




MIAMI-DADE  
COUNTY PHCD

August 26, 2024



# ABOUT PHCD

- 6,400 Public Housing Units
  - 17,000 Tenant HCV
  - 1,239 PBV HCV
  - 1,698 RAD PBV
  - County Department Reporting to Mayor, Commission
- 

# Miami-Dade Housing Crisis

In Miami, Jobs Are Plentiful—and You Might Need Two to Afford It

Miami has one of the least affordable housing markets in US, report says. Here's why

Miami Herald | JACQUELINE PINEDO  
May 7, 2024 at 7:41 AM  
MIAMI-DADE COUNTY

Biden's housing chief calls Miami the 'epicenter of the housing crisis in this country'

BY DOUGLAS HANKS  
UPDATED JUNE 29, 2022 12:26 PM

COMMERCIAL NEW YORK  
**Miami leads nation in rent hikes — again**

Report shows Miami rents up 45.8% in May, year-over-year, compared to 15.5% nationwide

## Florida leads nation in number of cost-burdened renters

New York Post + Follow 131.8K Followers

### Miami tops NYC as least affordable housing market after pandemic boom

Story by Shannon Thaler • 11mo • 3 min read

### WRE News: Miami Boasts Record Low Unemployment Rate at 1.4%

Photography by World Red Eye on January 12th, 2024 in News

### Housing in Miami keeps rising and wages can't keep up. Now, more people feel the squeeze

BY REBECCA SAN JUAN  
UPDATED DECEMBER 01, 2023 11:28 AM

Real Estate Executive  
**Miami Hottest Rental Market in 2023**

McGraw Hill report finds the Midwest to be the most competitive region for renters this year.

Christine Serlin

## Miami Sees Its First Population Drop in Decades

Soaring housing costs drive many locals away despite economic boom

## US Rents Surge by Another Record, Led by a 41% Jump in Miami

- Preserve Public Housing
- Protect Existing Residents
- Reduce Concentration of Poverty- through addition
- Transit-Supported Development
- Access to opportunity
- Resiliency

# DEVELOPMENT STRATEGY

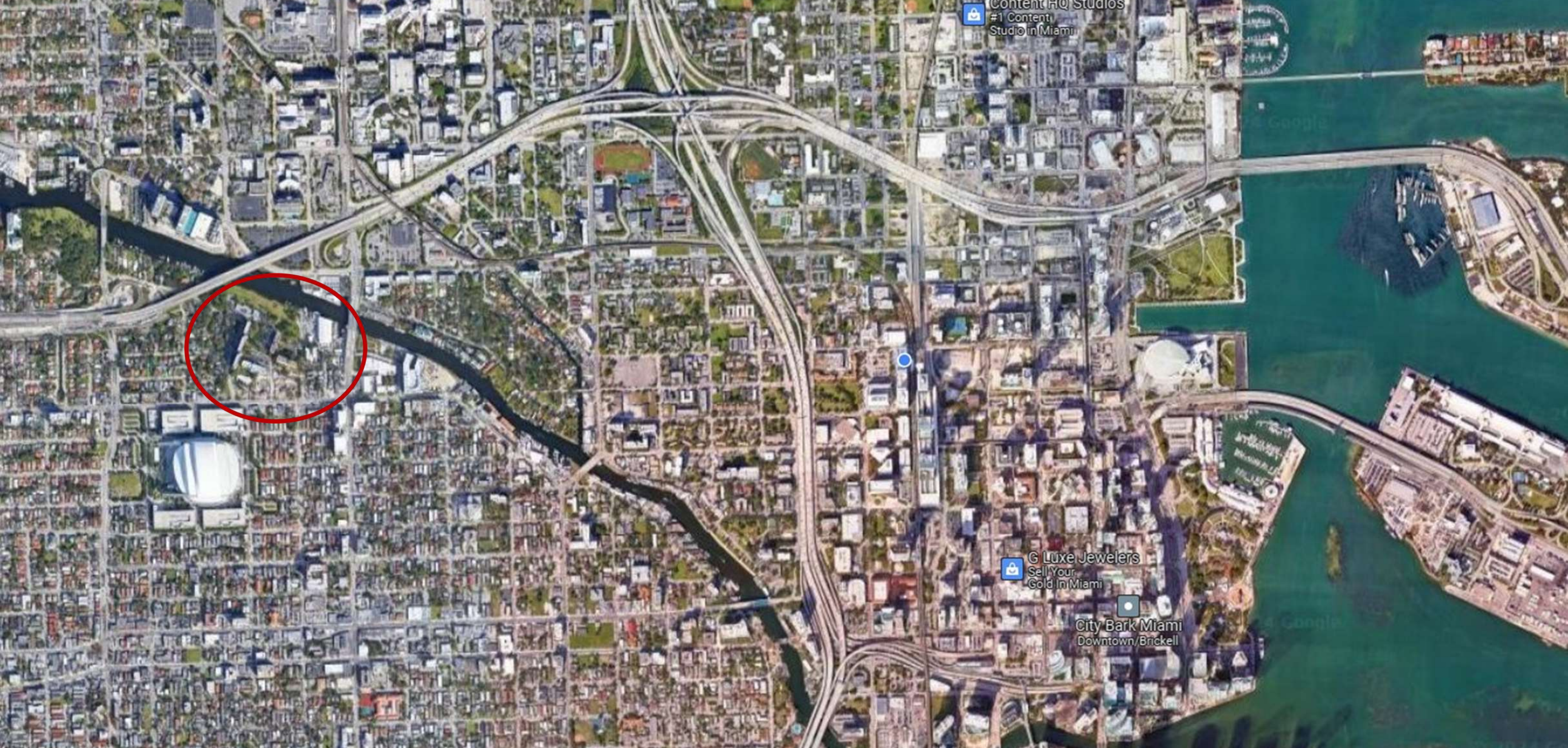
Development Name	Converted Units	Added Units	Total Units
DANTE FASCELL APARTMENTS	151	0	151
STIRRUP PLAZA	100	0	100
SOUTH MIAMI PLAZA	97	0	97
JOE MORETTI PHASE 2A	95	0	95
THREE ROUND TOWER A	128	0	128
THREE ROUND TOWERS B & C	90	173	263
BRISAS DEL ESTE	45	75	120
COLLINS PARK APARTMENTS	124	0	124
JACK ORR PLAZA - PHASE 1	200	0	200
JOE MORETTI - PHASE 2B	96	0	96
JOE MORETTI - PHASE 1	116	0	116
ROBERT KING HIGH	315	0	315
PASEO DEL RIO	66	116	182
GALLERY AT RIVER PARC	30	120	150
HALEY SOFGE	240	0	240
BRISAS DEL RIO	27	141	168
SOUTH MIAMI GARDENS	58	114	172
GALLERY AT WEST BRICKELL	93	372	465
QUAIL ROOST TRANSIT VILLAGE I	48	152	200
CULMER APARTMENTS	119	120	239
Brisas del Este Apartments	30	131	161
GALLERY AT MARTI PARK	36	140	176
JOSE MARTI VILLAS	103	43	146
	<b>2,407</b>	<b>1,697</b>	<b>4,104</b>

# RAD CLOSINGS TO DATE



# RIVER PARC: PAST, PRESENT AND FUTURE





# REGIONAL CONTEXT

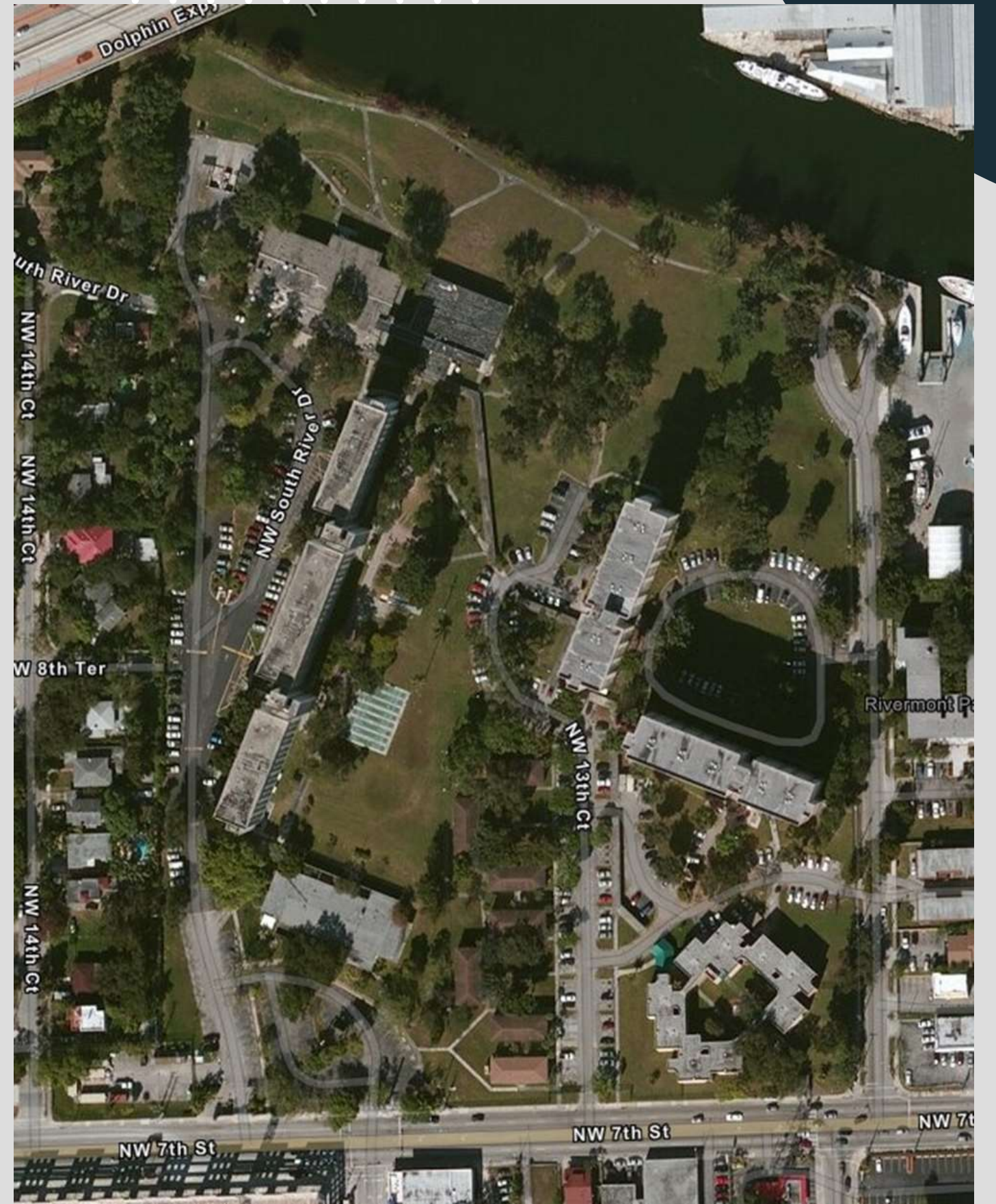


# RIVER PARC **ORIGINAL SITE – 2010s**

Robert King High     **315 units**  
Haley Sofge           **475 units**  
Martin Fine Villa     **50 units**

**840 public housing units**

Community Center  
Administrative Offices







**UNDERUTILIZED AND DISREPAIR – 2010S**  
RIVER PARC MASTER PLAN





**UNDERUTILIZED AND DISREPAIR – 2010S**  
RIVER PARC MASTER PLAN



**RIVER PARC MASTER PLAN**

Phase	Project	Unit Count	Commercial Use	TDC (MM)	County Funding (MM)	Status	Start Date	End Date
Phase I	Martin Fine Villas	104	N/A	\$22.00	\$5.50	Completed	Mar-17	Dec-18
	<i>Martin Fine ACC Replacement</i>	<i>50</i>						
	<i>Elderly &lt; 60% AMI</i>	<i>54</i>						
Phase II	Gallery at River Parc	150	MEDICUS Primary Care Physicians	\$37.40	\$3.30	Completed	Dec-19	May-21
	<i>Haley 750 Replacement (RAD)</i>	<i>30</i>						
	<i>Family 50-80% AMI</i>	<i>45</i>						
	<i>Family &lt; 140% AMI</i>	<i>75</i>						
Phase III	Brisas del Rio Apartme	168	N/A	\$36.50	\$4.20	Completed	Feb-20	Jul-21
	<i>Haley 750 Replacement (RAD)</i>	<i>27</i>						
	<i>Haley 750 Replacement (PBV)</i>	<i>112</i>						
	<i>NHTF 22% AMI</i>	<i>6</i>						
	<i>Elderly &lt; 60% AMI</i>	<i>23</i>						
Phase IV	Robert King High (Reh	315	Milagros Grocery; Miami River Commission Office	\$98.30	\$13.00	Completed	Nov-20	Aug-23
	<i>RAD Units</i>	<i>237</i>						
	<i>Non-RAD PBV (Sec. 18 Blend)</i>	<i>78</i>						
N/A	Seawall			\$2.00	\$2.00	Completed	Oct-21	Jun-22
Phase V	Paseo del Rio	182	Pinecrest Bakery	\$57.50	-	Completed	Nov-21	Aug-23
	<i>Haley 750 Replacement</i>	<i>66</i>						
	<i>Family 60-80% AMI</i>	<i>111</i>						
	<i>NHTF 22% AMI</i>	<i>4</i>						
	<i>Manager Unit</i>	<i>1</i>						
Phase VI	Haley Sofge 800 (Reha	240	Knella Beauty Salon	\$95.20	-	Under Construction	Jun-22	Jun-24
	<i>RAD Units</i>	<i>96</i>						
	<i>Non-RAD PBV (Sec. 18 Blend)</i>	<i>144</i>						



**CURRENT AERIAL IMAGE**  
RIVER PARC MASTER PLAN





**CURRENT SITE PLAN**  
RIVER PARC MASTER PLAN





**COMPLETED PHASES**  
RIVER PARC MASTER PLAN



# TOTAL DEVELOPMENT COST

## River Parc Master Plan



Total Development Cost of the River Parc Master Plan Phases I through VI, inclusive of the new seawall, equates to \$350 million for 1,159 brand new or fully renovated units of affordable and workforce housing.

It is anticipated that future phases of the master plan will more than double the total number of original units



# PLAN AT FULL BUILDOUT

## RIVER PARC MASTER PLAN





**THANK YOU**

