

An aerial photograph of the Allapattah neighborhood in Miami, showing a mix of urban development, parking lots, and residential buildings under a cloudy sky.

Allapattah CRA Community Redevelopment Plan 2025

Building a vibrant community through strategic redevelopment, cultural preservation, and public -private partnerships.



Project Background & Authority



Legal Framework

Established under Florida Statutes, Chapter 163



Study Area

1,661-acre zone west of downtown Miami



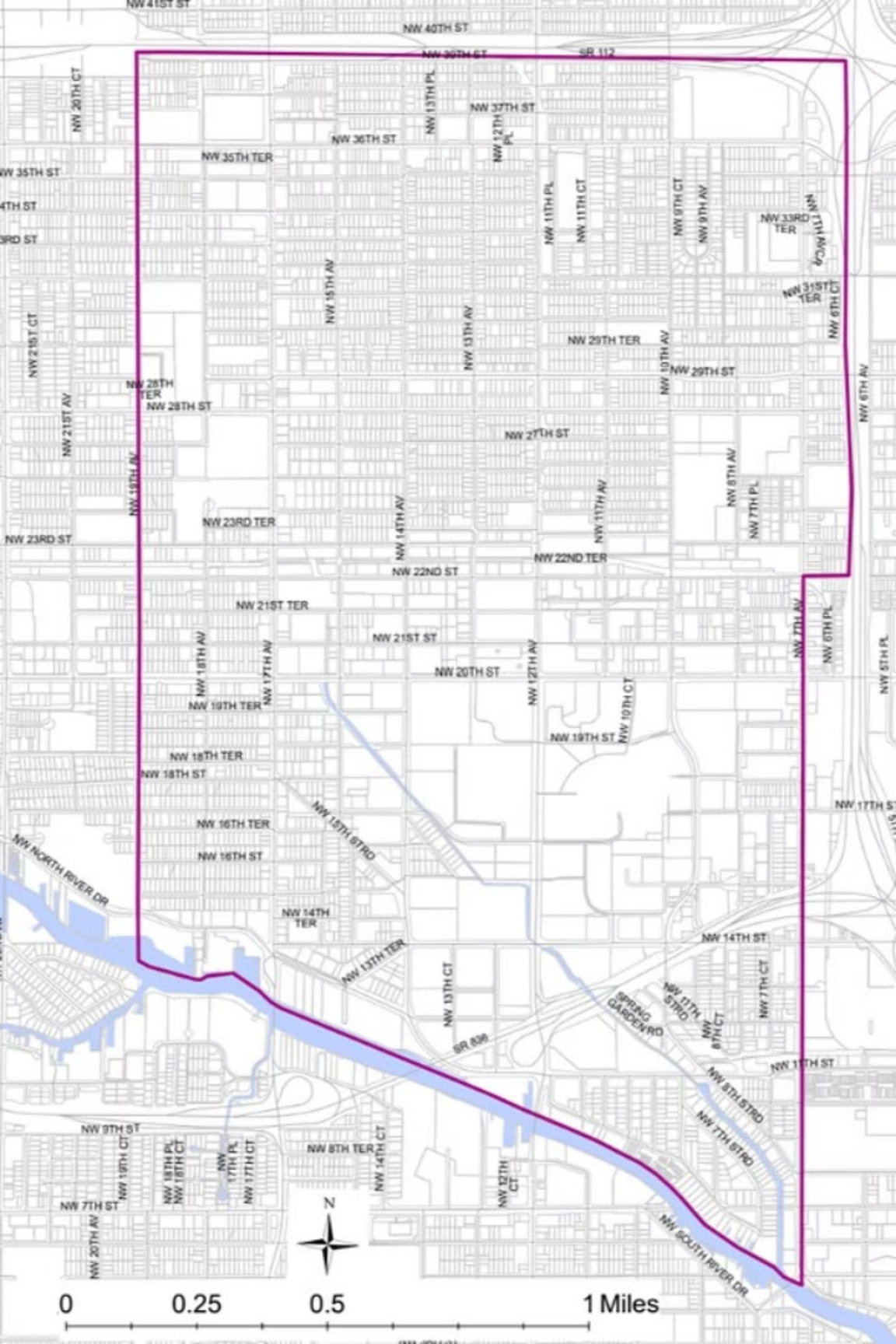
Rich Legacy

Industrial, cultural, transit -oriented history

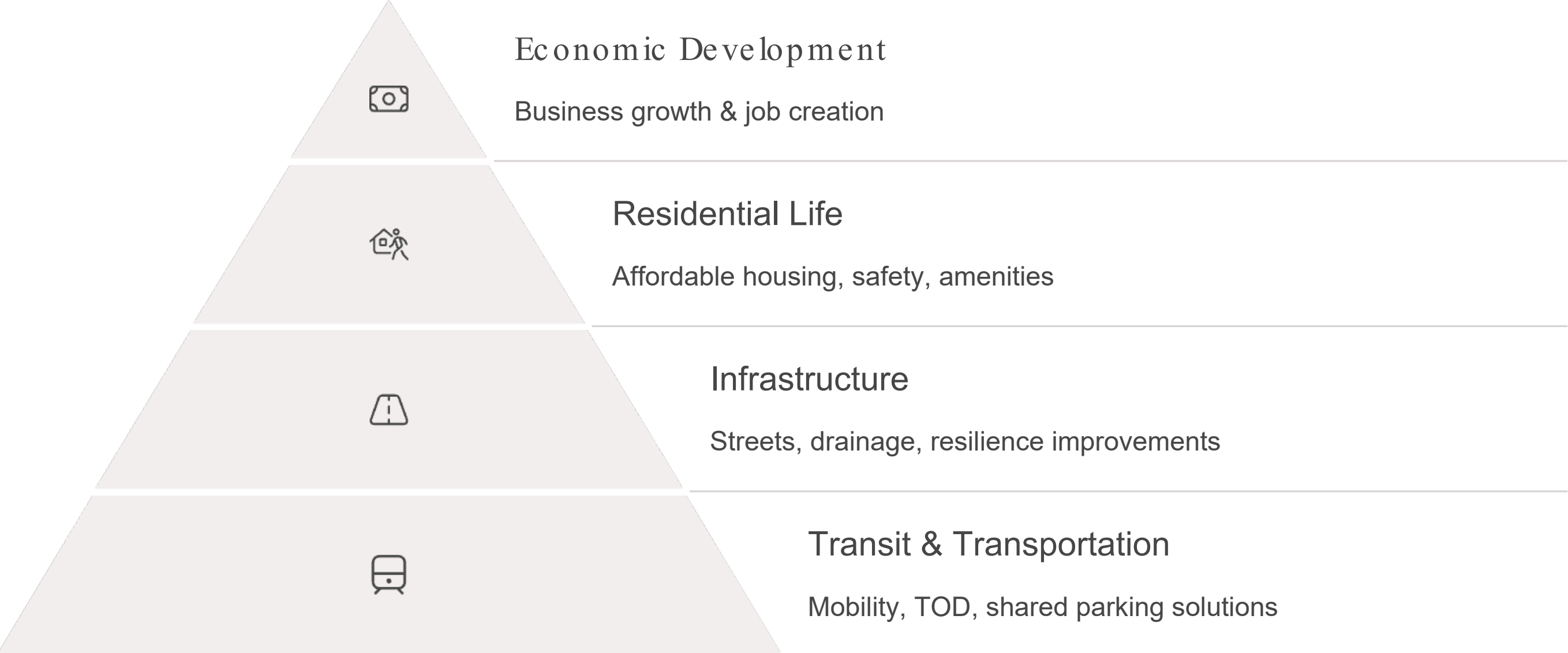


Financing

Tax-increment financing with public -private partnerships



Core Focus Areas



Economic Development Initiatives



Business Support

Small business grants,
loans, façade program



Innovation Hub

Business incubator &
Main Street
coordination



Workforce Development

Local hiring,
apprenticeship
pipelines



Strategic Partnerships

Anchor procurement
relationships



Residential & Quality of Life

Affordable Housing Expansion

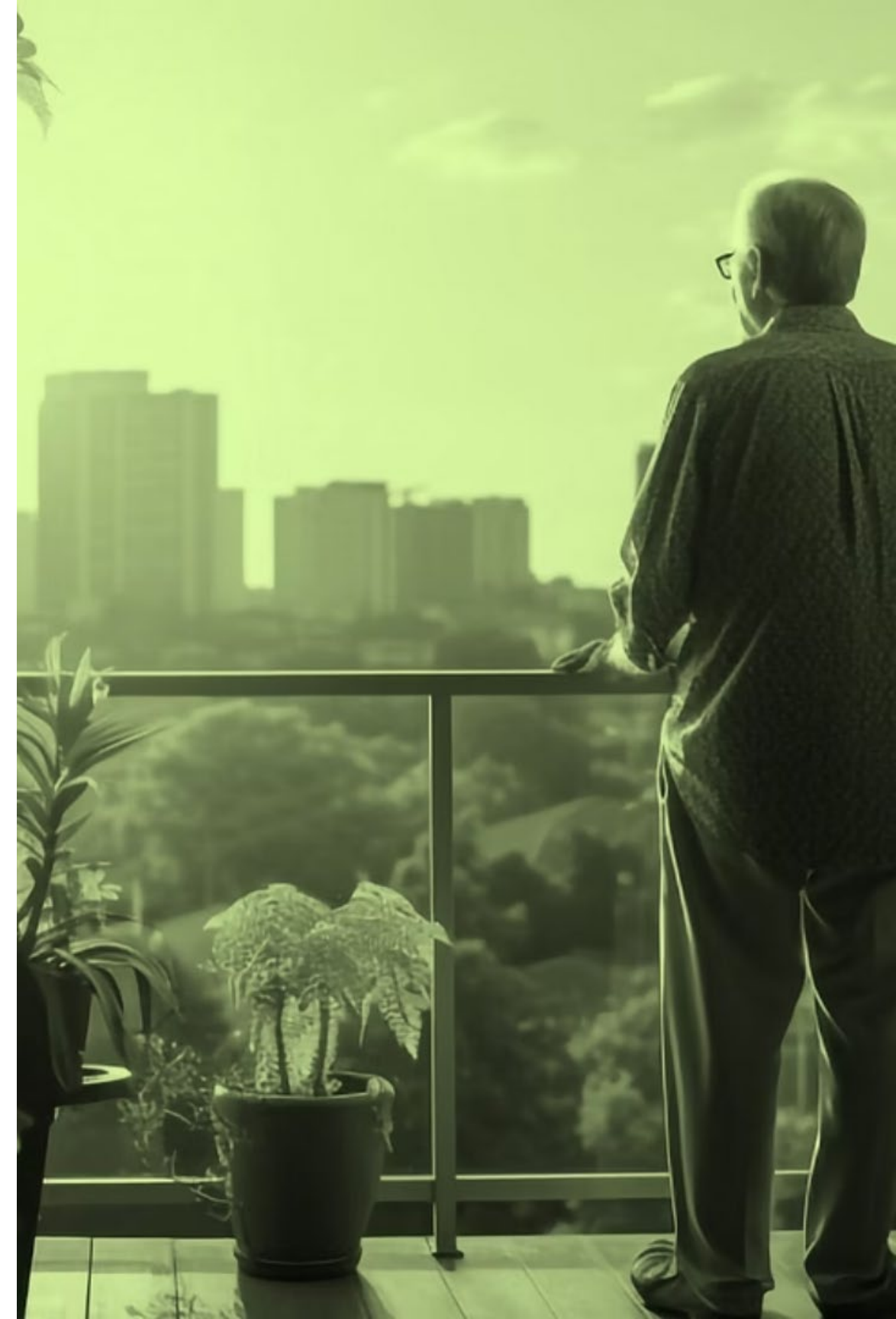
- GSA site mixed -income development
- Housing Trust Fund implementation
- Senior housing initiatives

Community Stabilization

- Eviction prevention programs
- Home rehabilitation grants
- Anti-displacement strategies

Cultural Preservation

- Public art showcasing local heritage
- Community center enhancements
- Park upgrades for neighborhood identity



Infrastructure & Public Realm



Complete- Streets Transformation

NW 17th Avenue corridor enhancement



Safety & Lighting

LED upgrades, cameras, traffic calming



Green Infrastructure

Bioswales, brownfield remediation, tree planting



Smart- City Technology

Wi-Fi streetlights, interactive kiosks



Transit & Mobility Improvements



Transit Enhancements

Metrorail station upgrades, circulator trolley



Active Transportation

Dedicated bike lanes, river greenway, sidewalk gaps



Smart Parking Solutions

Shared garages, dynamic pricing systems



Transit- Oriented Development

Infrastructure support at three Metrorail stations

Implementation & Financial Outlook



Short- Term (1- 3 yrs)

CRA setup, quick -win programs, studies



Mid- Term (4 - 7 yrs)

Major infrastructure, housing phases



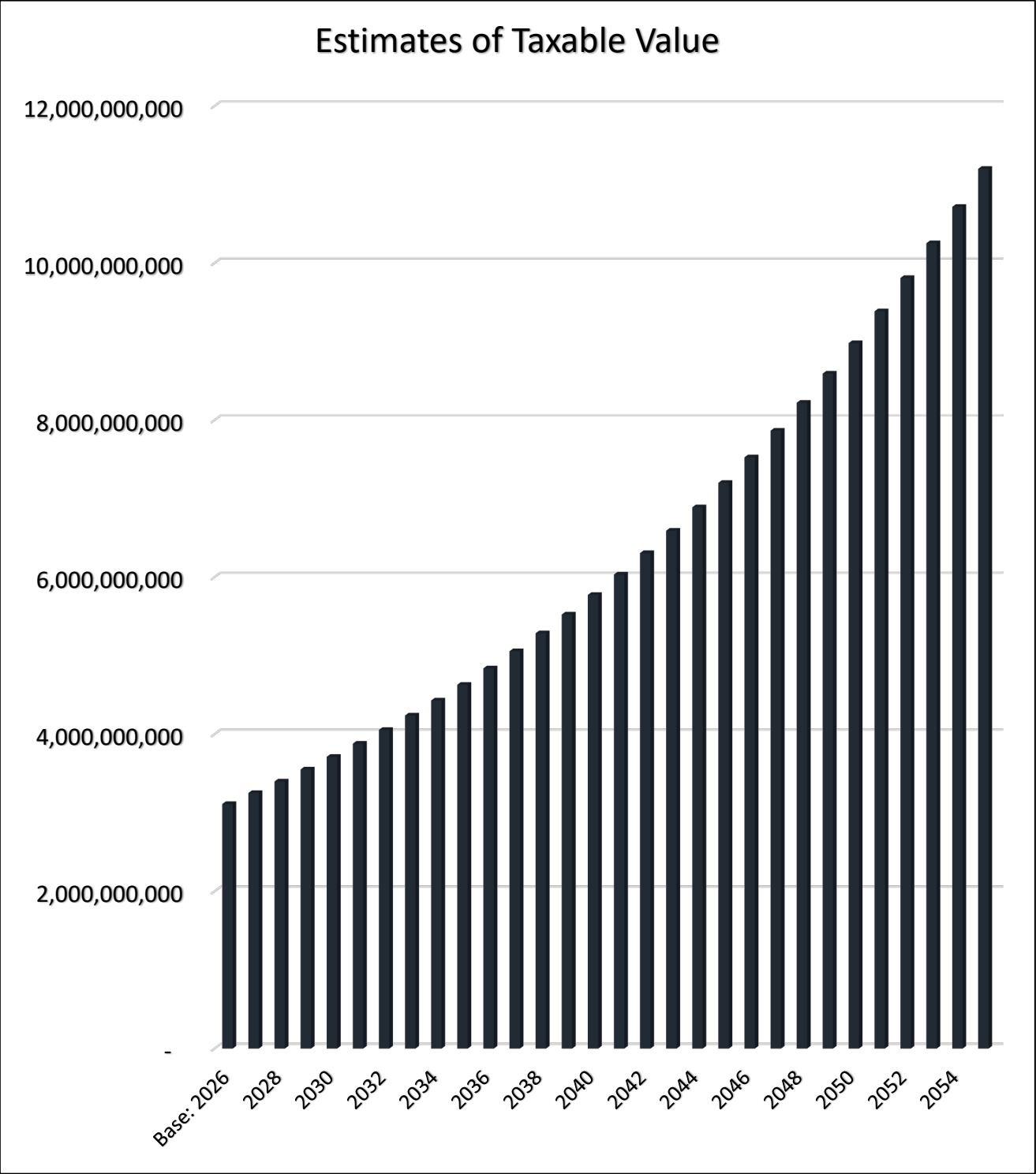
Long- Term (8 - 30 yrs)

GSA site completion, sustainability

TIF revenue: \$877M over CRA lifespan, growing from \$1.5M (2027) to \$67M (2055)

Taxable Value

2024 Market Value	\$5,878,780,667
2024 Taxable Value	\$2,614,321,230
2023-24 Change	11.7%
2024 Net Change from Sales	\$539,324,616
2025/26 FY Projected Taxable Value	\$3,110,851,087



Increment Revenue

City TIF
Total (95% district)
50% TIF

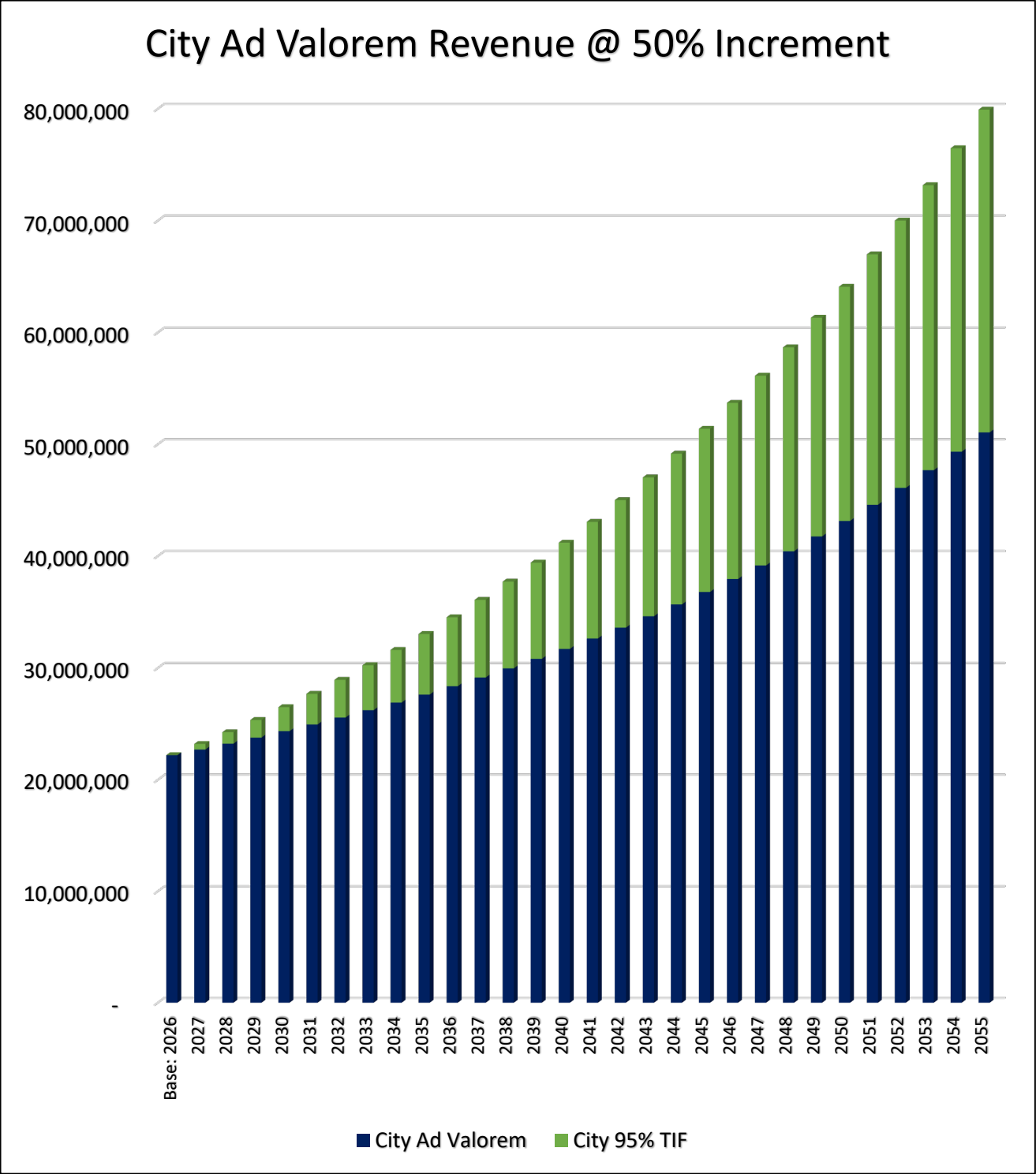
\$534,599,504
\$281,368,160

County TIF
Total (95% district)
50% TIF

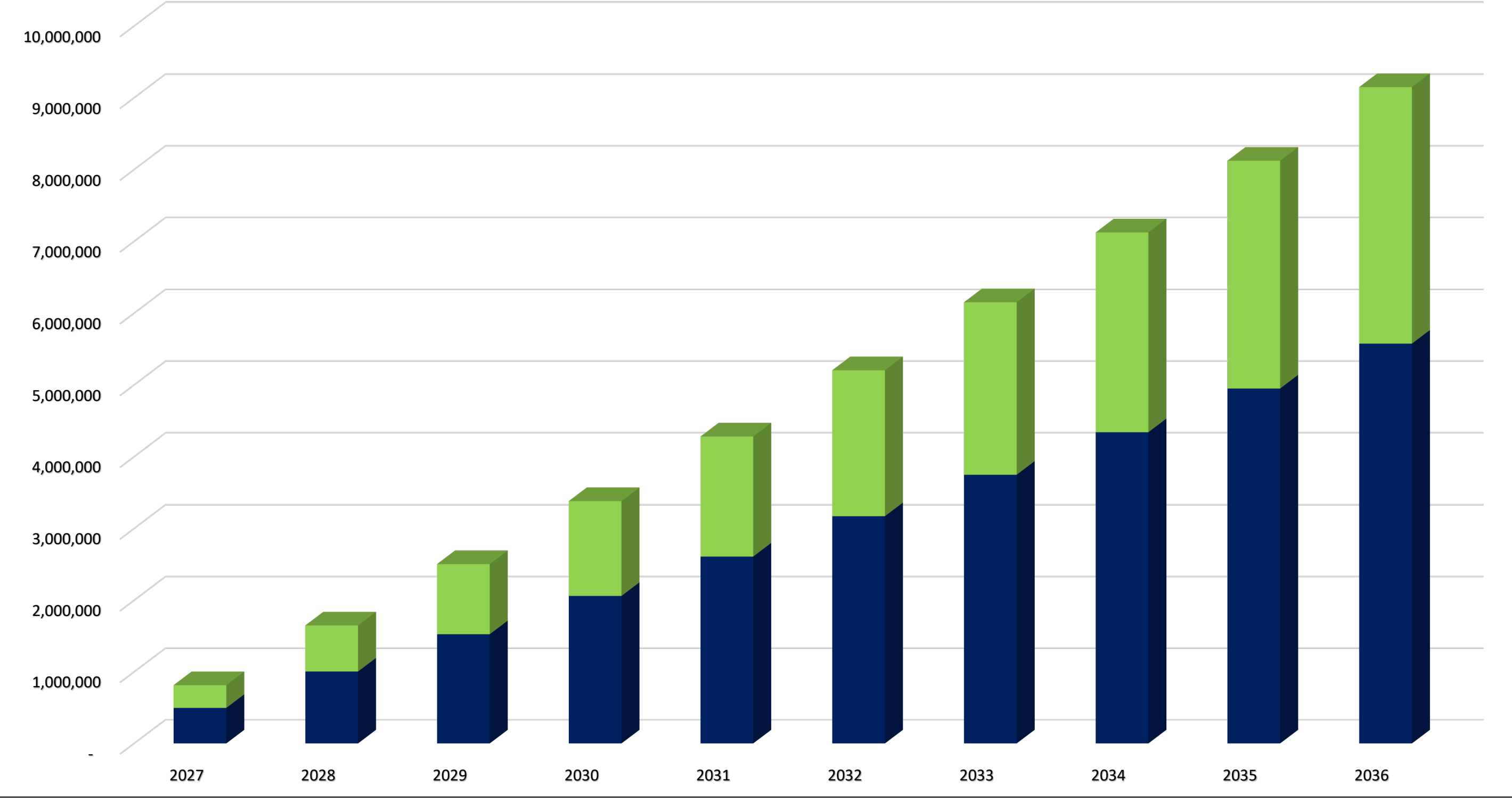
\$342,645,890
\$180,339,942

Increment Revenue
Total (95% district)
50% TIF

\$877,245,393
\$461,708,102



First Ten Year Increment Revenue (\$48.3m)



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