

# ELIZABETH VIRRICK II: Community Engagement Insights Report

December 2022



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By Urban Impact Lab

December 2022

In partnership with The Allapattah Collaborative, the  
Office of Commissioner Keon Hardemon, and Office  
of Miami-Dade County Mayor Daniella Levine Cava

Made possible by Miami-Dade County Department of  
Public Housing and Community Development

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## Contributors

The following groups provided critical input into the development of this report, by designing and implementing outreach and community engagement efforts that resulted in these findings.

### About Urban Impact Lab

**Urban Impact Lab (UIL)** is an independent, Miami-based consultancy firm founded in 2013. UIL specializes in strategy development, data and research services, community outreach and engagement, and creative placemaking events. Our data-driven process puts people first, to create community-centered, sustainable approaches to collective issues impacting our County. Urban Impact Lab responded to a public solicitation in February 2022 and was then selected and contracted to support community engagement activities as well as the development of this report.

### About The Allapattah Collaborative, CDC

**Allapattah Collaborative CDC** is a 501c3 nonprofit organization that spurred out of a community engagement process which produced an Equitable Development Action Plan focused on preventing displacement of microbusinesses and long term residents in Allapattah. The organization's mission is to implement placemaking techniques to foster identity, support wealth-building strategies for marginalized communities of color and advocate for policies and procedures that support equitable, comprehensive and sustainable community development. This place-based initiative uses the [Main Street Approach](#) to support minority microbusinesses, preserve and expand cultural authenticity, as well as foster asset building in BIPOC communities. Allapattah Collaborative CDC works to revitalize the commercial corridor while mitigating climate gentrification pressures among other issues directly impacting constituents.

The Allapattah Collaborative, CDC was subcontracted by Urban Impact Lab to assist in community outreach efforts. These organizations are separate, independent entities working together under a contract with the Miami-Dade Department of Public Housing and Community Development.

## Executive Summary

Elizabeth Virrick II, a 1.9 acre (or 84,506 square foot) vacant plot of land located at 2828 NW 23rd Ave, Miami, FL 33142, in the neighborhoods of Allapattah and Melrose Park, is owned by Miami-Dade County and slated for redevelopment anchored by affordable housing.

This report summarizes the findings of a community engagement effort led by Urban Impact Lab in partnership with Allapattah Collaborative, the Office of Commissioner Hardemon, and the Office of Miami-Dade County Mayor Daniella Levine Cava, and made possible by Miami-Dade County Department of Public Housing and Community Development.

This report aims to inform Miami-Dade County officials of the priorities voiced by the 72 (unique) Allapattah community members who participated in this process through three community gatherings, resulting in 182 separate statements detailing what they believe should be included, for the benefit of their community, in this future affordable housing project.

The key findings of this report are:

- The preferred candidates for this affordable housing site are families (with children) and elderly and/or retired individuals
- A homeownership program is preferred over renting of these future affordable units
- These units should be financially accessible to low-income individuals or families
- Units should be apartments, with a majority of two-bedroom units
- A large number of units
- Prioritize safety by including and/or expanding security features in the development and surrounding neighborhood
- Community members would benefit from recreational and community gathering spaces
- Community members want residential and employment opportunities from this development
- Community members want resident application process to be easy, transparent, and affordable

This report also hopes to inform community members of the key findings, and inspire those who were unable to participate to contact their County representatives if they have an idea, question, or concern they would like to voice.

## Introduction

Elizabeth Virrick II, a 1.9 acre (or 84,506 square foot) vacant plot of land located at 2828 NW 23rd Ave, Miami, FL 33142, is named after the housing and anti-segregation advocate, Elizabeth Virrick.<sup>1</sup> This plot of land previously housed 56 affordable housing units in seven, interconnected, two-story buildings. This affordable housing project, designed by architect Kenneth Treister in 1994 and torn down in 2011 due to disrepair, is now slated for redevelopment anchored by affordable housing.

This report summarizes the findings of a community engagement effort led by Urban Impact Lab, in partnership with the Allapattah Collaborative CDC, the Office of Commissioner Hardemon, and the Office of Miami-Dade County Mayor Daniella Levine Cava, and made possible by Miami-Dade County Department of Public Housing and Community Development. The findings reflected in this report refer to a community engagement process that began on March 3rd, 2022, and concluded on November 12th, 2022. The engagement process included:

- 3,500 event flyers distributed
- Three community gatherings
- 72 unique participants
- Coordination with Allapattah organizations and leveraging their community events
- Signage at the site to announce its development.

This report aims to inform County officials of the priorities voiced by 72 Allapattah community members who participated in this process, resulting in 182 separate statements telling Miami-Dade County what should be included in this future affordable housing project. This report also hopes to inform community members who have or have not participated in the engagement process of the findings, and inspire those who did not participate to [contact their County representatives](#) if they have an idea, question, or concern they would like to voice.

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<sup>1</sup> Miami Herald. (2016)

# Methodology

## Community Gatherings

The 2022 Elizabeth Virrick II engagement process centered around three community gatherings organized to collect community insights about the future Elizabeth Virrick II affordable housing project.

The first meeting was held on Thursday March 3rd, 2022 at the Allapattah Branch Library, located at 1799 NW 35th St, Miami, FL 33142, from 5:30 pm until 7:30 pm. Eight community members attended this meeting. The format for this meeting was an informal discussion, including bilingual informational poster boards (see [Figures G1-G4](#)) and materials for community members to write down ideas, questions, or concerns about the Elizabeth Virrick II project.

The first meeting was attended and facilitated by staff from Miami-Dade Department of Public Housing and Community Development, the Office of Commissioner Keon Hardemon and Commissioner Keon Hardemon, Urban Impact Lab, and The Allapattah Collaborative CDC.

Between the first and second meeting, the Allapattah Collaborative held an independent event called "Allapattah First" on March 12th, 2022 from 11am to 2pm and was attended by approximately 40 individuals. Urban Impact Lab was invited to facilitate an informational booth about the future of affordable housing at Elizabeth Virrick II. During this discussion, community members posited ideas, questions, and concerns regarding the Elizabeth Virrick II project. Urban Impact Lab employed the exact same methods used at all other Elizabeth Virrick II meetings to collect and gather community feedback from attendees.

The second meeting was held on Wednesday April 6th, 2022 at Citi Church, located at 3001 NW 22nd Ave, Miami, FL 33142, from 6:30 pm until 8:30 pm. 20 community members attended this meeting. The format for this meeting was a brief welcome announcement followed by assignment to one of three small groups facilitated by event staff. Each group discussed areas where community members could provide input on the future of the Elizabeth Virrick II project, including but not limited to cost of rent, size of project, income limits, and amenities. Two groups held these discussions in English, and the third group was facilitated in Spanish. The same bilingual informational posters that were available during the first meeting were also available during the second meeting (see [Figures G1-G4](#)), and community members were once again encouraged to write down ideas, questions, or concerns about the Elizabeth Virrick II site.

This second meeting was attended and facilitated by staff from Miami-Dade Department of Public Housing and Community Development, the Office of Commissioner Keon Hardemon, Urban Impact Lab, and The Allapattah Collaborative CDC.

The third meeting was held on Saturday November 5th, 2022 at Juan Pablo Duarte Park, located at 1776 NW 28th St, Miami, FL 33142, from 11:00 am until 2:00 pm. 45 community members attended this meeting. The format for this meeting was an initial introduction to the Elizabeth

Virrick II project, followed by a visit to the Elizabeth Virrick II site, located at 2828 NW 23rd Ave, Miami, FL 33142, where additional context of the location and its history was provided to community members by event staff. Then community members were transported back to Juan Pablo Duarte Park where they were encouraged to write down and submit ideas, questions or concerns to shape the future of the Elizabeth Virrick II site. Transportation to and from the meeting location to the site was provided by Miami-Dade County's Department of Transportation & Public Works (at no cost). At the meeting location, new bilingual informational posters were available to inform the event attendees of what community members had shared throughout the process, as well as a set of guiding questions they may refer to if they are unsure on what to contribute to shape the future of the Elizabeth Virrick II site (see [Figures G5-G10](#)).

The third meeting was also attended and facilitated by staff from the Office of Miami-Dade County Mayor Daniella Levine Cava, Miami-Dade Department of Public Housing and Community Development, the Office of Commissioner Keon Hardemon, Urban Impact Lab, and The Allapattah Collaborative CDC.

The number of attendees at each event does not include event staff or Miami-Dade County representatives.

At all meetings, the community input was gathered in one of three ways: (1) written down on post-its by meeting attendees (meetings one, two, and three), (2) written down by a meeting staff member during a small group conversations or a one-on-one conversation with the knowledge of the attendee (meetings two, and three), or (3) through an online comment section that was publicized via the site banner, flyers, and social media resources. For the comments provided via post-its, meeting staff then encouraged community members to submit their statements by adding the post-it note to a posterboard. All notes were collected, saved, and transcribed. Regardless of how community members decided to submit their input, they were able to do so in either English or Spanish and all content is now available in both languages (see [Appendix A](#)).

## Outreach

In order to drive attendance to the aforementioned community meetings, door-to-door canvassing was used for outreach in advance of each meeting by leaving event flyers at accessible doors or gates. The door-to-door canvassing always began at the site, located at 2828 NW 23rd Ave, Miami, FL 33142, and spread up to a four-block radius from the site.

In addition to canvassing, flyers were also distributed at churches in the Allapattah neighborhood (Corpus Christi Church, Altagracia Church, and Miami Bethany Church,) as well as the Village of Allapattah YMCA, and Citi Church after school program to be distributed to community members. Flyers were also distributed directly to community members at a food distribution event at Ebenezer United Methodist Church.

Ahead of the first meeting, about 500 flyers were distributed. For the second meeting, about 1000 flyers were distributed. For the third meeting, about 2000 flyers were distributed. All flyer designs were bilingual, available in English and Spanish (see [Figures F11](#) through [F16](#)).

Virtual outreach was conducted ahead of community meetings to up to 24 distinct organizations, coalitions, offices of elected officials, and educational programs that operate within the Allapattah neighborhood (see [Appendix H](#) for complete list). Virtual outreach also included posting via The Allapattah Collaborative’s social media channels, and text messages to individuals who provided their contact information at events about Elizabeth Virrick II or previous events by The Allapattah Collaborative CDC.

Finally, ahead of the third meeting, a banner was placed at the Elizabeth Virrick II site announcing its development into affordable housing and asking community members to provide feedback (see [Figure F17](#)). The primary goal of this banner was to drive turn out to the in-person community gathering on November 5th, 2022 through a large-scale QR code and shortened URL link that took community members to an event webpage. This webpage provided additional information about this project and past events, information about the third meeting and an option to RSVP. It also included a comment section where community members could provide their ideas, questions and concerns about this future affordable housing project (see [Figures F18, F19, F20, and F21](#)). The flyers shared ahead of the third meeting also included this QR code and link to this site. This banner went up at the site on October 27th, 2022 and was taken down on November 13th, a week after the second meeting once the window for virtual community input had closed in order to produce this report.

## Data Analysis

Once all statements were collected and transcribed into a single database, each entry was tagged with descriptors that simplify the contents of each statement (see [Appendix A](#)). This process resulted in 80 unique tags for 182 statements. 181 statements received between one and eight tags. Only a single statement remains untagged as it reads “no” and lacks the necessary context to categorize.

Tags were then grouped to form categories, resulting in four categories: *affordability and resident criteria*, *design and amenities*, *community involvement*, and *other*. The final data analysis consisted of recording the frequency of each tag, and for grouped tags that were mutually exclusive (either/or), assigning a percentage value. For some categories the tags are not mutually exclusive (and/or) and therefore no percentage values were assigned, only frequency values. When one tag yielded either a high number or great variety of statements, all tagged statements were compiled into smaller tables, accessible in the Appendices and referenced in the Findings.

Finally all tags within one paragraph are presented in descending order of frequency, meaning the first tag or statement will always be of the same or higher frequency to the one that follows it, and so on.

# Findings

## Resident Criteria and Housing Affordability

Throughout all engagements, community members were asked to consider who this future affordable housing project should be for, in terms of resident criteria and income levels. This question yielded many responses.

For resident criteria, 30 tags were identified (see [Table B1](#)). Tags for this category were not mutually exclusive, meaning that at times more than one group may have been identified.

**The two most common findings were housing for families (with children) and housing for the elderly and/or retired individuals.** Nine tags referred to families (with children), and another nine referred to elderly and/or retired individuals as the most appropriate choice for this affordable housing site. For elderly and/or retired individuals specific minimum ages were identified four times, flagging individuals of 50 or more years of age, 55 or more years of age (twice), and 65 or more years of age (see [Table B2](#)). For additional context, the average Florida retirement benefit in 2017 was \$18,625 per year, or \$1,552 per month,<sup>2</sup> which is considered to be extremely low-income for Miami-Dade.<sup>3</sup>

Other tags mentioned individuals with disabilities (three tags) and low-income individuals (three tags), followed by no restrictions for applying (two tags), individuals on fixed income (two tags), and finally, students (one tag), and women with children (one tag).

The opportunity for homeownership was brought by community members at the first meeting and included in the guiding questions from then on out, 20 mutually exclusive tags were identified (see [Table B3](#)). When asked if this future affordable housing project should have the units for rent or provide an affordable homeownership program, **70 percent preferred a homeownership program or opportunity**, 20 percent preferred renting, and 10 percent preferred a mix of the two options for this project.

Income levels or limits were also brought, and 30 associated tags were compiled (see [Table B4](#)). These tags were not mutually exclusive. **The most common tag was affordable for low-income individuals, at 14 tags.** In Miami-Dade County, a single individual earning \$54,600 or less is considered low income.<sup>4</sup> The second most common tag was to tie rent to monthly income (five tags), to ensure income limits for residing in this future affordable housing project (four tags), providing rent control (three tags), and finally, not having income limits (two tags) and making the project a mixed income one (two tags).

**Some participants also sought to provide a concrete number for rent, resulting in six submissions, ranging from \$300 per month to \$1,500 per month, varying from one to three**

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<sup>2</sup> AARP. (2017)

<sup>3</sup> Miami-Dade County PHCD. (2022)

<sup>4</sup> Ibid.

**bedrooms per unit** (see [Table B5](#)). For an unspecified number of bedrooms, three submissions ranged from \$300 to \$900 per month, with an average rent of \$567 per month. For one-bedroom units, the recommendation was \$750 per month (two tags), for two-bedroom units the recommendation ranged from \$850 per month (two tags) to \$900 per month (one tag). Finally, for three-bedroom units, the suggestion was \$900 per month (one tag).

Other statements tagged under “Resident Criteria and Housing Affordability” would be requests to avoid hidden fees and/or ensure utilities are included in the rent price, as well as providing free wifi (see [Tables B7, B8, and B9](#)).

## Design and Amenities

An important part of this engagement process is gathering community insights on the preferred design and amenities as this will affect how this project interacts with the surrounding architecture and infrastructure of the neighborhood.

Participants were asked what type of housing development should be built at this site, and 13, mutually-exclusive tags resulted. **69 percent of responses preferred apartments**, and 31 percent preferred townhomes (see [Table C1](#)).

As to the sizes of these units, 21 tags identified layout preferences for these units (see [Table C2](#)). **The majority of responses prioritized two-bedroom units** (nine tags), followed by two- to three-bedroom units (four tags), then one- to two- bedroom units (three tags), then one- to three-bedroom units and one-bedroom units (two tags each), and finally three-bedroom units (one tag). The most frequent response of two-bedroom units may be related to the preference of this future affordable housing project being for families (with children), but the low frequency of single-bedroom units does not similarly relate to the preference for elderly and/or retired individuals.

Statements about density can be considered subjective (see [Table C3](#)), therefore they are captured in this report according to the number of units (if provided), number of floors (if provided), or descriptive statements.

For density, 10 mutually exclusive tags were identified. Three tags reference a number of units, ranging between 200 and 500, with an average number of units at 317. Two tags reference a number of floors, the first stating a preference for three to four stories of apartments, and the second asking for at least five stories. From the five remaining qualitative statements about density, four statements use terms about maximizing capacity of the lot (e.g. “all that fit,” “reach maximum capacity of apartments). One qualitative statement requested “low density.”

**The majority of all tags about density** (40 percent) and specially of qualitative tags (80 percent) **prioritize maximizing the unit capacity of this future affordable housing project**. It is important to note however that questions and statements about density were asked or given without any accompanying context regarding what can be built under current federal, state, and local regulations (e.g., land use, zoning).

Ideas for amenities or features that this future affordable housing project can provide to the tenants and surrounding community were plentiful at 95 tags over 27 categories that have some overlap (see [Table C4](#)).

**Safety was by far the most requested feature for this future affordable housing** (13 tags). Safety features included but were not limited to 24-hour security staff, cameras, gates, and lighting (see [Table C5](#)).

As far as amenities, **recreational space was the most popular request** (14 tags - see [Tables C8, C9, and C10](#)), **followed by public gathering spaces** (12 tags - see [Tables C6 and C7](#)). Both of these tag categories combine a range of mentions, for example for recreational spaces, statements included parks and green spaces (eight tags), a pool (four tags), gym space (one tag), and community recreation center (one tag), which overlaps with public gathering spaces, the most popular of which was a community center (four tags). These categories were followed by small business and/or retail space as well as kid-friendly spaces and/or daycare at nine tags each (see [Tables C11 and C12](#)). Then parking at four tags, and pet-friendly spaces, meaning dog parks, at two tags, which also overlap with recreational space (see [Tables C13 and C14](#)).

## Resident Application, Developer Selection, and Property Management

**There were 43 overlapping tags referring to a wide range of decisions for the planning, construction, and management of the housing programs and affordable housing site** (see [Table D1](#)). 10 tags focused on the resident application and selection process. Statements referring to the resident application process called for it to be easy, equitable, prioritizing existing Allapattah residents who meet income requirements, transparency on the cost of housing, and more (see [Table D2](#)).

Nine tags focused on the selection of a developer and processes, such as community involvement, that should be considered in its selection (see [Table D3](#)). Statements about property management and community engagement each had seven tags (see [Tables D5 and D6](#)). Ideas about community engagement are mostly concerning the process that led to this report but given the request for community involvement in areas such as developer selection, community engagement suggestions may remain relevant in future aspects of this affordable housing project.

Lastly, 10 tags had a strong overlap in reference to hyperlocal (five), and local (one) features or considerations for the development, and in hiring local (two) or hyperlocal (one) for this project. These tags reference statements about hiring local workers to work in the construction of this future affordable housing project, prioritizing current Allapattah residents being displaced by rising rents in the resident application process, and hiring community members to work at the site once built (see [Tables D4 and D7](#)).

In the analysis the term “hyperlocal” is used to reference statements that strictly referencing the Allapattah neighborhood and community, as opposed to a larger “local” area that might extend to or include other parts of the City of Miami. This meaning was assigned in the data analysis

process as there is some ambiguity between comments (ranging from “the community,” and “the neighborhood,” to “local organizations”) to account for the possible geographical ranges the participants intended in their statements.

## Other Insights

The final six tags (see [Table E1](#)) refer to concerns surrounding this future affordable housing project (four tags - see [Table E2](#)), and requests for infrastructure and service improvements (two tags - see [Table E3](#)).

Two concerns are about traffic on 29th and 28th street near the development. One concern is about the information used to determine the pricing of units, raising the difference in pricing according to Miami-Dade County’s Area Median Income (AMI) versus Allapattah’s AMI or at block or street level. Note that the median income in Allapattah in 2022 is \$30,634,<sup>5</sup> while Miami-Dade County’s area median income is \$68,300 in 2020<sup>6</sup>.

The remaining concern is that the area around the Elizabeth Virrick II site is a food-insecure area. According to the USDA Food Access Research Atlas,<sup>7</sup> which determines food security according to residents’ access to supermarkets, there are large parts of Allapattah that are considered “low access areas” for food security. It must also be noted that according to the source, the section of the Allapattah neighborhood where the Elizabeth Virrick II site is located is not considered to be a “low access” area.<sup>8</sup> For an urban area like Allapattah, “low access areas” are defined as tracts in which at least 500 people or 33% of the population lives farther than 1/2 mile from the nearest supermarket.<sup>9</sup> Identifying low access areas however is only one way of measuring food insecurity and it is possible that access to supermarkets is not the cause of the problem this community member is referring to in their statement.

Finally, the last two tags suggest that the redevelopment of this site also include improvements to the retail corridor on 28th street, as well as to Melrose Park, and for an assessment to be made of how this project will impact and/or improve the existing infrastructure in the surrounding neighborhood (see [Table E3](#)).

## Conclusion

This report concludes a nine-month community engagement process to summarize the ideas, questions, and concerns of the 72 Allapattah community members who participated in this process. While 72 participants is not a representative sample Allapattah’s approximately 46,000 resident population,<sup>10</sup> this report’s findings identify what some members in the community voiced

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<sup>5</sup> Burgos-Flores, M., Rodriguez Laureano, M., & Lord, A. (2022)

<sup>6</sup> Miami-Dade County PHCD. (2022)

<sup>7</sup> USDA Economic Research Service. (2022)

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> University of Florida GeoPlan Center. (2017)

as priorities for the neighborhood: homeownership; monthly payments appropriate for low income individuals; two-bedroom units; maximum capacity of units; including and/or increasing security features in their homes and their neighborhood; recreational and community gathering spaces; and a hyperlocal approach in the resident application process, developer selection, construction of the site, and management of the property.

This report also aims to inform community members, who may or may not have participated in this process, that affordable housing is being planned for Allapattah, specifically at 2828 NW 23rd Ave, Miami, FL 33142. If they were unable to participate in this initial community engagement process, they should reach out to their County representatives as soon as possible to voice their ideas, questions, and concerns about this future affordable housing project, Elizabeth Virrick II.

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## Appendix A

Community Insights with Tags

Also accessible [here](#).

Community Meeting #1

"Allapattah First" Meeting

English	Spanish	Tag 1	Tag 2	Tag 3	Tag 4	Tag 5	Tag 6	Tag 7	Tag 8
original comment is provided in normal text, translation of the original comment is provided in italics									
<i>"town center" approach</i>	<i>enfoque de "centro de la ciudad"</i>	town center							
<i>Adding a park so that children can play and a basketball court</i>	<i>Poner un parque para que los niños participen y una cancha de basketball</i>	park	kid-friendly amenities						
<i>Alta Gracia Church for meeting</i>	<i>Iglesia de Alta Gracia para reuniones</i>	engagement process							
<i>an environment that encourages creativity and collaboration</i>	<i>un entorno que fomenta la creatividad y la colaboración</i>	shared community spaces							
<i>Art center for local artist</i>	<i>Centro de arte para artistas locales.</i>	community center							
<i>Barbershop</i>	<i>Peluquería</i>	small business space	retail space						
<i>Coffee shop</i>	<i>Cafetería</i>	small business space	retail space						
<i>Common community space</i>	<i>Espacio comunitario común</i>	shared community spaces							
<i>community benefit agreement</i>	<i>acuerdo de beneficio comunitario</i>	developer selection	community involvement						
<i>community space</i>	<i>espacio comunitario</i>	shared community spaces							
<i>Corpus Christi Church for next meeting</i>	<i>Iglesia de Corpus Christi para próxima reunión</i>	engagement process							
<i>family-oriented activities for all ages</i>	<i>actividades familiares para todas las edades</i>	families							
<i>Home ownership #1, public space for youth, dog park, ample parking, sustainable</i>	<i>Propiedad de vivienda #1, espacio público para jóvenes, parque para perros, estacionamiento amplio, sostenible</i>	homeownership	pet friendly	parking	sustainability	park	kid-friendly amenities	shared community spaces	
<i>Inclusive, community members involved in decision making</i>	<i>Inclusivo, miembros de la comunidad involucrados en la toma de decisiones</i>	developer selection	community involvement						
<i>is home ownership possible?</i>	<i>¿Es posible la propiedad de la vivienda?</i>	homeownership							
<i>keep affordable</i>	<i>mantener asequible</i>	affordable housing							
<i>Maintain integrity and feel of the community and existing members</i>	<i>Mantener la integridad y el sentimiento de la comunidad y los miembros existentes.</i>	hyperlocal	community identity						
<i>more housing to get people off street</i>	<i>Más viviendas para sacar a la gente de la calle</i>	low-income	affordable housing						
<i>Prioritize safety, gated, security cameras</i>	<i>Priorizar la seguridad, las cámaras de seguridad cerradas</i>	safety							
<i>small business center for business development</i>	<i>pequeño centro de negocios para el desarrollo empresarial</i>	community services	small business space						
<i>something that can help young, low-income families have a home but that doesn't feel like its meant for "low-income"</i>	<i>algo que puede ayudar a las familias jóvenes de bajos ingresos a tener un hogar pero que no se sienten como si fuera para "bajos ingresos"</i>	low-income	families						
<i>Somewhere to walk, there is nowhere to walk in Miami</i>	<i>Un lugar para caminar, no hay ningún lugar para caminar en Miami</i>	walkability							
<i>Space for small business</i>	<i>Espacio para pequeñas empresas</i>	small business space	retail space						
<i>Talk directly to Emilia Solano - YMCA</i>	<i>Hable directamente con Emilia Solano - YMCA</i>	engagement process							
<i>tie in with YMCA food distribution</i>	<i>vincularse con la distribución de alimentos de YMCA</i>	engagement process							
<i>Village of Allapattah YMCA for outreach amplify</i>	<i>Village de Allapattah YMCA para ampliar el alcance</i>	engagement process							
<i>School volunteer pre-kindergarten on 1st floor</i>	<i>Voluntario escolar de prekindergarten en el primer piso</i>	daycare	safety						
<i>security</i>	<i>seguridad</i>	park	green space						
<i>parks and gardens</i>	<i>parques y jardines</i>	shared community spaces	small business space						
<i>space for live events, farmers market</i>	<i>espacio para eventos en vivo, mercado de agricultores</i>	shared community spaces	small business space						
<i>childcare</i>	<i> cuidado de niños</i>	daycare							
<i>store front commercial 1st floor</i>	<i>tienda frente comercial 1er piso</i>	retail space	kid-friendly amenities						
<i>free space for children</i>	<i>espacio libre para niños</i>	retail space	amenities						
<i>affordable multi-family housing</i>	<i>vivienda multifamiliar asequible</i>	affordable housing	families						
<i>multi-family housing</i>	<i>vivienda multifamiliar</i>	families							
<i>2BD apartments</i>	<i>apartamentos de 2 habitaciones</i>	2BD	apartments						
<i>a dog park</i>	<i>un parque para perros</i>	pet friendly	park						
<i>open space to hangout</i>	<i>espacio abierto para pasar el rato</i>	shared community spaces							
<i>gym area</i>	<i>área de gimnasio</i>	recreational space							
<i>multi-use space</i>	<i>salon multiuso</i>	shared community spaces							
<i>juice bar cafe</i>	<i>cafetería bar de jugos</i>	small business space	retail space						
<i>commercial kitchen</i>	<i>cocina comercial</i>	shared community spaces	amenities						
<i>space for doctor's office</i>	<i>espacio para consultorio médico</i>	retail space	health services						
<i>security</i>	<i>seguridad</i>	safety							
<i>AMI-based income limits for living in residences</i>	<i>Límites de ingresos basados en AMI para vivir en residencias</i>	income limits							
<i>Needs to be multi-generational housing</i>	<i>Debe ser una vivienda multigeneracional</i>	multi-generational							
<i>must have a community led review board of local organizations and residents to approve management entity, length of contract of management entity, and of workers in building</i>	<i>debe tener una junta de revisión dirigida por la comunidad de organizaciones locales y residentes para aprobar la entidad de gestión, la duración del contrato de la entidad de gestión y de los trabajadores de la construcción</i>	community involvement	property management						
<i>that the property not be resold, that the state/county keep the property/management</i>	<i>que no vendan la propiedad, que el estado mantenga al propietario/agencia</i>	property management							
<i>Create a sustainably (as in withstanding time not in terms of environment) affordable project</i>	<i>Crear un proyecto asequible de forma sostenible (resistente al tiempo y no al medio ambiente)</i>	affordable housing	property management						
<i>That the workers be from the community, liaisons from local organizations with history in the community</i>	<i>Que los trabajadores sean de la comunidad, ligados a organizaciones con historia en la comunidad</i>	hyperlocal	hiring hyperlocal						
<i>24-hour surveillance and assistance</i>	<i>Vigilancia y asistencia 24 horas</i>	safety							
<i>if there are elderly residents, there must be the appropriate care</i>	<i>si hay residentes de la tercera edad, debe haber la atención adecuada</i>	community services	elderly/retired						
<i>avoid changing property administration, as it is anxiety inducing</i>	<i>evitar cambiar la administración de la propiedad, ya que genera ansiedad</i>	property management							
<i>income limits</i>	<i>límites de ingresos</i>	income limits							
<i>multi-generational project</i>	<i>proyecto multigeneracional</i>	multi-generational							

Community Meeting #2

English	Spanish	Tag 1	Tag 2	Tag 3	Tag 4	Tag 5	Tag 6	Tag 7	Tag 8
original comment is provided in normal text, translation of the original comment is provided in italics									
chance to own home	oportunidad de casa propia	homeownership							
rent should be based on MDC Income limit table	el alquiler debe basarse en la tabla de límites de ingresos de MDC	income limits							
hold community meeting during weekend, mayor following heavily attended events like mass	llevar a cabo una reunión comunitaria durante el fin de semana, tal vez después de eventos muy concurridos como la misa	engagement process							
employment of local individuals by construction company	empleo de personas locales por empresa constructora	hire local	developer selection	local					
accountability for service of management agency/entity	responsabilidad por el servicio de la agencia/entidad de gestión	property management							
include a laundry room	incluir un lavadero	amenities							
dining room - specially for elderly folks	comedor - sobretodo para las personas mayores	amenities							
day-care for children	guardería para niños	daycare	kid-friendly	amenities					
need for security/surveillance 24/7, having a day-time and night-time shift	necesidad de seguridad/vigilancia 24/7, teniendo turno diurno y nocturno	safety							
do not charge for access to amenities, for fobs, parking garage remote controls, etc.	no cobre por el acceso a las comodidades, por fobs, controles remotos de estacionamiento, etc.	no hidden fees	amenities						
plenty of parking included in rent	mucho espacio de estacionamiento incluido en el alquiler	parking	no hidden fees						
reach maximum capacity of apartments, make project a high-rise if possible	alcanzar la capacidad máxima de apartamentos, hacer que el proyecto sea de gran altura si es posible	density	high rise						
construction company should hire locally; connect with local organizations to help find good candidates/orgs can vouch for them	la empresa constructora debe contratar localmente; conectarse con organizaciones locales para ayudar a encontrar buenos candidatos; organizaciones pueden responder por ellos	hire local	developer selection						
open and equitable application process for residing in project	proceso de solicitud abierto y equitativo para residir en el proyecto	housing process							
Current Allapattah residents who are being pushed out because of rising rents should have priority when development is taking resident applications	Los residentes actuales de Allapattah que están siendo expulsados debido al aumento de los alquileres deben tener prioridad cuando el desarrollo acepta solicitudes de residentes.	hyperlocal	housing process						
connect with community members by doing a few visits throughout area	conectarse con miembros de la comunidad haciendo algunas visitas en toda el área	engagement process							
housing for disabled that's really REALLY affordable if on a fixed income	viviendas para discapacitados que son REALMENTE asequibles si se tiene un ingreso fijo	disability/accessibility	fixed income	affordable housing	low-income				
instead of providing long term rentals, can this project provide a road to affordable home ownership. It's a big issue in Miami - Pastor Diana Citi Church	en lugar de proporcionar alquileres a largo plazo, ¿puede este proyecto proporcionar un camino hacia la propiedad de viviendas asequibles? Es un gran problema en Miami - Iglesia Pastora Diana Citi	homeownership							
assessment of infrastructure and how it will be impacted and improved	evaluación de la infraestructura y cómo se verá afectada y mejorada	community improvements	developer selection						
affordable housing for single college students	viviendas asequibles para estudiantes universitarios solteros	students	criteria	affordable housing	TRD				
housing for families and low-income	viviendas para familias y de bajos ingresos	families	low-income	criteria	affordable housing				
housing for working families with safe spaces for kids	vivienda para familias trabajadoras con espacios seguros para niños	kid-friendly amenities	amenities	families with children	criteria	affordable housing			
affordable family living apartments	apartamentos asequibles para vivir en familia	apartments	housing	families	criteria				
a community family recreational facility (pool)	una instalación recreativa familiar comunitaria (piscina)	recreational space	pool	families	criteria	amenities			
Pets allowed	Mascotas permitidas	pet friendly							
modern homes	casas modernas	design choices							
security	seguridad	safety							
developer experience with affordable housing	experiencia del desarrollador con viviendas asequibles	developer selection	affordable housing						
better estimates on rent and income range	mejores estimaciones sobre el alquiler y el rango de ingresos	housing process							
security (1 - gates, 2 camera)	seguridad (1 - puertas, 2 cámara)	safety							
accessibility units	unidades de accesibilidad	disability/accessibility	amenities	services and amenities					
elderly accommodations	alojamiento para personas mayores	elderly/retired	amenities						
multi-generational project	proyecto multigeneracional	multi-generational							
green space	espacio verde	green space							
really really affordable home ownership	propiedad de vivienda realmente asequible sin concesión a los desarrolladores	affordable housing	homeownership						
no concession to developers variance on: 1) density, 2) setbacks, 3) parking standards, 4) height	variación en: 1) densidad, 2) contratiempos, 3) estándares de estacionamiento, 4) altura	developer selection							
home ownership preference	preferencia de propiedad de la vivienda	homeownership							
29th street is a high traffic street	La calle 29 es una calle de mucho tráfico.	traffic concerns							
parking considerations	consideraciones de estacionamiento	parking	amenities						
light	luz	safety							
make the apartments so that people with walkers can go to the bathroom. The apartments should come with the light bill included in the rent. And for people that want to have a dog or a cat that they should not have to pay any fee for having the dog or cat in the apartment	hacer los apartamentos para que las personas con andadores puedan ir al baño. Los apartamentos deben venir con el recibo de la luz incluido en el alquiler. Y para las personas que quieran tener un perro o un gato, que no tengan que pagar ninguna tarifa por tener al perro o al gato en el apartamento.	disability/accessibility	no hidden fees	pet friendly					
disabilities	desabilitados	disability/accessibility	criteria						
affordable and workforce housing	viviendas asequibles y para trabajadores	affordable housing	workforce housing						
retired aid. [adults] help.	retirados ayud. [adultos] help.	elderly/retired	retired individuals	fixed income	criteria				
rent control	control de los alquileres	housing process							
homeownership for 55+ no renting until homeowner has lived there 2 year[s]	propiedad de vivienda para mayores de 55 años. no alquilar hasta que el propietario haya vivido allí 2 año[s]	homeownership	elderly/retired	criteria					
out of necessity, many [units]	por la necesidad, muchas [unidades]	density							

Community Meeting #3

English	Spanish	Tag 1	Tag 2	Tag 3	Tag 4	Tag 5	Tag 6	Tag 7	Tag 8
original comment is provided in normal text, translation of the original comment is provided in italics									
homeownership opportunities	oportunidades de propiedad de vivienda	homeownership							
one and 2 bedrooms	uno y 2 dormitorios	1-2BD							
- monthly payments should be according to family income	- los pagos mensuales deben estar de acuerdo con los ingresos familiares								
- can be owned townhomes of 2/3 bedrooms units with a park in [honor] of elizabeth virrick and pool for the community this will help many families with children and elderly parents	- se pueden adquirir casas adosadas de unidades de 2/3 habitaciones con un parque en [honor] de elizabeth virrick y piscina para la comunidad esto ayudará a muchas familias con niños y padres ancianos	rent tied to income	2-3BD	Townhomes	pool	park	families with children	elderly/retired	homeownershi p
everyone benefits	todos se benefician	multi-generational							
this is a food desert	esto es un desierto de comida	food insecurity							
apt low-income help. 2 rooms	apto ayuda de bajos ingresos. 2 habitaciones	2BD	low-income						
units 500 maximum number 500	unidades 500 numero maximo 500	high rise	density						
\$900/month max for salary, minimum = retired salary	\$900/mes máximo por salario, mínimo = salario jubilado	low-income	rent amount						
needed supermarket	supermercado necesario	retail space							
all homes must be rented	todas las viviendas deben de ser alquiladas	for rent							
rental units that are affordable for families with a community center	unidades de alquiler asequibles para familias con un centro comunitario	for rent	affordable housing	community center	families	criteria			
if 2BD, 200 units	si 2hab, 200 unidades	2BD	density	4-5 story					
low-income	de bajos ingresos	low-income							
2-bedroom apartments + low rent	apartamentos de 2 cuartos + income low	2BD	low-income						
thank you for offering this opportunity	gracias por ofrecer esta oportunidad	elderly/retired	appreciation						
community gathering center	centro de reunión de la comunidad	community center							
payment is according to what I receive monthly - thank you	pago sea de acuerdo a lo que recibo mensual - gracias	rent tied to income	appreciation						
profit limit	limite de ganancias	income limits							
at least five stories	por lo menos de cinco pisos	5 story	density						
\$300/month	\$300/mes	rent amount							
building 3-4 [floors] apartments	edificio 3-4 [plantas] apartamentos	3-4 story	density						
no tax limit	no poner limite de taxes	no income limits							
2 rooms per married couple	2 habitaciones por pareja de esposos	2BD							
apartment for family with children	apartamento para familia con niños	families with children	criteria						
for the disabled	para los deshabilitados	disability/accessibilit y	criteria						
women with children	mujeres con niños	women with children	criteria						
housing for the elderly	vivienda para persona mayores	elderly/retired	criteria						
low density	baja densidad	density							
1- with two bedrooms \$1,500, 2- own (homeownership) 3- no - because if the children help, 4- no - all that fit	1- de dos dormitorios \$1500 2- propias 3- no - ya que si los hijos ayudan 4- no - todas las que quepan	rent amount	2BD	homeownership	no income limits	density	high rise		
various tiers of AMI	varios niveles de AMI	mixed income							
for those with [re]low resources	para los de [re]bajo recurso	low-income							
owner program	programa de propietario	homeownership							
rent 1 room \$750, 2 rooms \$850	renta 1 cuarto \$750, 2 cuarto \$850	1-2BD	rent amount						
pool, daycare	piscina, guarderia	pool	daycare						
2 units	2 unidad	2BD							
for the disabled	para los deshabilitados	disability/accessibilit y	criteria						
cleanliness and good security	limpieza y buena seguridad	safety	property management						
fit. 2 low income rooms	aptos. 2 cuartos low-income	low-income	2BD	apartments					
low-income apartment, 3 habitacion	apartamento de bajos ingresos, 3 habitacion	low-income	apartments						
opportunities in housing + security	oportunidades en viviendas + seguridad	housing for everyone	housing process						
homeownership program, ground level daycare ad computer labs sponsored by blockchains	programa de propiedad de vivienda, aycare a nivel del suelo y laboratorios de computación patrocinados por cadenas de bloques	homeownership	daycare	computer labs					
public housing, no mas del 30% de income	vivienda pública, no mas del 30% de renta	rent tied to income	affordable housing						
250 full size units, 2 to 3 bedrooms per unit	250 unidades del mismo tamaño, 2 a 3 dormitorios por unidad	2-3BD	density	mid-rise					
unit[s] \$500 per month	unidad[es] \$500 al mes	rent amount	1BD						
Rent with option to buy	alquiler con opción a compra	rent and homeownership							
rent control	control de renta	housing process							
they must be fit.	deben ser aptos.	apartments							
rented	alquiladas	for rent							
a mix of all [requirements for living]	una mezcla de todos [requisitos para vivir]	housing for everyone	criteria						
units must be apartments	unidades deben de ser apartamentos	apartments							
No	no								
a mix of all	una mezcla de todos	housing for everyone							
townhomes from 1-3 bedrooms that's rent controlled	casas adosadas de 1 a 3 habitaciones con alquiler controlado	townhomes	1-3BD	housing process					
rented	alquilada	for rent							
that water and electricity are included with the rent	que la agua y la luz estan incluidas con la renta	no hidden fees							
mix of low-income and affordable	combinación de viviendas asequibles y de bajos ingresos	mixed income	low-income	affordable housing					
out of necessity a lot	por necesidad much[as]	density	high rise						
home ownership program	programa de propiedad de vivienda	homeownership							
apt. 2 rooms, retired people	apto. 2 habitaciones, jubilados	2BD	elderly/retired	criteria					
help. for low-income people. family unit for a senior	ayuda, para personas de escasos recursos, familia unidad para una persona mayor	low-income	families	criteria					
developers have to answer to the needs of the neighborhood and not just their own profit?	¿Los desarrolladores tienen que responder a las necesidades del barrio y no sólo a su propio beneficio?	elderly/retired	criteria						
		developer selection							

English	Spanish	Tag 1	Tag 2	Tag 3	Tag 4	Tag 5	Tag 6	Tag 7	Tag 8
original comment is provided in normal text, translation of the original comment is provided in italics									
affordable community townhomes of 2/3 bedrooms with a park and pool. gated community, similar to the melrose townhomes nearby which have made the community look great and also very quiet and comfortable place to live.	<i>casas adosadas comunitarias asequibles de 2/3 habitaciones con parque y piscina, comunidad cerrada. similar a los townhomes de melrose cercanos que han hecho que la comunidad se vea excelente y también un lugar muy tranquilo y cómodo para vivir.</i>	townhomes	2-3BD	affordable housing	safety	park	pool		
build a holocaust memorial on the site in honor of kenneth treister	<i>construir un memorial del holocausto en el sitio en honor a kenneth treister</i>	holocaust memorial	amenities						
has the income of the neighborhood vs the county been considered to determine affordability? the rent should be determined by the income of the neighborhood, the blocks, the street the housing is built on	<i>¿Se ha considerado el ingreso del vecindario frente al del condado para determinar la asequibilidad? el alquiler debe estar determinado por los ingresos del barrio, las manzanas, la calle en la que está construida la vivienda</i>	rent tied to income	hyperlocal	pricing concern					
affordable housing for all the people that have kids. Affordable housing for 50+ rooms should be: \$750 for 1 bedroom 1 bathroom \$850 for 2 bedroom 1 bathroom \$900 for 3 bedroom 2 bathroom	<i>Vivienda asequible para todas las personas que tienen hijos. Vivienda asequible para mayores de 50 años las habitaciones deben ser: \$750 por 1 habitación 1 baño \$850 por 2 habitaciones y 1 baño \$900 por 3 habitaciones y 2 baños</i>	affordable housing	families with children	elderly/retired	age mention	criteria	rent amount	1-3BD	
affordable housing for all 65+ also rent low	<i>vivienda asequible para todos 65+ también alquiler bajo</i>	housing for everyone	affordable housing	elderly/retired	age mention	low-income	2 criteria points		
one section should be for people with kids, and another section should be for 50+ have security 24/7 for the building	<i>una sección debería ser para personas con niños y otra sección debería ser para mayores de 50 años tener seguridad 24/7 para el edificio</i>	2 criteria points	families with children	elderly/retired	age mention	safety			
1. chargers for electric cars, 2. free wifi, 3. automated electric parking (with elevators)	<i>1. cargadores para autos eléctricos 2. wifi gratis 3. parqueos eléctricos automatizados (con elevadores)</i>	amenities	free wifi	electric vehicles charging ports	parking				
-according to monthly income, it can be rented or sold, build the house that is possible in a lot of 1 and 2 rooms, apartment, family, elderly, max of everything, have access to services and amenities for living, to benefit the community	<i>-de acuerdo al ingreso mensual, puede ser alquilados o venta -construir la vivienda que sea posible en lote de 1 y 2 cuartos -apartamento -familia, mayores, mezcla de todo -tener acceso a servicios y comodidades para vivir -para beneficiar a la comunidad</i>	rent tied to income	rent and homeownership	1-2BD	apartments	housing for everyone	services and amenities		
spacious 3 bedroom apartment safe, these apartments will give more security to the community	<i>apartamentos amplios de 3 habitaciones seguros, estos apartamentos le daran mas seguridad a la comunidad</i>	3BD	apartments	safety					
affordable and with easy and fast financing	<i>asequibles y con financiamiento facil y rapido</i>	affordable housing	housing process	community center					
community recreational center	<i>centro recreativo comunitario</i>	recreational space	community center						
home purchase opportunity	<i>oportunidad de compra de vivienda</i>	homeownership							
do not max out size, green space important	<i>no maximice el tamaño, el espacio verde es importante</i>		green space						
quality of life over developer's earnings	<i>calidad de vida sobre las ganancias del desarrollador</i>	developer selection							
I love this neighborhood	<i>me encanta este barrio</i>	appreciation	hyperlocal						
* community signage "welcome signs"	<i>* señalización comunitaria "señales de bienvenida"</i>								
* improvements to NW 28th at retail corridor including additional code enforcement	<i>* mejoras al corredor minorista de NW 28th st, incluida la aplicación adicional de códigos</i>								
* improvements to melrose park (NW 25 Ave and 30 street)	<i>* mejoras al parque melrose (NW 25 Ave y 30 street)</i>								
* lighting and security camera installations through out the area	<i>* instalaciones de iluminación y cámaras de seguridad en toda la zona.</i>								
* walking paths and tree canopy maintenance	<i>* Senderos para caminar y mantenimiento de la copa de los árboles.</i>								
* community members residing in melrose neighborhood (renters that fit income eligibility) should be considered and must provide proof that they have resided in our neighborhood	<i>* Los miembros de la comunidad que residen en el vecindario de Melrose (inquilinos que cumplen con los requisitos de ingresos) deben ser considerados y deben proporcionar prueba de que han residido en nuestro vecindario</i>	signage	community improvements	safety	walkability	hyperlocal	property management	housing process	community identity
First of I'm very excited to know that allapattah is finally getting affordable living, I see it in other low income areas and always wondered when are they going to bring it here, I think that apartments of 2-3 bedrooms and or townhouse are ideal for this big land also making the entrance and exit on the 23 street is good since the 28 street area traffic is hectic, I have lived in this area for over 30 years and I see what would be ideal. I'm	<i>En primer lugar, estoy muy emocionado/a de saber que allapattah finalmente tendrá viviendas asequibles, lo veo en otras áreas de bajos ingresos y siempre me preguntaba cuándo lo traerían aquí, creo que los apartamentos de 2-3 habitaciones o casas adosadas son ideal para este gran terreno también hacer la entrada y salida en la calle 23 es bueno ya que el tráfico del área de la calle 28 es agitado, he vivido en esta área por más de 30 años y veo lo que sería ideal. Estoy</i>	2-3BD	townhomes	apartments	traffic concerns	housing process			
Also interested myself of being a future resident if possible and I'm also a licensed real estate, worked in hospitality for 20 years. Hope this can help in any way. Thank you	<i>También me interesó ser un futuro residente si es posible y también soy un inmobiliario con licencia, trabajé en la hospitalidad durante 20 años. Espero que esto pueda ayudar de alguna manera. Gracias</i>								

Online

## Appendix B

### Resident Criteria and Housing Affordability

Also accessible [here](#).

Table B1

Resident Criteria	
elderly/retired	9
families	5
families with children	4
disability/accessibility	3
low-income	3
housing for everyone	2
fixed income	2
students	1
women with children	1
Total:	30

Table B2

Age Mention	
50+	1
55+	2
65+	1

Table B3

Homeownership vs. Rent		
homeownership	14	70%
for rent	4	20%
rent and homeownership	2	10%
	20	100%

Table B4

<b>Income Levels and/or Limits</b>	
low-income	14
rent tied to income	5
income limits	4
rent control	3
no income limits	2
mixed income	2

Table B5

<b>Rent amounts (6)</b>	
unspecified # of BD	\$300-\$900
1BD	\$750
2BD	\$850-\$1,500
3BD	\$900

Table B6

<b>Affordable housing statements</b>	
keep affordable	
more housing to get people off the street	
affordable multi-family housing	
affordable housing for single college students	
housing for families and low-income	
housing for working families with safe spaces for kids	
affordable family living apartments	
affordable and workforce housing	
really really affordable home ownership	
rental units that are affordable for families with a community center	
public housing, no more than 30% of income	
mix of low-income and affordable housing	
affordable community townhomes of 2/3 bedrooms with a park and pool. gated community. similar to the melrose townhomes nearby which have made the community look great and also very quiet and comfortable place to live.	
ffordable housing for all the people that have kids.	
affordable housing for all. 65+ also rent low	
affordable and with easy and fast financing	
really really affordable home ownership	

Table B7

<b>Other requests (7)</b>	
free wifi	1
no hidden fees	6

Table B8

<b>No hidden fees statements</b>
do not charge for access to ammenities, for fobs, parking garage remote controls, etc.
plenty of parking included in rent
make the apartments so that people with walkers can go to the bathroom. The apartments should come with the light bill included in the rent. And for people that want to have a dog or a cat that they should not have to pay any fee for having the dog or cat in the apartment
that water and electricity are included with the rent

Table B9

<b>No hidden fees simplified</b>
access to ammenities
parking
fobs and parking garage remote controls
light (2) and water included
no pet fees

# Appendix C

## Design and Amenities

Also accessible [here](#).

Table C1

Townhomes/Apartments		
townhomes	4	31%
apartments	9	69%
	<b>13</b>	

Table C2

# of Bedrooms		
2BD	9	43%
2-3BD	4	19%
1-2BD	3	14%
1-3BD	2	10%
1BD	2	10%
3BD	1	5%
	<b>21</b>	<b>100%</b>

Table C3

Density statements (10)
reach maximum capacity of apartments, make project a high-rise if possible
out of necessity, many [units]
units 500 maximum number 500
building 3-4 [floors] apartments
low density
4. no - all that fit
if 2BD, 200 units
at least five stories
out of necessity a lot
250 full size units, 2 to 3 bedrooms per unit

Table C4

<b>Amenities &amp; Features</b>	
safety	13
shared community spaces	8
retail space	7
park	6
small business space	6
community center	5
daycare	5
kid-friendly ammenities	5
pool	4
parking	4
recreational space	4
hyperlocal	3
services and ammenities	3
community services	3
green space	3
community identity	2
walkability	2
pet friendly	2
community improvements	1
computer labs	1
design choices	1
electric vehicles charging ports	1
free wifi	1
health services	1
holocaust memorial	1
location	1
signage	1
sustainability	1
	<b>95</b>

Table C5

safey statements (13)
security
Prioritize safety, gated, security cameras
security
24-hour surveillance and assistance
need for security/surveillance 24/7, having a day-time and night-time shift
security
security (1 - gates, 2 camera)
light
cleanliness and good security
safe, these apartments will give more security to the community
gated community
have security 24/7 for the building
* lighting and security camera installations through out the area

Table C6

shared community spaces (8)
Common community space
community space
...public space for youth...
space for live events, farmers market
open space to hangout
multi-use space
commercial kitchen
an environment that encourages creativity and collaboration

Table C7

community center (4)
Art center for local artist
rental units that are affordable for families with a community center
community gathering center
community recreational center

<b>park and green space (8)</b>
Adding a park so that children can [play] and a basketball court
dog park
parks and gardens
a dog park
with a park in [honor] of elizabeth virrick
affordable community townhomes of 2/3 bedrooms with a park and pool
do not max out size, green space important
green space

Table C9

<b>pool (4)</b>
a community family recreational facility (pool)
pool for the community this will help many families with children and elderly parents
pool, daycare
affordable community townhomes of 2/3 bedrooms with a park and pool.

Table C10

<b>other</b>
gym area
community recreational center

Table C11

<b>small business and/or retail space statements (9)</b>
barbershop
coffee shop
small business center for business development
Space for small business
space for live events, farmers market
juice bar cafe
store front commercial 1st floor
space for doctor's office
needed supermarket

Table C12

<b>Kid-friendly/daycare statements (9)</b>
Adding a park so that children can [play] and a basketball court
public space for youth
free space for children
day-care for children
School volunteer pre-kindergarden on 1st floor
childcare
pool, daycare
ground level daycare
housing for working families with safe spaces for kids

Table C13

<b>Parking statements (4)</b>
ample parking,
plenty of parking included in rent
parking considerations
1. chargers for electric cars, ... 3. automated electric parking (with elevators)

Table C14

<b>Pet-friendly spaces statements (2)</b>
dog park
dog park

## Appendix D

### Resident Application, Developer Selection, and Property Management

Also accessible [here](#).

Table D1

Categories	
housing process	10
developer selection	9
property management	7
community engagement	7
hyperlocal	6
hiring local	3
community involvement	1
	<b>43</b>

Table D2

Housing process (9)
open and equitable application process for residing in project
better estimates on rent and income range
rent control
rent control
Current Allapattah residents who are being pushed out because of rising rents should have priority when development is taking resident applications
opportunities in housing + security
affordable and with easy and fast financing
Also interested myself of being a future resident if possible
townhomes from 1-3 bedrooms that's rent controlled
* community members residing in melrose neighborhood (renters that fit income eligibility) should be considered and must provide proof that they have resided in our neighborhood

Table D3

<b>Developer Selection + Community involvement (9)</b>
<i>community benefit agreement</i>
<i>Inclusive, community members involved in decision making</i>
developer experience with affordable housing
no concession to developers variance on: 1) density, 2) setbacks, 3) parking standards, 4) height
developers have to answer to the needs of the neighborhood and not just their own profit ?
quality of life over developer's earnings
employment of local individuals by construction company
construction company should hire locally; connect with local organizations to help find good candidates/orgs can vouch for them
assessment of infrastructure and how it will be impacted and improved

Table D4

<b>Local &amp; Hyperlocal (6)</b>
Maintain integrity and feel of the community and existing members
That the workers be from the community, liaisons from local organizations with history in the community
<i>Current Allapattah residents who are being pushed out because of rising rents should have priority when development is taking resident applications</i>
has the income of the neighborhood vs the county been considered to determine affordability? the rent should be determined by the income of the neighborhood, the blocks, the street the housing is built on
employment of local individuals by construction company
<i>* community members residing in melrose neighborhood (renters that fit income eligibility) should be considered and must provide proof that they have resided in our neighborhood</i>

Table D5

Community Engagement (7)
Alta Gracia Church for meeting
Corpus Christi Church for next meeting
Talk directly to Emilia Solano - YMCA
tie in with YMCA food distribution
Village of Allapattah YMCA for outreach amplify
hold community meeting during weekend, maybe following heavily attended events like mass
connect with community members by doing a few visits throughout area

Commented [1]: Altagracia is one word.

Commented [2R1]: noted but I tried to copy all comments with no changes from how they were written so I hesitate to start changing things here

Table D6

Property Management + Community involvement (7)
that the property not be resold, that the state/county keep the property/management
avoid changing property administration, as it is anxiety inducing
accountability for service of management agency/entity
Create a sustainably (as in withstanding time not in terms of environment) affordable project
cleanliness and good security
* walking paths and tree canopy maintenance
must have a community-led review board of local organizations and residents to approve management entity, length of contract of management entity, and of workers in building

Table D7

Hiring local and Hiring Hyperlocal (3)
That the workers be from the community, liaisons from local organizations with history in the community
employment of local individuals by construction company
construction company should hire locally; connect with local organizations to help find good candidates/orgs can vouch for them

# Appendix E

## Other Insights

Also accessible [here](#).

Table E1

Categories	
pricing concern	1
traffic concern	2
food insecurity concern	1
community improvements	2
	6

Table E2

Concern statements (4)
29th street is a high traffic street
making the entrance and exit on the 23 street is good since the 28 street area traffic is hectic
this is a food desert
has the income of the neighborhood vs the county been considered to determine affordability? the rent should be determined by the income of the neighborhood, the blocks, the street the housing is built on

Table E3

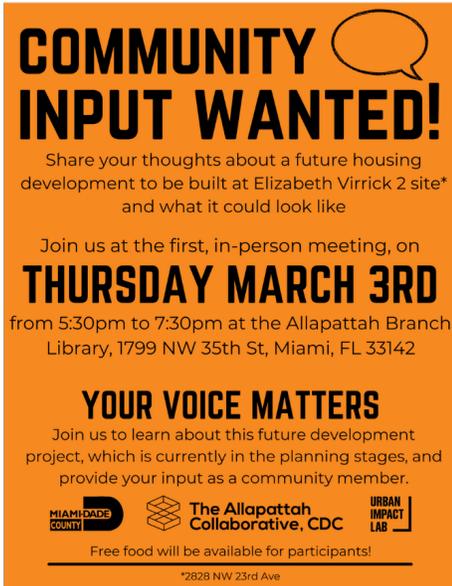
Infrastructure and Service Improvements statements (2)
* improvements to NW 28th st retail corridor including additional code enforcement * improvements to melrose park (NW 25 Ave and 30 street)
assessment of infrastructure and how it will be impacted and improved

# Appendix F

## Outreach Materials

Figures F11-F12 (from left to right)

First community meeting flyer. 8.5 inches by 11 inches. Also accessible [here](#).



**COMMUNITY INPUT WANTED!**

Share your thoughts about a future housing development to be built at Elizabeth Virrick 2 site\* and what it could look like

Join us at the first, in-person meeting, on **THURSDAY MARCH 3RD** from 5:30pm to 7:30pm at the Allapattah Branch Library, 1799 NW 35th St, Miami, FL 33142

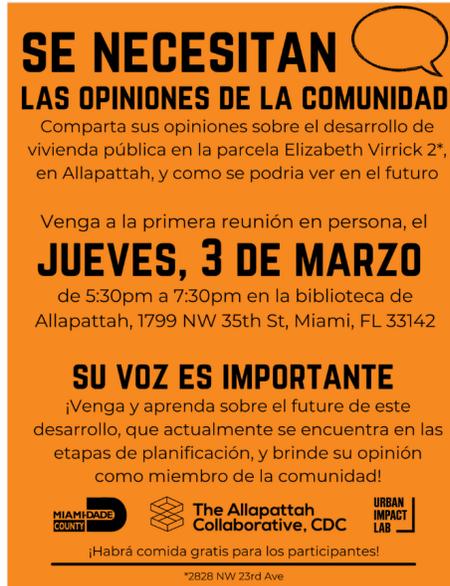
**YOUR VOICE MATTERS**

Join us to learn about this future development project, which is currently in the planning stages, and provide your input as a community member.

Free food will be available for participants!

\*2828 NW 23rd Ave



**SE NECESITAN LAS OPINIONES DE LA COMUNIDAD!**

Comparta sus opiniones sobre el desarrollo de vivienda pública en la parcela Elizabeth Virrick 2\*, en Allapattah, y como se podría ver en el futuro

Venga a la primera reunión en persona, el **JUEVES, 3 DE MARZO** de 5:30pm a 7:30pm en la biblioteca de Allapattah, 1799 NW 35th St, Miami, FL 33142

**SU VOZ ES IMPORTANTE**

¡Venga y aprenda sobre el futuro de este desarrollo, que actualmente se encuentra en las etapas de planificación, y brinde su opinión como miembro de la comunidad!

¡Habrà comida gratis para los participantes!

\*2828 NW 23rd Ave

Figures F13-F14 (from left to right)

Second community meeting flyer. 8.5 inches by 11 inches. Also accessible [here](#).

# COMMUNITY INPUT WANTED!

Share your thoughts and help shape the future development of the Elizabeth Virrick 2 site\*, located in our community

## YOUR VOICE MATTERS

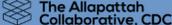
\*Elizabeth Virrick site is located at 2828 NW 23rd Ave

Join us at the second, in-person meeting

### WEDNESDAY APRIL 6TH

Time: 6:30pm-8:30pm  
Location: Citi Church  
3001 NW 22nd Ave, Miami, FL 33142

Free food will be available for participants!

# SE NECESITAN LAS OPINIONES DE LA COMUNIDAD!

Comparta sus opiniones y ayude a darle forma al futuro desarrollo de la parcela Elizabeth Virrick 2\*, ubicada en nuestra comunidad

## SU VOZ ES IMPORTANTE

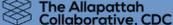
\*Parcela Elizabeth Virrick 2 esta ubicada en 2828 NW 23rd Ave

Venga a la segunda reunión en persona el

### MIÉRCOLES, 6 DE ABRIL

Hora: 6:30pm-8:30pm  
Lugar: Citi Church  
3001 NW 22nd Ave, Miami, FL 33142

¡Habrà comida gratis para los participantes!

Figures F15-F16 (from left to right)

Third community meeting flyer. 8.5 inches by 11 inches. Also accessible [here](#).

**ENGLISH FLYER:**

**DID YOU KNOW NEW AFFORDABLE HOUSING IS BEING PLANNED IN ALLAPATTAH?**

**PUBLIC HOUSING & COMMUNITY DEVELOPMENT**

is planning new housing for low-income individuals on 2828 NW 23rd Ave, in Allapattah

scan QR code to learn more + RSVP!

or visit: [bit.ly/EV2-Project](http://bit.ly/EV2-Project)

**COME TO A COMMUNITY GATHERING AND TELL US WHAT SHOULD BE INCLUDED!**

**Event Details**

- Date: Saturday, Nov. 5th
- Time: 11am-2pm
- Location: Juan Pablo Duarte Park, 1776 NW 28th St, Miami, FL 33142

Site for this project is named Elizabeth Virrick II, located at 2828 NW 23rd Ave

For more information email us at [cathy@urbanimpactlab.com](mailto:cathy@urbanimpactlab.com)

**SPANISH FLYER:**

**¿SABÍA USTED QUE VIVIENDAS ASEQUIBLES ESTAN SIENDO PLANEADAS PARA ALLAPATTAH?**

**VIVIENDA PÚBLICA Y DESARROLLO COMUNITARIO**

esta planeando nuevas viviendas para individuos de bajos recursos en 2828 nw 23era avenida, en Allapattah

¡Para más información + RSVP, escanee el código QR!

o visite la página web: [bit.ly/EV2-Project](http://bit.ly/EV2-Project)

**¡PARTICIPE EN LA REUNIÓN COMUNITARIA Y DÍGANOS QUE DEBE SER INCLUIDO!**

**Detalles del Evento**

- Fecha: Sábado 5 de nov.
- Hora: 11am-2pm
- Lugar: Parque Juan Pablo Duarte, 1776 NW 28th St, Miami, FL 33142

La parcela para este proyecto se llama Elizabeth Virrick II, ubicado en 2828 nw 23era avenida

Para más información envíe un correo electrónico a [cathy@urbanimpactlab.com](mailto:cathy@urbanimpactlab.com)

Figure F17

Banner placed at the Elizabeth Virrick II site. 12 feet by 6 feet. Also accessible [here](#).

**ENGLISH SIDE:**

**AFFORDABLE HOUSING WILL BE BUILT HERE**

Join us at the community meeting to learn more. For more details:

scan the QR code or visit the webpage: [bit.ly/EV2-Project](http://bit.ly/EV2-Project)

**SPANISH SIDE:**

**VIVIENDAS ASEQUIBLES SERAN CONSTRUIDAS AQUÍ**

Venga a la reunión comunitaria y aprenda más. Para más detalles: escanee el código QR o visite la página web: [bit.ly/EV2-Project](http://bit.ly/EV2-Project)

**¡DÍGANOS QUE DEBE SER INCLUIDO!**

**TELL US WHAT SHOULD BE INCLUDED!**

\*apunte la cámara de teléfono aquí\*

\*aim phone camera here\*

Logos: URBAN IMPACT LAB, MIAMI-DADE COUNTY, The Allapattah Collaborative, CDC, KEVIN HARRIS

Figures F18

**Elizabeth Virrick II Project** [Welcome](#) [English](#) [Español](#)

**Affordable housing will be built in Allapattah!**  
**¡Se construirán viviendas asequibles en Allapattah!**

[English](#) [Español](#)

Thank you for learning more about the Elizabeth Virrick II project, a future site for affordable housing in Allapattah. If you have provided us with an email address or phone number, you will receive reminders and updates about the project. If you have any questions, please email [cathy@urbanimpactlab.com](mailto:cathy@urbanimpactlab.com).

Gracias por visitar esta página web para aprender más sobre el proyecto Elizabeth Virrick II, una futura construcción de viviendas asequibles en Allapattah. Si nos ha proporcionado una dirección de correo electrónico o un número de teléfono, recibirá recordatorios y novedades sobre el proyecto. Si tiene alguna pregunta, por favor mande un email a [cathy@urbanimpactlab.com](mailto:cathy@urbanimpactlab.com).

Figure F19

**Elizabeth Virrick II Project** Welcome [English](#) [Español](#)



**Affordable housing** will be built in **Allapattah!**

**The address of this future affordable housing is: 2828 NW 23rd Ave, Miami FL, 33142**

This plot of land is known as **Elizabeth Virrick II**.

Miami-Dade County, Commissioner Hardemon's Office, Urban Impact Lab, and The Allapattah Collaborative, CDC are organizing a community gathering for you to tell us what should be included!



Figure F20

**Elizabeth Virrick II Project** Welcome [English](#) [Español](#)

**Come to a community gathering to tell us what should be included!**

**November 5th, 2022**  
11:00am - 2:00pm  
Juan Pablo Duarte Park

**RSVP**

**Give Us Your Input**

**FAQ's**

**DID YOU KNOW AFFORDABLE HOUSING IS BEING PLANNED FOR ALLAPATTAH?**

Join us at a community gathering & tell us what should be included!  
**Saturday Nov 5th, 11am - 2pm**  
Juan Pablo Duarte Park  
1776 NW 28th St Miami, FL 33142



Figure F21

**Elizabeth Virrick II Project** [Welcome](#) [English](#) [Español](#)

### Tell us what should be included!

Name \*  
   
First Name Last Name

Zip Code \*

Phone Number  
    
(###) ### ####

Email \*

Ideas for this Development \*

**Submit**

## Appendix G

### Informational Poster Boards

*Figures G1-G4* (from top left to bottom right)

Poster boards for first and second meetings. 24 inches by 36 inches. Also accessible [here](#).



Figures G5-G10 (from top left to bottom right)  
 Poster boards were 18 inches by 24 inches. Also accessible [here](#).

# WELCOME TO THE ELIZABETH VIRRICK 2 COMMUNITY GATHERING

2028 NW 23rd Ave

# BIENVENIDOS A LA REUNIÓN COMUNITARIA DE ELIZABETH VIRRICK 2

## WHAT COMMUNITY MEMBERS HAVE SAID SO FAR...

We have collected 77 comments from the first 2 meetings. So far, comments can be summarized under these 5 themes, shown below.

Theme	Number of Comments
Design & amenities	40
Affordability/burden	35
Community participation	25
Construction process	15
Property management	20

### EXAMPLES:

- family-oriented activities for all ages
- FREE SPACE FOR CHILDREN
- #1 = Home ownership, public space for youth
- include community members' input in design studies
- multi-generational project
- 2BD apartment multi-family housing
- employment of local by construction company
- allowing room - specially for older by folks
- affordable multi-family housing
- INCOME LIMITS PARKING SECURITY
- include a laundry room
- responsibility for service of management/amenities

to view all comments so far, scan this QR code

## ¿QUE HAN DICHO LOS MIEMBROS DE LA COMUNIDAD HASTA AHORA?

En las 2 reuniones recibimos 77 comentarios. Hasta ahora, los comentarios pueden ser categorizados en 5 temas, que puede ver en el gráfico.

### EJEMPLOS:

- poner un espacio para que los niños jueguen con los padres
- FREE SPACE FOR CHILDREN
- salon multiuso
- espacios para las personas mayores
- proyecto para todas las generaciones
- apartamentos de 2 habitaciones
- de reservar a la comunidad en el proceso de hacer decisiones
- vivienda multifamiliar asequible
- que no vuelvan la propiedad, que mantenga al propietario/ agencia
- que los trabajadores estén en la comunidad
- LIMITES DE INGRESO ESTI PARQUEO
- incluyan una lavandería

para ver todos los comentarios hasta ahora, escanee este código

## SOME QUESTIONS WE WOULD LIKE YOU TO KEEP IN MIND ARE:

- Should all units be the same size? (How many bedrooms/bath?)
- How could the project meet community and tenant needs and/or benefit each?
- Who should have affordable spaces, and how many?
- How many units should be affordable housing units?
- Should there be a maximum number of units?
- Should units be open to all?
- Should the project have a mix of unit types?
- Should the project have a mix of unit types?
- Should the project have a mix of unit types?
- Should the project have a mix of unit types?

## ALGUNAS PREGUNTAS QUE NOS GUSTARÍA QUE TUVIERAS EN CUENTA SON:

- ¿Cuales unidades deben tener más habitaciones y baños?
- ¿Cuales unidades deben tener más habitaciones y baños?
- ¿Cuales unidades deben tener más habitaciones y baños?
- ¿Cuales unidades deben tener más habitaciones y baños?
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- ¿Cuales unidades deben tener más habitaciones y baños?
- ¿Cuales unidades deben tener más habitaciones y baños?

## TELL US WHAT SHOULD BE INCLUDED IN THIS FUTURE AFFORDABLE HOUSING PROJECT!

put your ideas here!

## ¡DÍGANOS QUE DEBERÍA SER INCLUIDO EN ESTE FUTURO PROYECTO DE VIVIENDAS ASEQUIBLES!

¡Ponga sus ideas aquí!

## Appendix H

### List of Organizations

1	Village of Allapattah YMCA
2	The Motivational Edge
3	Allapattah Neighborhood Association
4	Neighbors of Melrose Park
5	Ebenezer Methodist Church
6	Corpus Christi Catholic Church
7	Miami Workers Center
8	PACE Center for Girls
9	Public Land for Public Good
10	South Florida Community Development Coalition, Inc.
11	People Acting for Community Together (PACT)
12	Allapattah Branch Library
13	The Aracena Foundation
14	The Allapattah Community Advisory Committee
15	Iglesia Betania/Miami Bethany Church
16	Miami Jackson Senior High School
17	Miami Jackson Adult Education Center
18	Santa Clara Elementary School
19	Comstock Elementary School
20	Melrose Elementary School
21	Maya Angelou Elementary School
22	City of Miami Commissioner Alex Diaz de La Portilla's Office
23	City of Miami Chairwoman Christine King's Office
24	Citi Church