



Miami-Dade County
Public Housing and Community Development
RAD PLAN
March 2, 2019

RAD Plan Overview

- Miami-Dade County Public Housing and Community Development (PHCD) has estimated approximately \$2 billion are needed to address deteriorating buildings which average over 40 years old County-Wide.
- In December, 2018, PHCD submitted applications to HUD to achieve a RAD portfolio award for a total of 6,426 units.
- Applications included 9 initial projects
 - Culmer Place
 - Culmer Gardens
 - Rainbow Village
 - Gwen Cherry 23C
 - Robert King High
 - South Miami Gardens
 - Arthur Mays Village
 - Joe Moretti Phase 2B
 - Harry Cain

9 Initial Projects

Project	Existing Public Housing Units	Potential Development Capacity with Existing Zoning
Culmer Place	151	888*
Culmer Gardens	75	420
Rainbow Village	100	249
Gwen Cherry 23C	36	124
**Robert King High	315	315
South Miami Gardens	58	110
Arthur Mays Village	173	173
Joe Moretti Phase 2B	96	104
Harry Cain	154	514
TOTAL	1158	2897

* Note: Total potential units at Culmer Place including Reeves Park 1124 units

**Note: Total number of units at Senior Campus 3,000 – 4,000 units.

Culmer Place and Culmer Gardens

Culmer Place
151 existing public housing units
Approx. 13.65 acres
T5R – Restricted
Total units allowed: Approx. 888 units
Max height: 5 stories



Reeves Park
Approx. 3.64 acres, CS (Civic Space)
(Requires re-zoning for housing)
Assuming re-zoning and amendment of comprehensive plan, T5R – Restricted
Total units allowed: Approx. 236 units
Max height: 5 stories

Culmer Gardens
75 existing public housing units
Approx. 6.5 acres, T5-L-Limited
Total units allowed: Approx. 420 units
Max height: 5 stories

Culmer Place & Culmer Gardens

Anticipated Contract Rents	
0 Bedroom	\$477
1 Bedroom	\$584
2 Bedroom	\$740
3 Bedroom	\$984
4 Bedroom	\$1,190
5 Bedroom	\$1,785

