

# ALLAPATTAH COMMUNITY MEMBERS ON GSA LOT REDEVELOPMENT

Insights report from community engagement efforts: January - June 2021





# CONTRIBUTORS

Organizations that lead, supported, and promoted the outreach and community engagement efforts

**MIAMI  
FREEDOM  
PROJECT**



MIAMI HOMES FOR ALL



**PUBLIC LAND  
FOR PUBLIC GOOD**



**The Allapattah  
Collaborative, CDC**

**URBAN  
IMPACT  
LAB**





# THANK YOU TO OUR FUNDERS

These engagements and report were made possible by early support from the City of Miami





# KEY FINDINGS

## Overview

Before being approached, most residents did not know about the GSA lot or the city's plans to redevelop it, but most were still eager to be involved in shaping the future of the lot

The Allapattah community prioritized the need for recreational and community gathering spaces as well as for more affordable housing

### 166 ENGAGEMENTS

- Mostly unaware of redevelopment announcement
- Interested in participating in the planning process
- General consensus across engagement types to be discussed in findings



# METHODOLOGY

## Four Types of Engagements

PROMOTED VIA IN-PERSON CANVASSING AND SOCIAL MEDIA

AVAILABLE IN ENGLISH AND SPANISH

REACHED 117 UNIQUE INDIVIDUALS

COMMUNITY CONSENSUS ACROSS FOUR TYPES OF ENGAGEMENTS

**IN DEPTH  
INTERVIEWS**

66 participants

**VIRTUAL  
TOWN HALL**

41 participants

**IN-PERSON  
TOWN HALL**

22 participants

**ONLINE  
SURVEY**

37 participants



# METHODOLOGY

Richest Form of Engagement: Interviews

## 66 IN-DEPTH INTERVIEWS

- Canvassing, social media outreach, community partner orgs
- Accessible: in person, zoom, or phone call
- English + Spanish
- 20-45 minutes for 22-35 questions
- Resident and/or business owner

**THE FOLLOWING  
FINDINGS FOCUS  
ON COMMUNITY  
ASKS FOR GSA LOT  
REDEVELOPMENT**



# FINDINGS: INTERVIEW PARTICIPANTS

## Residents and Businesses

### 63 RESIDENTS

#### TIME LIVING IN ALLAPATTAH:

Range: 3 months to 46 years

Mean: 16 years

RENTERS: 67%

HOMEOWNERSHIP: 21%

### 8 BUSINESSES

#### SIZE

Range: 3 - 30 employees

Mean: 8 employees

On average, each business employs 4 Allapattah residents

#### YEARS IN BUSINESS

Range: 2 - 34 years

Mean: 13 years

# FINDINGS: CONSENSUS ACROSS ENGAGEMENTS

3 answers were most prominent and present in all engagement forms

**recreational and  
green spaces**

**affordable housing  
for current residents**

**community gathering  
spaces and resources**



# FINDINGS: COMMUNITY ASKS FOR GSA LOT

## Recreational Space

National Median:  
12.4-acres  
per 1k residents

City of Miami:  
3.1-acres  
per 1k residents

Neighborhood  
of Allapattah:



0.03-acres  
per 1k residents

### MOST COMMON ASK AT 27%

#### Answers included:

- Skate park
- Community pool
- Green spaces
- Fields for little league sports
- And more



# FINDINGS: COMMUNITY ASKS FOR GSA LOT

## Access to Community Gathering Spaces and Resources

### COMMON ASK AT 15%

If accounting for all community resources and spaces mentioned, goes up to 33%.

Community members requests encompassed in the following answers:





# FINDINGS: COMMUNITY ASKS FOR GSA LOT

## Housing Affordability

AT 13%, ANOTHER COMMON ASK FOR THE GSA LOT REDEVELOPMENT IS HOUSING THAT IS AFFORDABLE TO ITS CURRENT RESIDENTS

IN ALLAPATTAH, THE MEDIAN HOUSEHOLD INCOME IS \$26,000

THE MEDIAN HOUSEHOLD INCOME FOR THE CITY OF MIAMI IS \$39,000

Biggest reason residents chose to live in Allapattah was the affordability of the area.

Growing unaffordability and gentrification of the neighborhood makes up 22% of current concerns for the neighborhood.

210,000 AFFORDABLE HOMES



BY 2030



# NEXT STEPS

## Recommendations from report contributors to the City of Miami

- Refer potential developers to these findings
- Incorporate these findings into RFP & project scoring
- Include impacted residents and PLPG Coalition representatives in drafting the RFP and selecting the developer
- Seek and incorporate additional feedback from community members on final development
- Champion and pass Public Land Policy (see next slide)





# NEXT STEPS

## Public Land Policy: Scoring Criteria

- **Affordable Housing**

- DOES THE PROPOSAL CREATE OR PRESERVE HOUSING AFFORDABLE FOR THE AVERAGE RESIDENT OF THE NEIGHBORHOOD?

- **Displacement**

- WILL THIS PROJECT DISPLACE EXISTING RESIDENTS OR COMMUNITY RESOURCES?

- **Resilience**

- DOES THIS PROJECT INCLUDE GREEN SPACE & FLOOD MITIGATION, PUBLIC GARDENS, AND/ OR PARKS?

- **Community Engagement**

- DID THE APPLICANT ENGAGE IN AN AUTHENTIC COMMUNITY ENGAGEMENT AND EDUCATION PROCESS, INCORPORATE COMMUNITY FEEDBACK AND CRAFT A COMMUNITY-INFORMED PROPOSAL?

- **Stewardship**

- IS THE PROPOSAL SUBMITTED BY NON-PROFIT AND MISSION-ALIGNED DEVELOPERS WHOSE PROJECTS ARE COMMUNITY-LED AND MEET THE EXPRESSED NEEDS OF THE COMMUNITY?

- **Community Benefits**

- DOES THE PROPOSAL INCLUDE A COMMUNITY BENEFIT



# ALSO THANKS TO

In addition to the City of Miami, these engagements and report were also made possible by:



**Health  
Foundation**  
of South Florida

**The  
Miami  
Foundation**  
For A Greater Miami