



Community Scholars Project



GENTRIFICATION IN WYNWOOD

Art Galleries



Luxury Condos



Affordable Rentals ???

Introduction



Darnell Roberts



- **Work** : Political Campaign Management, Field Organizing
- **Passion**: Grassroots Organizing, Social Justice, Higher Education, Public Policy, Advocate for Financial Literacy, Funding for Minority Business Opportunities and Home Ownership

Why I Care

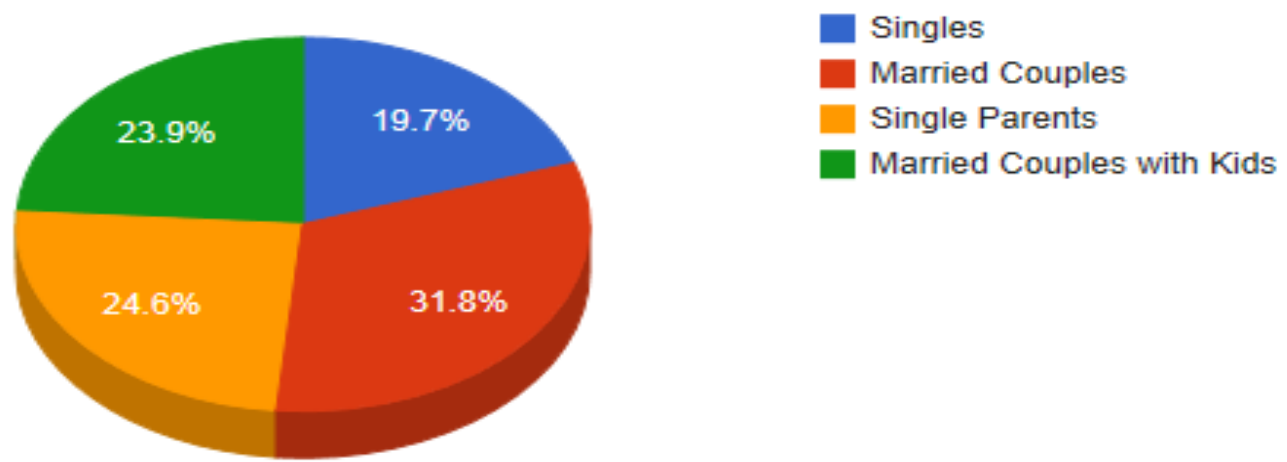


Problem Statement: There is a lack of rental stock of affordable housing in Wynwood. The Mid Town Miami Commercial Development in the area has made it more difficult due to the influx of market rate condos and lack of attention to housing for working class.

- **Fight for Affordable Housing in newly gentrified neighborhoods.**
- **Excitement about job creation and economic expansion of MTM**
- **Urban revitalization/preservation of Historic Wynwood**
- **Increased population in coming decades**
- **Vast open spaces and undeveloped land**
- **Success stories in Miami Gardens, Allapattah**

Marital Status for Wynwood-Edgewater Residents

Show Data



	Wynwood-Edgewater	Miami	Florida
Population	15,600	413,226	19,173,769
Median Household Income	\$34,541	\$38,807	\$48,837
Average Household Net Worth	\$231,965	\$306,965	\$393,707
Long-term Residents (5+ years)	10%	16%	32%
Annual Turnover	23%	19%	19%
Median Age	33 years	39 years	40 years

Wynwood-Edgewater Rental Market Summary

\$2,854	Inventory: 117
Average Rent Price	Pet Friendly Rentals: 5%

Wynwood-Edgewater Rental Market Comparison

Beds	Inventory	Wynwood-Edgewater	Miami
0	1	\$1,349	\$1,580
1	37	\$2,014	\$2,126
2	43	\$3,153	\$3,084
3	12	\$4,876	\$4,778
4	1	\$4,500	\$7,405
Others	23	\$2,614	\$2,233

Synopsis of Research



Assumptions

- Lack of Funding
- Lack of CDCs/Advocacy/ Organizing
- Lack of Rental Stock
- Increased \$\$\$ of Market Rate

Results

Related Urban, Goldman, Pinnacle
Wynwood Community Advisory Cmte
Open space, abandoned warehouses
\$261 to \$367 sq ft. (MTM)

What I Learned

*** Most of new developments are happening far west of Wynwood, borderline Allapattah, and/or north near Miami Gardens and Opa-Locka**

*** There are hundreds of jobs and billions of dollars on the horizon**

*** Funding art galleries is good, but funding housing is better**

Success Story



Vista Mar

- 3606 NW 5th Street
- 110 Units
- Green Building Certified
- Energy Star Appliances
- Fitness Center
- Business Center w/ Library
- On Site Laundry
- Playground



What I Will Do



- **Work with the Gatehouse Group, Green Mills Group, Carrfour, Pinnacle, Related, to fund projects for Affordable Housing near NW 2nd Ave, fund mixed use properties**
- **Contact HUD, urge to reopen the HUD Office in Wynwood, re-open Section 8 list, re-inspect properties**
- **Organize Town Halls with Commissioners Audrey Edmonson and Keon Hardemon to continue advocacy efforts, require a % of market rate homes to be set aside for affordable housing, 30% & 50% AMI**
- **Crowdfunding Options- Ecosystems of funding from “pooled” entrepreneurs and investors (RocketHub, Indigogo)**
- **Start Wynwood CDC = More Civic Engagement and \$\$\$\$**

What I Ask Of YOU



**URGE RESIDENTS TO VOTE IN MUNICIPAL ELECTIONS
AND STAY IN THE NEIGHBORHOOD**

**CONTACT ELECTED OFFICIALS, RAISE LOCAL AND
POLITICAL CONSCIOUSNESS OF HISTORICAL
WYNWOOD, ADVOCATE FOR FUTURE NSP'S**

**SUPPORT AND PARTICIPATE IN LOCAL GRASSROOTS
ORGANIZING EFFORTS, TOWN HALLS, TENANT
ASSOCIATIONS, WYNWOOD COMMUNITY ADVISORY
COMMITTEE MEETINGS***

HOPE



**“There is a saying in
Tibetan, 'Tragedy
should be utilized as a
source of strength.'
No matter what sort
of difficulties, how
painful experience is, if
we lose our hope,
that's our real
disaster.”**