

Miami-Dade makes affordable housing strides with transit oriented projects

By [Ladra](#) on April 23, 2025 [No Comment](#)



Magnum Brickell, Quail Roost Station add 600+ units

As the White House considers major cuts to federal housing programs, like Section 8, for next year's budget, [according to the New York Times](#), Miami-Dade is making strides in providing more affordable units through transit-oriented developments.

Miami-Dade Mayor **Daniella Levine Cava** and Commissioner **Kionne McGhee** will celebrate the grand opening Thursday of the first phase of Quail Roost Station, a 200-unit development that brings affordable housing for seniors to Cutler Bay (in the featured photo above).

Next week, the same duo will preside over the groundbreaking of the new and improved Homestead Gardens Phase I, the first part of a new affordable housing community being

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developed through the conversion of an existing aging affordable complex that was built in Homestead in 1977.

This comes on the heels last week of the opening of [Magnus Brickell](#), touted as the largest single-



phase mixed-income venture in the county — at least so far. The 465-residences are available for rent at blended affordable housing, workforce housing and market-rate housing rates, and is a public-private partnership between Related Urban, the county’s housing and community development department and Miami-Dade Public Schools.

And last month, developers broke ground on the 47-acre Upland Park, a transit-oriented, mixed use project that is expected to transform the Dolphin Park-and-Ride terminal into a major multimodal transit hub. It will have more than 2,000 mid-rise and garden-style apartments, 282,000 square feet of retail and 414,000 square feet of commercial space near Doral.

“Upland Park is a prime example of how we are continuing to build a better community for all and a future-ready Miami-Dade County,” Levine Cava said last month. “Located alongside the 836 Expressway, which features a dedicated bus lane, this development will provide residents with seamless and efficient transit options, further integrating smart mobility solutions into our growing region.”

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There are at least three more transit-oriented projects in the pipeline including Meridian Point at Goulds Station, which broke ground in January and will be funded with \$2.6 million in surtax funds. The development offers 113 apartments in two, buildings — a seven-story, 80-unit building and a three-story 33-unit “garden building” — for families with incomes ranging from 30% to 80% of the Area Median Income (AMI). Sixty-eight units are reserved for families currently residing at the nearby Cutler Manor Apartments, which is slated for redevelopment into a mixed-income affordable community.

“These developments provide public transportation connections to employment centers, schools, arts and culture, and healthcare, making it easier for residents to access essential services and opportunities,” Levine Cava has said.

In Downtown Miami

Located in the heart of Brickell, the Magnus project, at 201 SW 10th St., is unique for workforce housing in that it features top-tier amenities such as an expansive sun deck, resort-style swimming pool, state-of-the-art fitness center, pet-friendly spaces, a podcast studio, Wi-Fi-enabled co-working spaces, and panoramic views of the iconic Brickell skyline.

All for rents starting at under \$300 a month!

That’s the starting rate for some, depending on resident income, of the 93 affordable or low-income housing units that were built under the [Rental Assistance Demonstration program](#) of the U.S. Department of Housing and Urban Development, said **Claudia Gonzalez**, a spokesperson for Miami-Dade Commissioner **Eileen Higgins**, who attended the opening. “In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed in perpetuity,” the HUD website says. “A Use Agreement is also recorded under RAD further enforcing HUD’s long-term interest. This ensures that the units remain permanently affordable to low-income households.”



The building also has 70 workforce housing units for folks making 120% Area Medium Income



(AMI) and below — so maximum salary for residents is \$95,400 for one person — which seems like a lot — and \$108,960 combined for two people, which sounds much more “workforce” to Ladra than \$95K for one. The AMI is set yearly by US HUD and is currently at \$79,400 in Miami-Dade.

Rents are listed between \$2,783 and \$4,720 [on the realtor.com website](https://www.realtor.com). The marketplace rates are what allows such quality affordable housing, officials say.

“This project is about creating homes for families who need them the most,” Commissioner Higgins said in a statement. “With 93 units for very low-income residents and 70 for workforce families, we are taking a big step toward ensuring that everyone in our community, regardless of income, has access to a place they can truly call home.

“Located just steps away from transit options, Magnus Brickell connects residents to better job opportunities, healthcare, and schools. And with a new K-8 school right next door, it’s the perfect place for children and families to thrive,” said Higgins, who is running (maybe) for Miami mayor. “This is what progress looks like, and I’m excited for what’s to come.”

Read related: Miami-Dade Commissioner Eileen Higgins could join Miami Mayor’s race

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She was a little too effusive of the developers: “We extend our heartfelt thanks to Related Group for being exceptional partners in this endeavor,” Higgins said in her statement. “Their dedication to getting things done is inspiring, and we look forward to continuing our work together on future projects that will further address our County’s housing needs.”

In South Miami-Dade

[Quail Roost Station](#) is a six-phase redevelopment plan alongside the Bus Rapid Transit busway parallel to U.S. 1. Approved by the county commission WHEN, it is supposed to be an example transit oriented development for seniors. It is connected via a covered walkway to the brand-new BRT station on Southwest 184th Street, one of the new 14 BRT stations along the South



Dade TransitWay, where service is scheduled to start this summer. Phase one is done and phase two broke ground in August 2024 with expected completion by end of this year.

Located on approximately 2.3 or 8.5 acres on SW 184th Street, just west of U.S. 1, Quail Roost Station, at 18505 Homestead Ave., will eventually provide 200 units for seniors and their families. [According to a Miami-Dade County press release](#), there will be 33 studios, 132 one-bedrooms, 23 two-bedrooms, 8 three-bedrooms, 3 four-bedrooms, and 1 five-bedroom apartments. The property features a community room, business center, fitness center, and on-site laundry facilities.

There may also be adult literacy classes, employment assistance, and financial management program classes will also be offered to residents on site.

All affordable housing units are set at 22% to 80% of the Area Median Income (AMI). That means that rental prices, today, would range from \$737 – \$2,065.

Studies have consistently shown that residents of affordable and workforce housing use public transit at a higher rate than the general population.

4 / 23 / 2025

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“With this transit-oriented community, we are not just building a structure, we’re building a future that honors our older adults,” Levine Cava said in a statement when the county broke ground last August. “Quail Roost Station will stand as a testament to our commitment to creating spaces where older adults can thrive, and where accessibility, connection, and care come together.



Miami-Dade Mayor

Daniella Levine Cava and Commissioner Kionne McGhee at last year’s groundbreaking for Quail Roost Station.

“This is more than just a development. It’s a promise to support and enrich the lives of those who have laid the foundation for our community,” Levine Cava said.

McGhee, who was not an early fan of BRT, could not be reached for comment.

Read related: Kionne McGhee pulls the brakes on Miami-Dade BRT for South corridor

Miami-based Atlantic Pacific Communities has a deal to lease the site from, the county, which in 2020 approved \$5 million in monies from the Documentary Stamp Surcharge Program, named for the stamp of approval applied to local property transfers.

“Quail Roost Station is another signal that transit-oriented communities, which are also affordable communities, are on the rise and very much needed,” said Kenneth Naylor, president of development for Atlantic Pacific Communities, in a statement.

In the city of Homestead

Homestead Gardens Phase I apartments will consist of 162 residences at 1542 SW 4th Street, where the old Homestead Gardens (or Gardens of Homestead) is now. Half the units are under the RAD program, which replaces existing public housing units one-for-one with Section 8 “project-based voucher units meant for returning public housing residents and qualifying

4 / 23 / 2025

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residents with incomes of 30% and 50% of the AMI in Miami-Dade County. The other half will be affordable and mixed-income housing units.

This residential community, expected to open by the end of 2026, will be built with sustainable materials and systems and will be green certified. Amenities will include a community room for residents — which will have a heating kitchen — a gym, bicycle storage room, outdoor playground and community gardens. All apartments will include central air conditioning systems and washer and dryers.

What? No podcast studio?

This project is the first of three phases that Miami-Dade County and DBC Procida are working on to redevelop the 150 units of Miami-Dade County managed affordable public housing located at the existing Homestead Gardens campus. These photos show the old, outdated complex and the new, modern one.



Homestead Gardens got \$2 million from county surtax funding and \$2 million [from the county HOME program funds](#). The project also includes Low-Income Housing Tax Credit equity sourced through National Equity Fund, a construction loan from Bank of America, and Freddie Mac permanent financing through Greystone.

Elsewhere in Miami-Dade

[Platform 3750](#) is at 3750 South Dixie Highway, on 2.1 acres leased from the county near the Douglas Road Metrorail Station. Developed by Hollywood-based Cornerstone Group and its partners, it has 113 market rate and 78 affordable apartments, 222,950 square feet of retail space, and 27,500 square feet of office space. It is eight stories tall and includes a pedestrian bridge to the Metrorail station. Amenities also include a rooftop pool and an interior drop off area, an on-site Aldi and an on-site Starbucks. Commissioners approved giving that project \$6.5 million from the county's surtax dollars.

District 7 has added 850 affordable housing units to the inventory in the last four years, said Commissioner **Raquel Regalado**. Another 800 or so have been or are being rehabilitated. “We all know that it’s getting more difficult of rising land costs, rising labor costs and construction materials,” Regalado said. “But ensuring families have access to safe, stable, and affordable homes is key to strengthening our community.”



[Metro Grande III](#)

[Apartments](#), located at 2005 West Okeechobee Road, near the Okeechobee Metrorail Station in Hialeah, has 202 senior housing units, 84 workforce housing units and 3,189 square feet of retail. Cornerstone Group also leased this property from the county, which committed \$2 million from the surtax monies to fund it. Miami-Dade has wanted to turn this 1.5 acres into housing for more than two decades.

These projects not only address the housing crisis in Miami-Dade, officials say, they are also offering commercial and community space that address the needs of the area's residents.

Studies also show that residents of affordable and workforce housing are more likely to ride public transit.

<https://www.politicalcortadito.com/2025/04/23/miami-dade-affordable-housing-transit-oriented-projects/>