

Miami Beach's largest affordable housing project in 45 years breaks ground



The Vista Breeze affordable apartments in Miami Beach.
BROOKS + SCARPA



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The Housing Authority of the City of Miami Beach and Atlantic Pacific Cos. broke ground on the largest affordable housing project in the city in 45 years.

At a time when Miami Beach has become one of the most expensive cities to live in Florida, the new Vista Breeze will offer apartments for seniors making up to 80% of area median income. The median household income in Miami-Dade County is \$74,700, according to HUD.

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Approximate Visitors Per Month & Potential Audience: 8,714,390

Located near the Normandy Shores Golf Club, Vista Shores is under development on the 30,600-square-foot site at 280 and 300 S. Shore Drive. It will feature 119 studio apartments.

Miami-based Atlantic Pacific is self-performing as general contractor. Fort Lauderdale-based Brooks + Scarpa is the architect. It should be completed in late spring 2025.

Vista Breeze was founded by \$9 million from the Florida Housing Finance Corp., a \$1 million loan from the city, an \$11.87 million loan from Citi Community Capital, a \$5.95 million surtax loan from Miami-Dade County, and bonds issued by the Miami-Dade County Housing Finance Authority.

It typically takes multiple sources of funding and government assistance to make affordable housing projects financially viable. The site is on a land lease from the Housing Authority.

<https://www.bizjournals.com/southflorida/news/2024/04/08/miami-beach-affordable-housing-vista-breeze.html>