

THE REAL DEAL

Atlantic Pacific, nonprofit partner plan 124-unit apartment project for disabled adults in Kendall

Development will consist of three phases, include affordable rentals



By: Lidia Dinkova

Atlantic Pacific Companies and nonprofit Casa Familia will develop a 124-unit apartment complex in Kendall for tenants with intellectual and developmental disabilities.

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The Village at Casa Familia will be developed in three phases on 9 acres at 11025 Southwest 84th Street in unincorporated Miami-Dade County, according to a project filing submitted to the county last week.

The first phase will consist of a pair of three-story buildings with 50 affordable apartments on 4.5 acres on the south side of the development site. Tenants will pay no more than 30 percent of their income for rent, according to media reports.

Phase two will have 24 assisted living units in four one-story, six-bedroom houses, on 2.3 acres on the northwest portion of the site.

The third phase will be a four-story building with 50 affordable rental units on 2.2 acres on the northeast portion of the development site. The apartments will be for households earning no more than 120 percent of the area median income, the application shows.

At Miami-Dade's AMI of \$79,400 annually, a household of four can't earn more than \$136,200 annually to qualify for a unit in the project's third phase.

<https://therealdeal.com/miami/2024/05/17/atlantic-pacific-casa-familia-plan-kendall-rental-complex/>

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