

Transformation & Transition Zone

EASE THE BURDEN, TRANSITION WITH DIGNITY

The STARTING Point



Temporary location(s)
that could house &
transform unsheltered
homeless residents



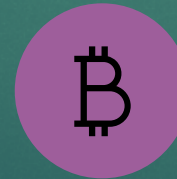
Secure location(s) and
safe zone(s)



Coordinated delivery of
services including; case
management, food,
restrooms and showers

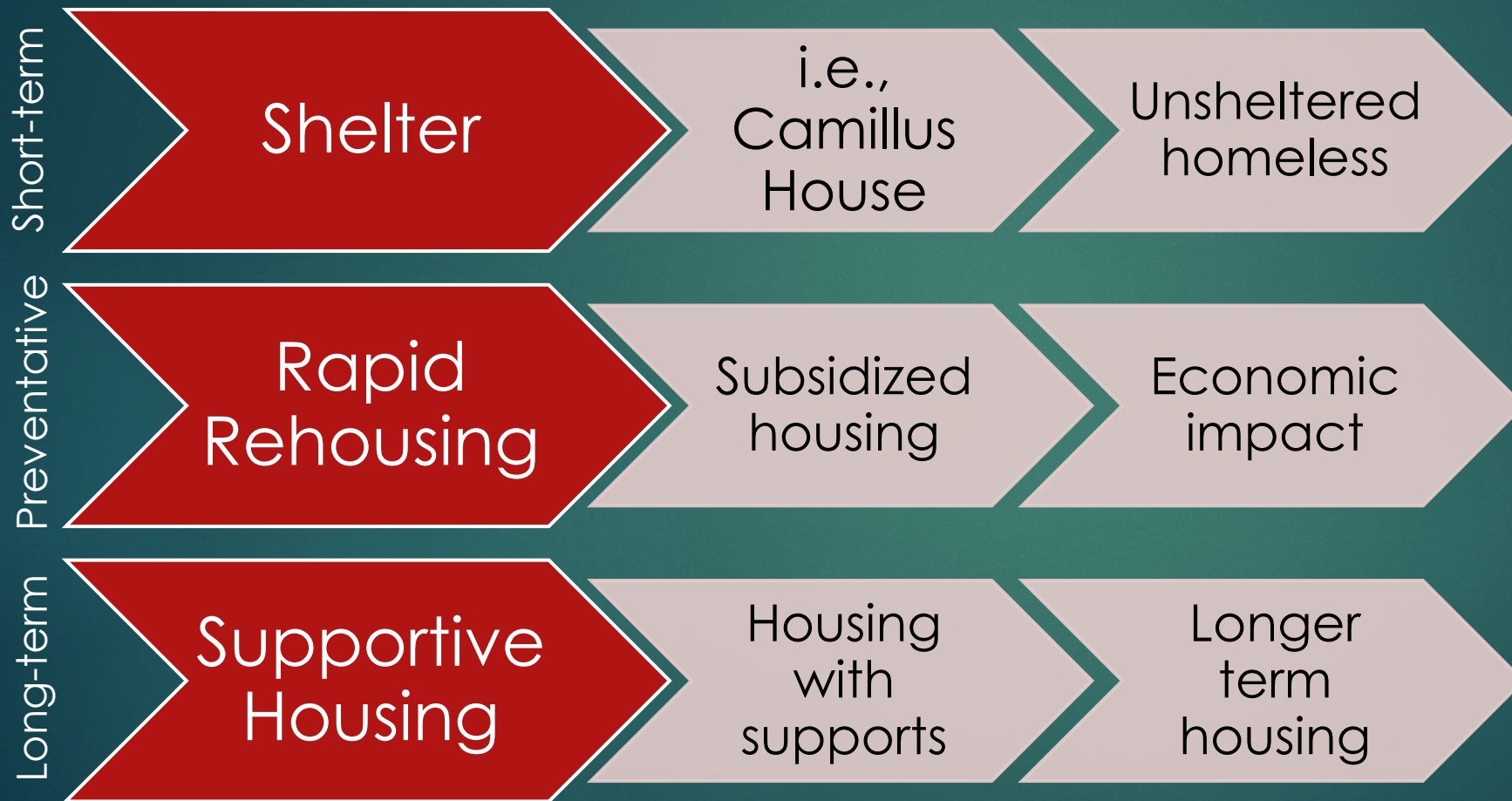


Outreach Services,
Health screenings &
monitoring



Attract non-profit and
philanthropic
investment and
participation

Continuum of Care System



PIT Count by Areas

% Estimate	PIT Count 2020	PIT Count 2021	PIT Count 2022	COM Area
	654	555	591	
54%	353	300	319	Downtown
13%	85	72	77	Overtown
9%	59	50	53	Little Havana
4%	26	22	24	Little Haiti
5%	33	28	30	Wynwood
3%	20	17	18	Flagami
3%	20	17	18	West Flagler
3%	20	17	18	Allapattah
2%	13	11	12	Upper East Side
2%	13	11	12	Model City
1%	7	6	6	Coral Way
1%	7	6	6	Coconut Grove
100%	654	555	591	

Aspects to Consider for Implementation

- ▶ Proper security
- ▶ Lighting and wastewater drainage
- ▶ Formal operating procedures
- ▶ Monitoring entity
 - ▶ Voluntary admission but must abide by established code of conduct
 - ▶ Enforce “ZERO” tolerance
 - ▶ Drugs
 - ▶ Violence
 - ▶ Drinking
- ▶ Liability and maintain safety of unsheltered homeless within the Transformation Zone
- ▶ Sustainability
- ▶ **GOAL - Outcome measures that support efficacy**

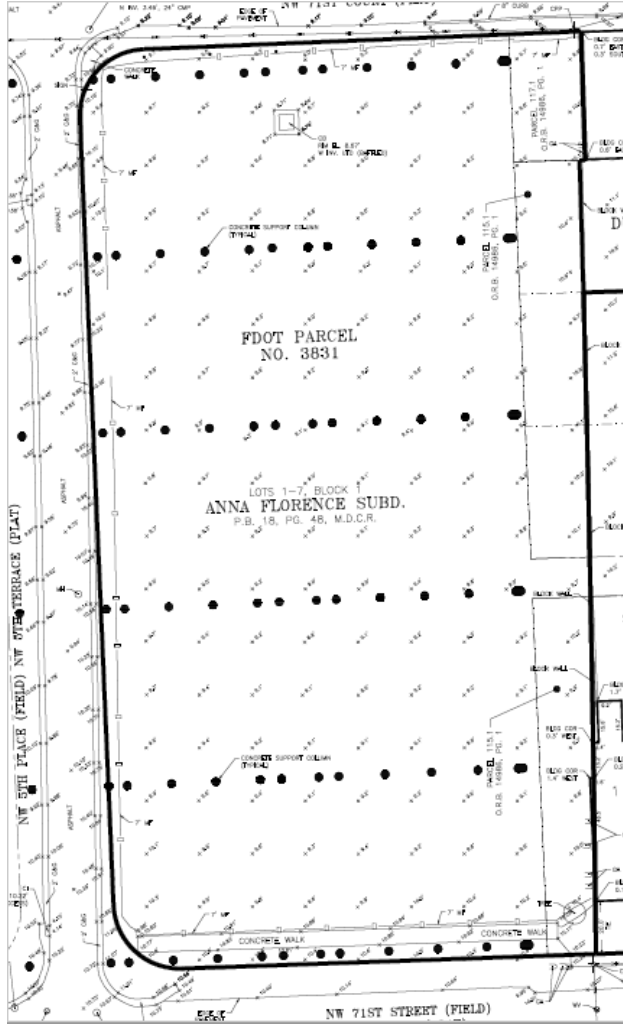
LOCATION OPTION – Virginia Key Parcel – **Optimal location**



Important considerations

- Secluded location
- Not close to residential buildings
- All services must be delivered on site
- Preliminary research shows no plans for development
- Survey required for water and electricity connections
- Ground can be graded enabling ease of installation

LOCATION OPTION – NW 71 St & NW 5 Pl. – **2nd Optimal Location**



Important considerations

- Already fenced in
- Large lot
- Already leased to the City
- Covered area from the elements
- FDOT has provided “preliminary acceptance of concept” for use
- Not close to residential buildings
- Ground can be graded uneven enabling ease of installation

LOCATION OPTION – 2451 NW 7 Ave – Allapattah

Property Information	
Folio:	01-3125-060-0010
Property Address:	2451 NW 7 AVE Miami, FL 33127-4205
Owner	2451 NW 7TH AVENUE REALTY LLC C/O M MANAGEMENT
Mailing Address	215 COLES ST JERSEY CITY, NJ 07310 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	173,006 Sq.Ft
Year Built	0



Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0

Important considerations

- Close to other services (Judge Leifman)
- Not close to residential buildings
- Already fenced
- “Pro-bono” discussions
- Ground can be graded enabling ease of installation

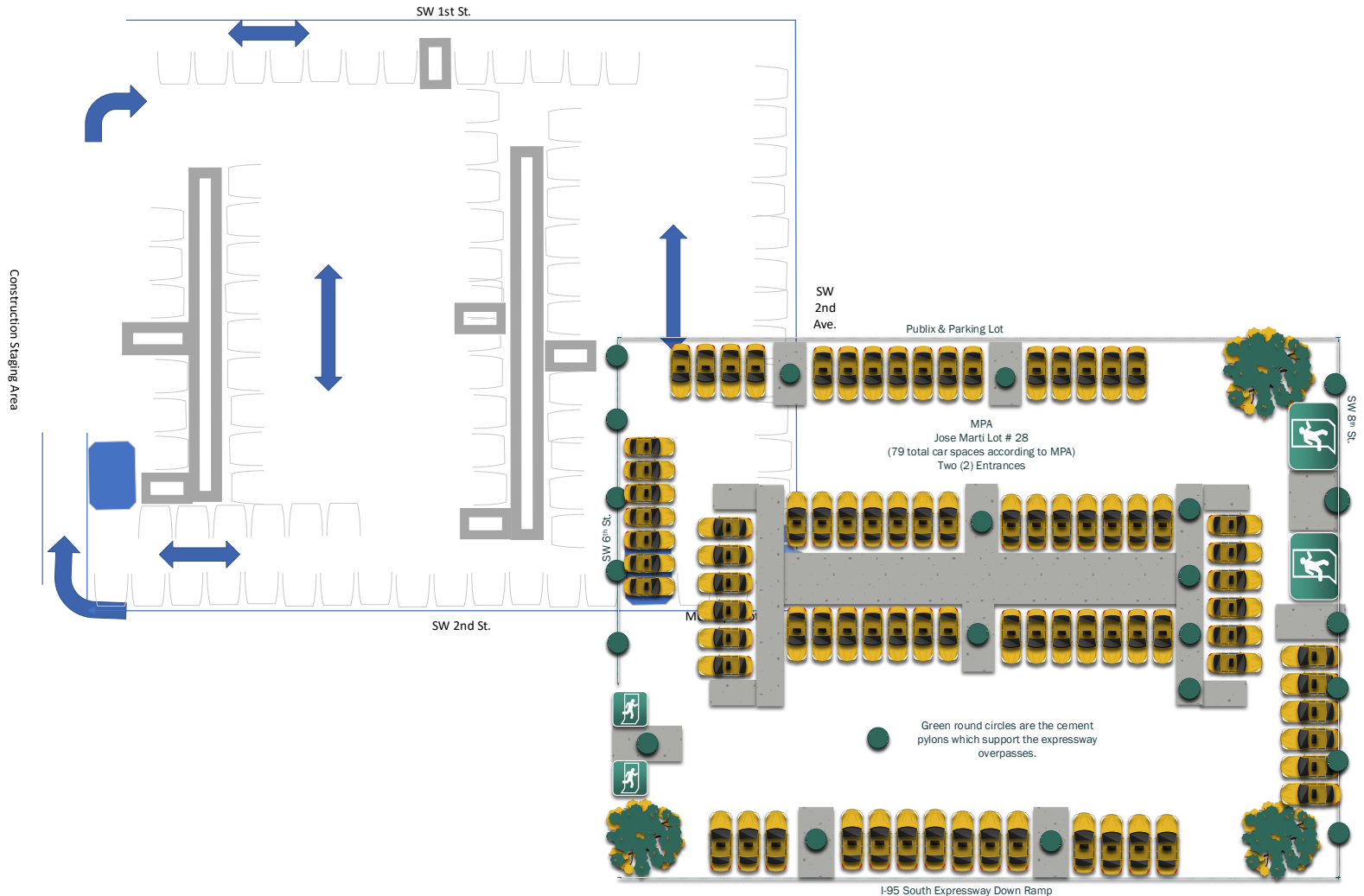
LOCATION OPTION – NW 6th Ave. & NW 6th St.



Important considerations

- Close to other services (Camillus House)
- Close to residential buildings
- Not fenced
- Survey required for water and electricity connections
- Small
- Ground can be graded enabling ease of installation

MPA PARKING LOTS – Lot 15 and 28



Important considerations

- Close to other services (Camillus House)
- Close to some residential buildings
- Already fenced
- Large capacity
- Food distribution already occurring at one of these locations
- Electricity and water relatively available
- Spaces already paved and spaced accordingly



Tiny House Village - photo credit Whitney Rearick.jpg

- Shelter Structures America G-Series A-Frame Tent
- 12m x 18m x 3m tall (approximately 29ft x 59ft x 10ft tall)
- Hard Wall System, opaque
- Traditional Swing Doors (4)

Specs & Example Rendering*:



SHELTER 64

Assembled in under one hour, our durable, comfortable, and private sleeping cabins offer residents their own space to call home. The 64 sq. ft. shelter has vaulted ceilings and plenty of storage space.

- Disassemble up to 40+ times for restorage or relocation
- 10+ year material lifespan
- Made of insulated material resistant to mold, mildew, rot, and pests

@foldumcorp

+1-877-7FOLDUM

hello@foldum.com

Temporary Shelter Options

The following cost estimates do not include shipping. The location and ground "prepping", electricity, water and sewage will affect the overall final price per unit for installation

Shelter Options – Tiny Home



PROS

- Lowest unit cost – Materials will run approximately \$4,500 per unit, but experienced labor is required
- Visually most appealing
- Most like a “home”
- Sturdy and weather resistant
- Ground can be graded or uneven enabling easy of installation

CONS

- Each unit will require electricity and AC unit for habitation, adding to the overall cost
- Coordination of building assist required
- Increased time for building and installation
- Currently, supplies can be limited
- Cannot be dismantled if needed
- Can be perceived as a more permanent dwelling

Shelter Options – Dormitory Structure

- Shelter Structures America G-Series A-Frame Tent
- 12m x 18m x 3m tall (approximately 29ft x 59ft x 10ft tall)
- Hard Wall System, opaque
- Traditional Swing Doors (4)

Specs & Example Rendering*:

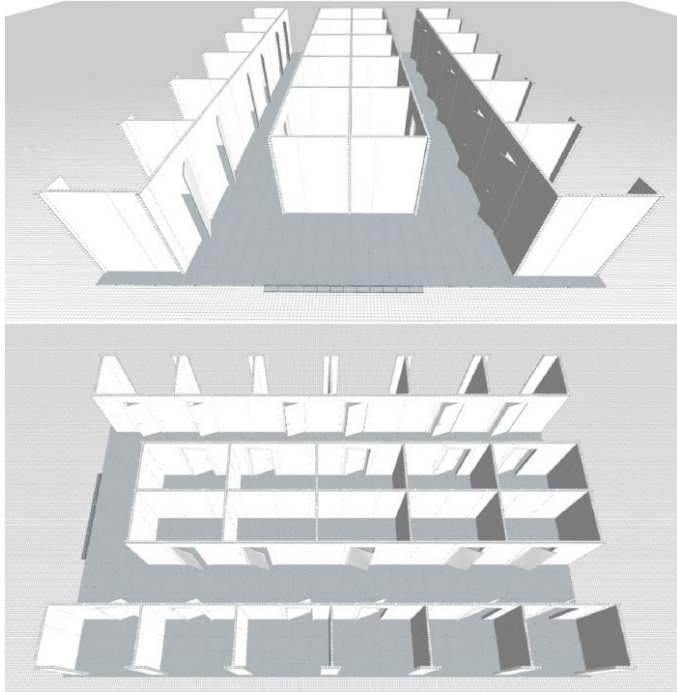


PROS

- The one-time cost per bed is inline with the other options (\$11,000). Only one HVAC unit and general lighting is required per dormitory building for (22) residents
- Visually appealing
- While in a building, each resident has their own individual private room
- Build a sense of community within group
- Can be viewed as a more “temporary” setting than others
- More efficient insulation from the elements
- Vendor has experience with federal gov’t and disaster related temporary housing (National Guard)
- Inline with “HUD Housing First” concept

CONS

- Coordination of other building infrastructure assist required, such as HVAC
- Experience vendor required for building and installation
- Can be viewed as less individualized option
- Ground preparation and proper flooring required for installation and drainage



- Shelter Structures America G-Series A-Frame Tent
- 12m x 18m x 3m tall (approximately 29ft x 59ft x 10ft tall)
- Hard Wall System, opaque
- Traditional Swing Doors (4)

Specs & Example Rendering*:



Dormitory Structure with Versare

General Pricing:

Not Including Shipping

Basic Price Including:

12x18x3M Tent

- EverBlock Flooring
- EverPanel Rooms
- Panel & Floor Installation Supervisor

\$164,500.00

Or \$7,477.27 per bed

Or \$20.49 per head per day over 1 year

Complete Package Price Including:

- 12x18x3M Tent
- EverBlock Flooring
- EverPanel Rooms
- HVAC (ducted 25 ton AC unit)
- Lighting (LED lighting over each space and hallways)
- Power (one outlet in each of the room, panels, and cable)
- General Installation Supervisors

\$250,000.00

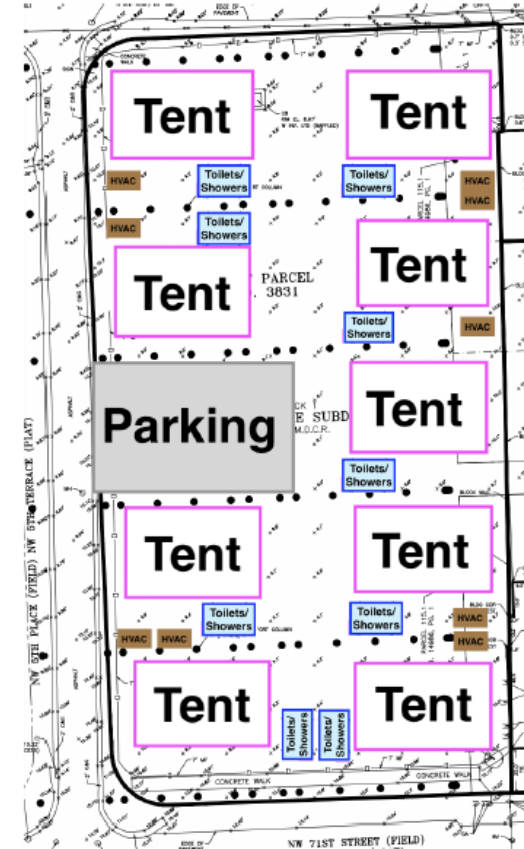
One Time Purchase

50 Room Set-up - 3 Shelters, 66 dorms	\$719,573.40
100 Room Set-up - 5 Shelters, 110 dorms	\$1,199,289.00
150 Room Set-up - 7 Shelters, 154 dorms	\$1,679,004.60

Potential Site Map:

Reference only, not to exact scale

-Spaces for additional tents included



Shelter Options – Modular Unit Structure



PROS

- Slightly lower cost - \$9,800 per unit
- Visually appealing
- Most like a “apartment”
- Sturdy and weather resistant
- Panels can be painted to add individuality
- Ground can be graded or uneven enabling easy of installation
- Easier to dismantle if required
- Less ground prep is required
- Currently used in other states for the homeless

CONS

- Each unit will require its own electricity and AC unit for habitation, adding to the overall cost
- Coordination of building assist required by vendor
- Might be viewed as a more “permanent” dwelling option

Shelter Options – Folding Unit Structure



PROS

- \$11,901 per unit
- Visually different
- Two units per shipping container (one on each side) (approx. 10x10)
- Sturdy and weather resistant
- Panels can be painted to add individuality
- Electrical can be minimized as it has two (2) units per container
- Easy to dismantle as each unit folds & collapses
- Less ground prep is required enabling easy of installation

CONS

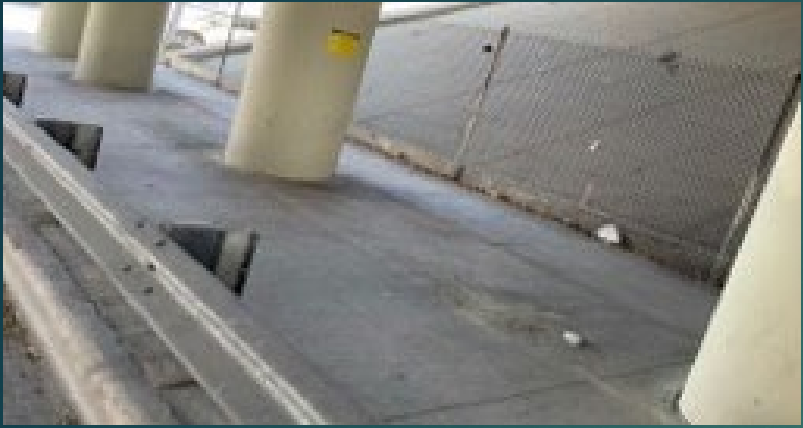
- Each overall container will require electricity and AC unit on each side for habitation, (AC included in the pricing) adding to the overall cost
- Might be viewed as a more “permanent” dwelling option
- Less flexibility in terms space
- Visually less appealing

City of Miami - Clean Up Activity

Clean Up Details	Total Placements	Homeless Contacts	Mental Health Referrals	Substance Abuse Referrals	Arrests
194	883	1525	13	21	56



Before Photos



After Photos