

Miami-Dade County Approves \$880 Million Affordable Housing Development

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Located at 8395 NW 27th Ave. in Miami, The HueHub will provide more than 4,000 units of housing at 120 percent of area median income.

MIAMI — Miami-Dade County has approved plans for The HueHub, an \$880 million, 12-acre development in the West Little River neighborhood that will include 4,032 units of affordable housing. Developers Pablo Castro and Laura Tauber will break ground later this year with completion slated for the second quarter of 2028.

The project was approved under the Live Local Act, which is state legislation passed in 2023 to encourage affordable housing projects by granting developers tax incentives and flexibility with permits related to density, height, parking and other building regulations. In exchange, a developer must provide at least 40 percent of units at no more than 120 percent of area median income (AMI).

All of the units at The HueHub will be rent capped at 120 percent AMI. Residences will be fully furnished, with monthly asking rents starting at approximately \$1,300 for a studio, \$1,600 for a one-bedroom unit and \$1,900 for a two-bedroom unit. According to Apartments.com, the average asking rents as of August in Miami are \$2,073 for a studio, \$2,193 for a one-bedroom, and \$2,788 for a two-bedroom.

The HueHub will consist of seven 35-story high-rises that include 200,000 square feet of amenity space as well as a 2-acre park. These amenities include coworking spaces, a demonstration kitchen, a library, gardens, relaxation lounges, a learning center and a dedicated arts and culture space for exhibitions, workshops and classes. The project also includes an urgent care facility, and future plans call for a school to serve residents of the community.

Coastal Construction will be the general contractor, and the architect is Arquitectonica.