

The Allapattah Collaborative, CDC



ANNUAL
REPORT
2021

LEADERSHIP REMARKS

The Allapattah Collaborative CDC continued to work on its community empowerment initiatives despite the ongoing pandemic and economic challenges. We have been able to keep moving forward because of our unique approach with the community guiding our work via the steering committee and the board serving the community by leading the implementation of those initiatives. This approach and our collective passion fuels our work, and together we have made incredible strides in 2021. Our initiatives focus on education, engagement, wealth creation, and asset building to preserve community authenticity, sustainability, and legacy. Now, as a Florida Main Street, we have the opportunity to continue our work in a manner that can help more communities in the future.

Sincerely,
Dr. Jacqueline Peña
Board Chair



In 2021, the persistent Covid-19 pandemic did not stop us. We stayed on track with our holistic and intentional initiatives focused on education, engagement, wealth creation and asset building to preserve our community's authenticity, sustainability, and legacy. We continued elevating stories, creating platforms for community engagement and meeting businesses where they are to ensure their resiliency on the commercial corridor. We also embodied our mission by the creation of our Preservation Development Strategy, the launch of Allapattah Main Street and the implementation of the Allapattah Community Fellows, all proof of our commitment and long-term investment into the future of Allapattah.

As we look back at the accomplishments of this year, we realize how far we've come, but also- the long treacherous road ahead. Gentrification is still ravishing Miami and it is time for permanent community ownership, meaningful stakeholder engagement and upward-mobility-wealth-building models to be urgently implemented before our legacy is a thing of the past. Thankfully, our work is making a difference by highlighting these issues and providing inclusive roadmaps to reach a more equitable, preserved and thriving community. We invite you to join us in this imperative endeavor.

Sincerely,
Mileyka Burgos-Flores
Executive Director/CEO



BOARD OF DIRECTORS

Dr. Jacqueline Peña

Board Chair

*Economic Development
Committee*

Ahmed Mori

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Advocacy Committee

Angela Cruz

Member at Large

Organization Committee

Charles Dabney

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Gaby Guzman

Member at Large

Promotion Committee

THE PULSE

What makes us unique is our community-driven strategy. We like to listen, ask questions, get feedback from the ones who know best- the community. We then bring back these concerns and ideas and get to work. Here are the programs we have established to meet our community where they are and assist them in their upward mobility.

ALLAPATTAH START-UPS

In recent times, Mayor Suarez has openly invited Silicon Valley's tech veterans to make a move to Miami. Simultaneously, the city has welcomed cryptocurrency, making it a pioneer in that space at the local government level. The people of Allapattah are not against progress. On the contrary, we want to be part of it! As Miami leads the way, our commercial corridor gears up to actively engage in the city's innovation economy. The new Allapattah Startups program has the ambitious goal of helping place 50 new local tech start-ups in the neighborhood. The application window opened in late 2021, with the first cohort slated to start in Q1 2022.

The year-long program consists of 1) An 8-month Full-Stack web development training program and 2) A 4-month start-up training course mentored by Allapattah Collaborative Staff and industry partners. We are excited to see this program's impact on our community.

SMALL BUSINESS RESILIENCY COHORT PROGRAM

We launched our Small Business Resilience Cohort Program's second cohort, which provides small business owners with one-on-one support in all aspects of running a business. The program covers internal controls, business coaching, retirement guidance, financial reviews, marketing, social media management, and business tools required to optimize small companies. Thanks to this technical assistance, all cohort participants were able to apply for capital resources, including SBA Disaster Loan, Targeted Advance, Supplemental Advance, Payroll Protection Program "PPP," Rise Miami, SOAR, among other grants, and business programs at no cost to them.

Furthermore, the SBRC provided hands-on training and coaching in the following areas:

- Bookkeeping best practices
- Implementation of QuickBooks
- Tax preparation
- Business License registration
- Use of online banking tools
- Planning for retirement
- Website design
- Ecommerce
- Social media design



Francesca Escoto
*Director of Economic
Development & Strategy*



Santander Arguelles
Small Business Navigator



Ely Delcorto
*Dir. Community
Engagement*

We also coached businesses on creating new products to launch, new business creation, commercialization of food products, and optimizing distribution channels. The work continues as the businesses in Cohorts 1 and 2 progress through the various phases of our programs and services. 2022 promises to be a big year, with Cohort 3 starting in Q1.

NEGOCIOS ACTIVOS

Not every business is ready for the Small Business Resilience Cohort program - but 100% of the businesses in our corridor need a forum where their voices are heard, and their needs are addressed. Negocios Activos launched in 2021 with a series on effective online marketing and will continue in 2022 with the following:

- Town Hall meetings with local elected officials
- “Meriendas y Consejos” with local agencies and corporate partners to bring much-needed business advice to our entrepreneurs
- Access to Capital assistance

All businesses in the corridor are encouraged to participate. Our goal is to provide in-depth assistance to 150 entrepreneurs in 2022.

ALLAPATTAH COMMUNITY FELLOWS PROGRAM

In 2021 we launched The Allapattah Community Fellows Program, an in-depth community outreach effort to empower the next generation of local advocates that reflect the diverse and multi-racial makeup of Allapattah. Aimed at 17 to 25-year-old Allapattah residents, the stipend 12-week program dives into the neighborhood’s diverse history and teaches the multi-cultural and racially diverse cohorts how to advocate for their community. The program not only inspired, trained, and supported the fellows in advocating for their neighborhood, but it also established a civic, educational outreach program that emphasizes social justice and climate/environmental issues that other communities can replicate.

STORIES OF ALLAPATTAH- "EN NUESTRAS PALABRAS"

We embarked on the “Stories of Allapattah: En Nuestras Palabras” project in 2021, a multi-media effort to collect the oral history of Allapattah residents and long-time business owners. We recruited six local community leaders and small business owners with deep ties to Allapattah to participate in the project.

The audiovisual interviews were recorded at CIC Miami by Dominican filmmaker Eva Hart and covered not only the individuals’ history in Allapattah but evolved into conversations about the issues facing Allapattah today (including gentrification and crime). They also discussed what they would like to see for Allapattah’s future (including more green space an active community taking the lead in preserving their neighborhood). In addition to a 13-minute documentary and six individual 3-minute interview videos, the raw footage of all the interviews is scheduled for preservation with Florida International University, among other entities.

SPONSORS



JPMORGAN CHASE & CO.



2021

HIGHLIGHTS

JOB
CREATED

50+

60+

JOB
SAVED

BUSINESSES
ASSISTED

65+

10+

ENTREPRENEURS
ASSISTED

VOLUNTEERS &
COMMUNITY
MEMBER
INTERACTIONS

150+

25+

ORGANIZATIONAL
PARTNERSHIP

SECURED

\$350,000 +

IN LOAN FORGIVENESS
FOR SMALL BUSINESSES

JUNE 2020-DECEMBER 2021

2,000,286

LOANS & GRANTS SECURED FOR SMALL BUSINESSES

Marketing Highlights

W51 LOCAL EL TIEMPO RESPONDE VIDEOS ENTRETENIMIENTO CORONAVIRUS

ALLAPATTAH

Allapattah inicia programa para impulsar la cultura y los pequeños negocios afectados por la pandemia

La iniciativa nacional "Main Street Day con Sabor" elige comunidades históricas que carecen de preservación de sus edificios, cultura y pequeños negocios.

Publicado el 05 de mayo del 2021 • Actualizado a las 7:48 pm del 05 de mayo del 2021

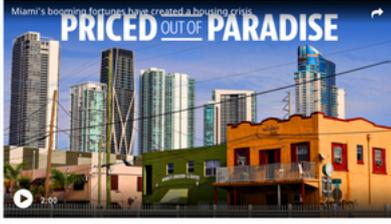


ORGANIZACIÓN PARA MEJORAR DISTRITOS COMERCIALES E HISTÓRICOS

Miami Herald REAL ESTATE NEWS

Can Miami's housing crisis be solved? Here's what other cities are doing about theirs

BY RENE RODRIGUEZ, TAYLOR DOLVEN, AND BOB WILE
UPDATED AUGUST 04, 2019 10:30 AM



Miami's booming fortunes have created a housing price crisis.

As Miami has undergone an unprecedented, rapid transformation from languishing trouble spot to global hotspot, locals increasingly have trouble finding a place in the city to call home.

BY DANIEL A. YARBEL | PEDRO PORTAL | MATIAS LOZNER

Miami Herald

A new Miami housing project could cost the Allapattah library branch its home

BY DOUGLAS HANNS
UPDATED JUNE 08, 2021 9:42 PM



Students at Miami Jackson Senior High want to save the Allapattah library.

Miami-Dade County library system's Allapattah branch must move after Miami canceled the popular location's lease to make way for an affordable-housing project.

BY PEDRO PORTAL

BISNOW News South Florida Construction & Dev

Allapattah Residents Fight For A Seat At The Table As City Makes Development Decisions

June 15, 2021 | Deindra Funcheon, Bisnow South Florida

Miami Herald MIAMI-DADE COUNTY

Allapattah residents were asked how public land should be used. Here's what they said

BY JOEY FLECHAS
UPDATED AUGUST 11, 2021 6:37 PM

Miami Herald MIAMI-DADE COUNTY

These Miami teens want to prevent crime in Allapattah. They need your help.

BY JOEY FLECHAS
UPDATED DECEMBER 08, 2021 4:30 PM



The Allapattah Fellows, five teens from the area, are working to promote public safety and reduce crime in their neighborhoods. The fellows are, from left, Geirni Adams, Chelsea Hercules, Natalie Santana, Kristal Reyes and Carlos Valdez. JOEY FLECHAS/FLECHAS@MIAMIHERALD.COM

Miami Herald BUSINESS

Pérez Family is giving \$1.6 million to local nonprofits. Equity initiatives are key

BY JANE WOODBRIDGE
UPDATED JANUARY 27, 2021 1:48 PM

EL NUEVO HERALD OPINIÓN

Reformas y programas de ayuda, claves para supervivencia de pequeñas empresas | Opinión

POR MILEYKA BURGOS
24 DE FEBRERO DE 2021 2:09 PM



ETA MOSKOWSKI/DEA/ANSPI/ASH

Miami Herald REAL ESTATE NEWS

Allapattah's 'authentic barrio' feel makes way for increased development

BY BERGGA SANJUAN AND SANDRA LOPEZ
UPDATED MAY 26, 2021 10:40 AM



Superblue's interactive art space is coming to Miami's Allapattah neighborhood.

Mart Glimcher, the cofounder of Superblue, talks about his interactive art space that will be opening in Miami's Allapattah neighborhood.

BY MATIAS LOZNER

The New York Times

A Miami Market Where the Fish Fly

Plaza Seafood is a hub of sounds, sustenance and a sense of community that are more in demand than ever during the pandemic.



NP RACIAL JUSTICE ECONOMIC JUSTICE CLIMATE JUSTICE HEALTH JUSTICE PHILANTHROPY LEADERSHIP

PowerUp: An Impact Investing Approach to Building Latinx Wealth

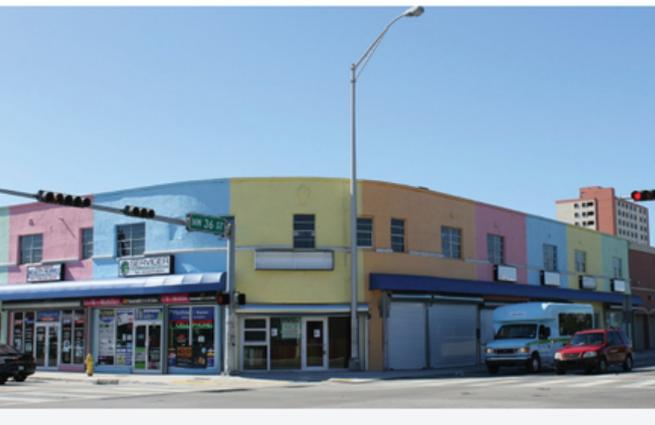
Erick Guaredo
July 21, 2021

Home • Miami Residents Fight for High Ground

Southwest Construction News Sustainability Environment Diversity and Inclusion

ENR Engineering News-Record

Miami Residents Fight for High Ground



Residents of Allapattah seek to preserve the neighborhood's businesses, affordable rents and distinct culture.

Photos courtesy Allapattah Collaborative CDC

Miami New Times SUPPORT US Miami's independent source of local news and culture

BUSINESS

"Don't Call It West Wynwood": Will Allapattah Stave Off Gentrification?

MICHAEL MAJCHROWICZ | OCTOBER 8, 2021 | 9:00AM



Allapattah (from the Seminole word for "alligator") is located northwest of downtown and due west of Wynwood, encompassing nearly five square miles. Photo by Phillip Pessar/Flickr

2021

MILESTONES

GOAL 1:

ESTABLISH PLATFORM TO IMPLEMENT EQUITABLE DEVELOPMENT ACTION PLAN

In our goal to create an environment centered on equitable development, we have built a community engagement movement that is catalyzing community lead action. In 2021 this was evident with the Allapattah Community fellows saving the library from demolition and working with the Miami Police Department on the #SaferTogether crime prevention campaign. We also continued working with our small businesses in wealth-building techniques and e-commerce and participated in several conferences sharing our best practices.

In addition, we engaged in several partnerships that align with our education, engagement, wealth-building, and equity goals. Our partners included the Small Business Anti-Displacement Network, FIU/Mellon Race, Risk & Resilience Neighborhood Studies, Miami Anchor Alliance, Aspen Institute's Latino City Learning & Action Lab, as well as the Center for Community Investment's Connecting Capital and Community.

We continued our partnership with Hispanics In Philanthropy, Jorge Perez Family Foundation, NALCAB, and Florida Main Street, to name a few. We also celebrated our Allapattah Main Street launch, highlighting the best of our 17th Avenue commercial corridor.

CONFERENCE PRESENTATIONS



*Poverty Solutions Summit
2021*

*Main Street Now National
Conference 2021*

*Hispanics In Philanthropy
Conference 2021*

*Preservation on Main Street-
Florida Main Street
Conference 2021*

*NALCAB 2021 National
Training- Shaping America's
Future: Latino Economic
Policy Summit*

*2021 Past Forward National
Conference*

*NCRC: 2021 Just Economy
Conference*

*Neighbor Works Institute
Training*

*COVID-19 Vaccine Education
Panel with FIU*

*Commons for Justice Oral
History Training*

*Tenant's Right During
Covid19: Anti-Eviction
Training*



GOAL 2:

PREVENT DISPLACEMENT OF EXISTING SMALL BUSINESSES

Culminating years of preparation, we completed a feasibility study to move forward with our community ownership plans. The Allapattah Collaborative CDC's Preservation and Development Strategy framework and pipeline lays out the vision and roadmap to build community ownership and create safe spaces for recreation and economic opportunity. In addition, it brings us closer to the acquisition of key sites that will provide small business owners the opportunity to own their storefront. With a capital absorption framework and a capital stacking plan to finance it, we are well on our way to reaching our goal of community ownership.

We also revamped the Small Business Resilience Cohort to provide these mom & pop entrepreneurs with more in-depth training and transformation for their business. They continued to receive technical assistance, financial relief, and access to needed capital. We were able to bring over 2 million dollars in loans and grants to the commercial corridor.

We provided feedback to the City of Miami, Miami Dade County, Florida Legislature, and U.S. Congress on key strategies to mitigate displacement and boost entrepreneurship and economic viability in our commercial corridor. From City of Miami Commission meetings to Florida Legislature public comment to our congresswoman Frederica Wilson's office, our voice was present, amplifying the needs of our community.



GOAL 3: BOOST ECONOMIC DEVELOPMENT ON COMMERCIAL CORRIDOR

In 2021, we were grateful to launch Allapattah Main Street with the support of community stakeholders, small businesses, elected officials, local and national nonprofits, and the media. We successfully participated in various panels and conferences, sharing our best practices and amplifying the importance of our commercial corridor. We continue to work with the City of Miami to fully develop the Little Santo Domingo Cultural Commercial Corridor as expressed in the 2019-2023 City of Miami Consolidated Plan, page 126. We are confident that this collaboration will improve the quality of life of our community, its infrastructure, and streetscapes and increase economic opportunities to broaden our tax base.



OUR IMPACT



1,300+ hours
of listening and community
engagement to identify needs
and pinpoint adequate solutions



\$2.4 Million+
in access to capital secured for
microbusiness in the corridor



9 Fellows
graduated from the Allapattah
Community Fellows Program



165+
best practices reviewed to drive
our approach



1,800+ hours
of direct technical assistance
provided to small businesses on the
17th Avenue commercial corridor



1,000+ hours
of service completed by Fellowship
participants in 2021



100+
local, national and international
partners and collaborators
assisting us to implement our
selected strategies and continue
ongoing research



\$2.5 million+
invested into this effort so far by
local, regional and national
organizations



120+
community interactions conducted
by The Allapattah Fellows
Program participants

WHAT'S NEXT?

2022 is slated to be a year of growth for The Allapattah Collaborative, CDC. We are actively hiring new staff in various areas, which will require more leadership across our teams. For this reason, our budget is expanding to include more training and participation in local and regional conferences for our staff. Building our team's capacity is of utmost importance, given the number of new programs launching and the total number of programs being managed. However, we don't want to grow at the expense of the quality of service - maintaining a personalized, culturally-sensitive service approach is the cornerstone of our organization.

As we move past our start-up phase, we are in the process of identifying multi-year funding sources, including our capital campaign, which launched in May of 2021. Non-profits need to establish self-sustaining revenue so that they can plan long-term projects without fear of dissolution. The pandemic forced us to focus on what was most critical— helping our businesses keep their doors open. 2022 is the first opportunity we get to expand our focus to more long-term initiatives, such as rooting businesses in the corridor through real estate acquisition, neighborhood beautification, and promoting the corridor to increase shopper foot traffic.

ALLAPATTAH MAIN STREET COMMERCIAL CORRIDOR

The Main Street approach will continue to be at the center of our work focusing on the integral development of our entrepreneurs and legacy small businesses owners. We are excited to continue promoting events that bring the community together while highlighting the stories and contributions of our stakeholders and collaborating on the design and attractiveness of our streetscapes.

PRESERVATION DEVELOPMENT STRATEGY

As we moved into 2022, preserving the charm and uniqueness of our community will be in the forefront. We intent to accomplish this following our 4-point perservation development strategy.





ALLAPATTAH MAIN STREET

con Sabor



Preserving Community Legacy



Supporting
local
microbusinesses



Building
generational
wealth



Enhancing
our cultural,
commercial
corridor



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