



The Allapattah  
Collaborative, CDC



# 2025 Impact Report

## Advancing Economic Stability, Cultural Preservation, and Community Ownership

In 2025, ACDC celebrated 5 years of impact and demonstrated its capacity to deploy capital effectively, activate community as an economic driver, and align local impact with regional and national priorities.

# We are Allapattah CDC

2025 was a year of challenges, opportunities and momentum. We reorganized operations, revamped programming, updated internal process and continued to deliver impactful programs. We deployed capital, using culture as an economic driver, and connecting our local work to regional and national efforts. We advanced pathways to ownership, protected legacy businesses, and continued advocating for policies that prevent displacement. Our impact is measured not only in dollars leveraged, but in trust built and futures protected.

As we look ahead to 2026, we are stepping into our most ambitious work yet: launching a first-of-its-kind community ownership model in Miami, enabling small businesses to collectively own commercial space in Allapattah. We invite you to join us in this journey where Allapattah writes another chapter in its history of resilience, cultural preservation and upward mobility.

**Mileyka Burgos-Flores**  
**FOUNDER & CEO**



The Allapattah Collaborative CDC (ACDC) is an award-winning nonprofit organization advancing an Allapattah economy that works for all. Our programs impact tens of thousands of residents and small businesses while preserving the historic Little Santo Domingo commercial corridor. As displacement pressures grow, we work diligently to ensure those who built Allapattah can remain and thrive.

ACDC ignited the Main Street movement in the City of Miami and collaborates locally, regionally, and nationally to expand economic opportunity and upward mobility for community members. Through strategic partnerships, data-informed programs, and culturally grounded engagement, ACDC protects small businesses, prevents displacement, and preserves community identity.

## Our Pillars



*Small Business Growth  
& Job Creation*



*Historic & Cultural  
Preservation*



*Affordable  
Housing Expansion*



*Community  
Engagement & Events*



*Space & Infrastructure  
Improving Quality of Life*

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It has been a remarkable year for the Allapattah Collaborative CDC—one marked by deepened partnerships, bold initiatives, and unwavering commitment to our mission of preserving the heart and soul of Allapattah. This year, we continued to build momentum around our place-based approach to economic development. From expanding our First-Time Commercial Buyers program to strengthening the Capital Assets & Preservation strategy, our work has opened new doors for long-time entrepreneurs to build equity, not just survive in place, but thrive in place.

We've also deepened our civic collaborations and community planning partnerships, ensuring that Allapattah remains at the forefront of equitable redevelopment in Miami. Whether it's securing funding, shaping policy, or providing one-on-one technical assistance to our businesses, the Allapattah Collaborative CDC continues to be a model of what happens when grassroots vision meets strategic execution. This impact would have not be possible without our exceptional CEO, the dedicated staff, our community partners, generous funders, and the committed members of our Board. Your collective belief in the power of local leadership and cultural preservation fuels everything we do. Thank you for continuing to walk this journey with us. The future of Allapattah is not only vibrant—it is rooted, resilient, and rising.



Preserving  
the heart  
and soul of  
Allapattah

Angela Cruz  
OUTGOING CHAIR



Benji Power  
INCOMING BOARD CHAIR

*We proudly welcome Benji Power as our new Board Chair. As we enter our next chapter of growth and community ownership, Benji's leadership, expertise and commitment to inclusive economic development will help guide our vision. We are grateful for his service and excited for the future ahead.*

*Welcome!*

### Our Vision

A vibrant Allapattah where every individual, family, and business thrives and where our cultural heritage is embraced and preserved.

### Our Mission

Build an Allapattah economy that works for everyone while preserving the neighborhood's unique cultural heritage.

### Our Goals

Empower Allapattah's residents & small businesses to prosper while preserving the neighborhood's cultural heritage.

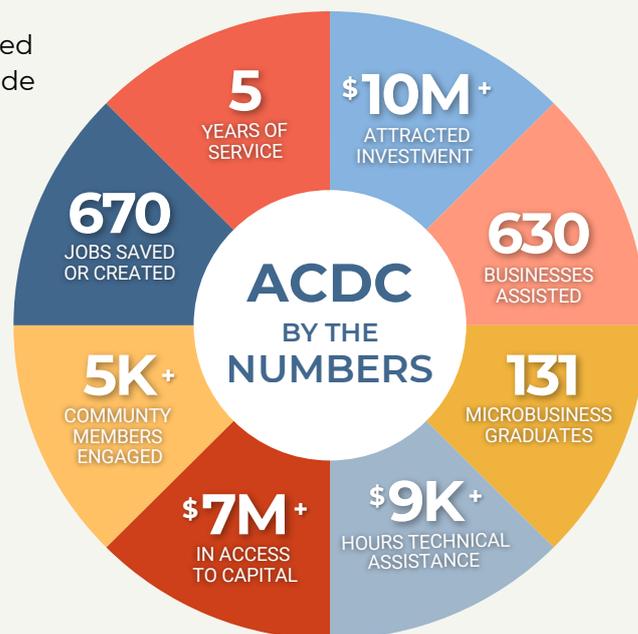
# Equitable Development Action Plan

The Equitable Development Action Plan (EDAP), created in 2018 by the Allapattah community, continues to guide our daily work. We are proud of the progress we have made to prevent the displacement of our small businesses while preserving our history & culture.

## Establish a Platform to Implement the EDAP

In the past 5 years, we have been successful at creating a platform to implement the EDAP through the establishment of The Allapattah Collaborative CDC, and the purchase of our first site. ACDC has become an award-winning organization due to its strategic, thoughtful and grounded community interventions to support and uplift our neighbors.

Moving forward, our aim is to preserve the sustainability of ACDC as we deepen the mutual commitment between the community



and the organization. In this new phase, we are focused on strengthening relationships, building capacity and evolving into an ownership and upward mobility model.

## Prevent Displacement of Existing Small Businesses

We are committed to rooting our community in place. Since the pandemic, we have been working diligently with local small business owners to bring education, access to capital and networks that allow them to expand their opportunities. We continue to work with our small businesses to innovate affordable commercial real estate options to strengthen them and keep them in the community.

In 2025, we expanded the First Time Commercial Buyer Program, and as a result more local small businesses qualified to be commercial real estate buyers. The 3010 Project is just the beginning as we plan to expand ownership opportunities in the commercial corridor.

## Boost Economic Development within the Commercial Corridor

The vision of a vibrant Little Santo Domingo commercial corridor has never been clearer—now that the stewarding organization is established, meaningful relationships have been forged, signature events are celebrated, small businesses have been equipped and our community members are in lockstep—the alignment for community preservation is possible.

From working on a Comprehensive Community Masterplan to sharing the joy of our culture at Festival del Platano to creating community activation events that invite conversation and strengthen social cohesion, we are boosting economic development from the ground up while enhancing our community's pride and sense of belonging.

# Neighborhood Preservation

## Notable Historic Preservation Highlights:

- Completing **Allapattah's Historic Survey** with Pluserbia and securing funding from FL Dept of State for Historic Preservation Nomination.
- Creation of an interactive **Allapattah Local Guide** highlighting key local amenities in collaboration with Florida International University
- Historic Partnership with world reknown artist **Angurria** to highlight culture in the community through murals, events and beautification efforts

## Many Voices, One Nation: A Smithsonian Exhibition

Allapattah was selected by Smithsonian Institute as one of only ten communities nationwide to host a localized adaptation of Many Voices, One Nation: A Smithsonian Exhibition. Supported by Florida Humanities, the exhibition aligns local investment with national visibility, education, and tourism impact.



## Partnerships & Initiatives

### Breaking Barriers to Business Program

The Breaking Barriers to Business program continues to demonstrate the power of partnership driven economic development by aligning national expertise with local leadership. This community centered initiative is designed to expand access to opportunity for entrepreneurs operating in historically underinvested commercial corridors. ACDC is helping to build resilient small businesses, stronger Main Streets, and economic pathways that support community stability and shared prosperity. A major milestone in 2025 was the successful integration of two new commercial districts into the program: Overtown Main Street and Little Bahamas Main Street.

### EPA Brownfields Assessment Coalition

In partnership with South Florida Regional Planning Council, Allapattah CDC is engaging in a brownfield site assessment and redevelopment evaluation and remediation needs for vacant and underutilized sites in the Allapattah neighborhood. Part of this work will include community outreach and engagement, understand redevelopment opportunities and brownfield remediation needs as well as a comprehensive community master plan. This project will deliver a community master plan for the neighborhood and Phase I Environmental Assessments for 2-3 key sites to prepare them for redevelopment.

# Community Engagement

Our community engagement efforts have boosted the impact of events that define our community, strengthen our neighborhoods, and help preserve our cultural heritage, while creating lasting memories along the way.

## Tradición en Acción



Tradición en Acción (translated “Tradition in Action”) is an intergenerational program that brings together seniors and youth through music, art, and dance, fostering integration and mutual understanding. In 2025, we expanded the program thanks to our partnership with the City of Miami D1 Commissioner Miguel Angel Gabela and provided meals for 76 Seniors at Juan Pablo Duarte Park for the Festival del Plátano. They were also able to participate in all the festivities creating joyful and meaningful connections across many generations at the Festival.

Tradicion en Accion promotes a better quality of life, social integration, and physical and mental well-being through activities & learning. By addressing areas such as technology, art, culture, and health education, these activities positively impact the social determinants of health for both older adults and young people, promoting social participation in collaboration with small businesses in the Allapattah community.



## 2nd Annual Festival del Plátano

Presented with the support of Wells Fargo and District 1 Commissioner Miguel Ángel Gabela, Festival del Plátano activated the local economy by bringing hundreds to the commercial corridor to experience the area’s restaurants and small businesses. Festival del Platano provided a direct opportunities for earned income, brand visibility, and customer engagement. Through signature activities such as the Plátano Showdown Culinary Competition, the Community Domino Tournament, and a curated marketplace of local vendors, the festival generated measurable economic impact, including participation from 20+ small businesses and community vendors, \$1,000+ in cash prizes, and \$3,000+ in donated goods and services distributed through raffles and incentives.



# Affordable Housing Expansion

## Affordable Housing & Small Business Ownership Project

On July 1, 2025, ACDC reached a major milestone with the acquisition of a 0.56 acre site in the heart of the Allapattah Main Street corridor. This transformative achievement was made possible through the leadership and principal investment of Wells Fargo, alongside the critical support of The Miami Foundation, Florida Blue, The Health Foundation of South Florida, Living Cities, Florida Community Loan Fund, Miami Homes for All and the Center for Community Investment.

## Connecting Capital and Community (3C)

This partnership supports small scale, mission aligned real estate projects that expand affordable housing, preserve neighborhood ownership, and prevent displacement. In 2025, we identified a dedicated cohort of small scale developers based in Allapattah, who are now positioned to move from concept and early planning into active pre-development and financing stages. We aim to demonstrate the viability of equitable development when capital is intentionally connected to community vision.

## First Time Home Buyer (FTHB)

In collaboration with Citibank, Miami-Dade County, and the City of Miami, ACDC presented a home buyer workshop guiding participants on how to prepare to confidently purchase a home. Held during National Homeownership Month, this event aimed to empower our community with the necessary tools to take one of the most important steps toward family stability and economic growth. An attendee, Maria Acevedo was able to purchase her first home a few months after attending this workshop by accessing \$500k in funding.

# Allapattah 3010 Updates

## Wells Fargo: Showing Up and Investing in Community

One of the most meaningful moments this year was welcoming Wells Fargo to the Allapattah 3010 site, an upcoming community development mixed-use project that represents the future we are building in Allapattah. Their visit wasn't symbolic; it was backed by action. We are deeply grateful for Wells Fargo's \$500,000 investment and continued commitment to a model that advances community ownership, strengthens neighborhood resilience, and helps keep small businesses rooted in place—without displacement.



In 2026, ACDC invites partners and supporters to be catalysts for change by joining us in the development of Allapattah 3010, a flagship mixed use community project designed to advance equitable development without displacement. The project will deliver 34 affordable housing units, 9 community serving commercial spaces for small business ownership, and a dedicated community center for culture, wellness, and connection, creating a sustainable, community owned model for economic stability and opportunity in Allapattah.



# Business Growth & Job Creation



## Small Business Resilience Cohort (SBRC)

Now in its fifth year, SBRC delivers a structured pathway for business stabilization and growth. The program combines FREE technical training, one-on-one coaching, and access-to-capital support. To date 103 small businesses have graduated from ACDC's Small Business Cohort.

### Key Outcomes:

- \$28,500 in Grants awarded
- \$14,952 in Capital secured by participants
- \$43,452+ in capital distributed directly to small businesses (excluding in-kind)

### Public Value:

- SBRC strengthens neighborhood commercial corridors, preserves jobs, and supports long-term tax base stability.



## Negocios Activos

Negocios Activos is a Masterclass Series focused on small business fundamentals and development by industry experts related to accounting, credit, procurement, access to capital, marketing, climate, resilience, and much more. We also included special artificial intelligence (AI) classes and Grow With Google Workshops.

## Biz Latina

ACDC created Biz Latina in 2025 to strengthen the leadership of women entrepreneurs and help increase the visibility of Latina women in leadership roles by providing a platform to share knowledge, tools, skills, and experiences. It connects women entrepreneurs with community leaders and experts, offering a space for mutual support, inspiration, and growth.

## La Oficina

La Oficina is ACDC's earned-revenue initiative providing affordable back office & digital marketing services to local businesses, addressing a critical barrier to competitiveness in the modern economy.

### Pilot Outcomes:

- 5 businesses enrolled
- \$1,885 generated during initial phase

La Oficina represents a replicable model that blends small business support with organizational sustainability.

## First Time Commercial Buyer (FTCB)

The FTCB program's goal is to promote real estate ownership to build generational wealth for businesses in the commercial corridor, providing essential real estate technical assistance and access to capital. So far, the First Time Commercial Buyer program has supported 20+ small business owners in their path to purchase a commercial property through workshops, personalized coaching, and guidance on credit and financing in Spanish. Participants were also provided with a workbook containing resources and strategies to make informed decisions in real estate acquisition.

# THANK YOU

to our partners for their generous support!



## COMMUNITY SPONSORS



## SPECIAL THANKS TO



## SPECIAL AFFILIATIONS

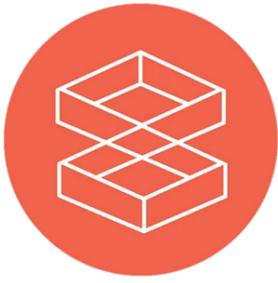


Center for Community Investment



MAIN STREET AMERICA





# *Why Invest in The Allapattah Collaborative, CDC?*

## **A Model Built for Scale and Sustainability**

ACDC's work goes beyond programs—we build replicable models that combine:

- Community trust
- Data-informed strategy
- Earned-revenue initiatives
- Cross-sector collaboration

This approach ensures investments generate long-term returns, not short-term fixes.

Public and private investment in ACDC is an investment in stability, belonging, and long-term economic resilience.

***Let's Get To Work!***

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