



The Allapattah
Collaborative, CDC

ANNUAL REPORT

2022



Leadership Remarks

Dear Friends,

The world continues to change, and our Allapattah community has faced various obstacles over the last year - from the shifting economic landscape to the recent Tropicana Flea Market fire to dramatic rent increases.

However, with the community guiding our work, The Allapattah Collaborative CDC has been responsive to the community's needs throughout the year, and we have overcome many of these challenges together.

This annual report highlights many of our accomplishments, but the work is not over. We will continue implementing initiatives focusing on education, engagement, wealth creation, and asset building as a Florida Main Street program working with and for our Allapattah community.

Sincerely,
Dr. Jacqueline Peña
Board Chair



Queridos Colegas,

Twenty twenty-two was a year of experimentation and growth for the Allapattah Collaborative CDC. This year we focused on building the organization's infrastructure, developing our board, training our staff, and investing in organizational branding.

We grew our team, expanded our resources, and revamped our programs. Partnerships and collaborations continued to be central to our mission, and we strengthened our partnerships with local and national organizations to understand displacement further while fueling our community's entrepreneurial spirit.

We faced emergencies and challenges where we responded swiftly and demonstrated our unwavering resolve to foster sustainability and upward mobility for our community. We are proud to reflect on our accomplishments in 2022 and look forward to the work ahead. Adelante!

In Solidarity,
Mileyka Burgos-Flores
Chief Executive Officer



Board of Directors

Dr. Jacqueline Peña
Board Chair
*Economic Development
Committee*

Ahmed Mori
Treasurer
Advocacy Committee

Angela Cruz
Secretary
Organization Committee

Charles Dabney
Member at Large
Design Committee

Gabriela Guzmán
Member at Large
Promotions Committee

Advisors

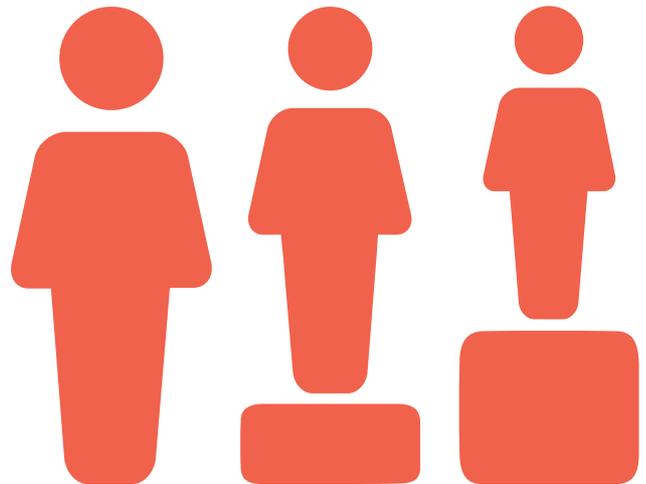
Dionne Baux
Alana Greer
Hernan Guerrero
Irving Henderson
Manuel Ochoa
Benji Power

MILESTONE PROGRESS

The Equitable Development Action Plan, created in 2018 by the Allapattah community, continues to guide our daily work. We are proud of the progress we have made toward these community-established milestones.

ESTABLISH PLATFORM TO IMPLEMENT EQUITABLE DEVELOPMENT ACTION PLAN

Twenty-twenty-two was a year of growth. Our staff and programs doubled as a response to the needs of our community. We launched “Tu Voz Cuenta”/ “Your Voice Matters”, a 4-week advocacy training program for small businesses in our commercial corridor. Participants were trained in civics and attended the City of Miami and Miami Dade County Commission public comment, and traveled to Florida’s State Capitol to fully engage in our American democracy.



We also launched our signature “Allapattah First” quarterly events bringing together our local non-profits and governmental liaisons to provide information and listen to the needs of our community. We solidified relationships to collaborate on anti-displacement measures with local and national partners such as Greater Miami Housing Alliance, the University of Maryland’s Small Business Anti Displacement Network, the Center for Community Investment’s Connecting Capital & Community, and Fulcrum Fellowship. We were delighted to provide community tours to foster deeper partnerships with Hispanics in Philanthropy, Rockefeller Foundation, JPMorgan Chase, Miami Foundation, Wells Fargo, Truist Bank, and Bank of America, among others.

PREVENT DISPLACEMENT OF EXISTING SMALL BUSINESSES

In 2022, we got closer to reaching our goal of community ownership. We received our first seed capital of \$500,000 from the Miami Foundation’s Open for Business initiative. Allapattah Collaborative CDC ended the year in the midst of a collaboration with NALCAB, which is funding a feasibility study to acquire our first site and an investment model to root our small business in place.

Preventing the displacement of our small business starts with their resilience and access to resources. Since our inception in 2019, we have brought approximately \$3.9 Million in loans and grants directly to the businesses on the Little Santo Domingo Commercial Corridor. The Small Business Resilience Cohort program continues to provide hands-on training to new and existing microbusinesses. Negocios Activos, a forum where business owners can learn, voice and address their needs, continues to host workshops on a variety of business related topics, such as Profit First and The Power of Capital.

MILESTONE PROGRESS



Allapattah CDC partnered with the City of Miami, Living Cities, and Main Street America to identify barriers to business growth and to continue to expand access to capital in our BIPOC communities.

We ended 2022 responding to the emergency of the Tropicana Flea Market Fire by personally connecting to each business owner to help them restart their venture. We are very proud to work shoulder to shoulder with Miami Dade County's Office of the Mayor and many collaborators to support our micro business community as we see them flourish.

BOOST ECONOMIC DEVELOPMENT ON COMMERCIAL CORRIDOR

We started the year with a guiding visit from the National Main Street Center, Florida Main Street, and the Florida Department of Historical Resources. This visit helped us chart the pathway for the cultural preservation of Little Santo Domingo and kicked off our Allapattah Main Street Master Plan.

The faculty from Florida International University School of Architecture and the University of Miami School of Architecture Urban Design Studios created beautiful renditions of what Allapattah's commercial corridor can look like.

Our brand was highlighted nationally by our participation in events, including Aspen's Latino & Society Summit, Main Street National Conference, National Trust for Historic Preservation PastForward Conference, Hispanics In Philanthropy Conference, and WNET's Rebuilding American Cities convening. We elevated the stories of our community members through Allapattah Stories: En Nuestras Palabras, in partnership with Oolite Arts and Community Justice Project, resulting in the documentary "Apart < A Part" that showcased the human story behind commercial community displacement. Last but not least, we developed a strong partnership with Miami Dade Public Library Archives as we collaborated on a storytelling toolkit and activities to promote Allapattah's history.



Economic Development

Our economic development efforts are yielding fruit. In 2022 alone, we brought almost one million dollars directly to the businesses and \$3.9M over the last three years. We have been asked by the County Mayor, Daniella Levine-Cava, to assist businesses impacted by the Tropicana Flea Market Fires, a testament to our reputation as direct service providers. We received the Miami Foundation's Open For Business grant, positioning us to acquire our first property in 2023 to root businesses in place.

Small Business Resiliency Cohort Program (SBRC)

We launched our Small Business Resilience Cohort Program's cohorts 3 & 4, providing small business owners with one-on-one support in all aspects of operating 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," Rise Miami, and SOAR, among other grants and business programs, at no cost to them.

Negocios Activos

Not every business is ready for our SBRC program, but 100% of the businesses in our corridor need a forum where their voices are heard and their needs are addressed. We will continue in 2023 with the following seminars:

- Profit First
- The Power of Capital
- Quickbooks
- Digital Marketing
- Advocacy - Tu voz cuenta!

Tropicana Flea Market Fire

On July 7th, the Tropicana Flea Market, located at 2951 NW 36th Street, suffered a devastating fire destroying 47 tents and leaving 35 business owners on the street. Representatives from the Miami-Dade County Office of the Mayor and our team came together to provide relief in the following ways:

- Provided one-on-one assistance to complete aid forms and connect victims to mental health and food distribution thru The Agape Network and Bridge To Hope, respectively.
- Fundraised \$119,596 through GoFundMe to provide capital for merchandise replacement.
- Secured \$36,000 in Emergency Rental Assistance Program (ERAP) funds. Program (ERAP) funds.
- Requested the Small Business Administration Emergency Declaration # 17571 and the opening of a temporary SBA's Business Recovery Center in our community, allowing fire victims to apply for low-interest Economic Injury Disaster Loans until May 15th, 2023.



Tropicana Flea Market Funds Release

Community Engagement

When it comes to community education, our goal is to build leaders that can multiply themselves. Our Allapattah Community Fellows program continues to build young leaders, while Tu Voz Cuenta (Your Voice Matters) mobilized business owners toward self-advocacy. Our work has inspired our neighbors in Overtown to launch their own Overtown Community Fellows program with our technical assistance. *En Nuestras Palabras* is producing a documentary and a repository of historical content, elevating the stories of our community members.

Allapattah Community Fellows Program

In 2022, we had two new cohorts that graduated 11 Fellows. The stipend 12-week program serves 17 to 25-year-old Allapattah residents and dives into the neighborhood's diverse history, teaches the multi-cultural cohorts how to advocate for their community. Their Community Activation Projects were neighborhood clean up (Fabuloso Allapattah) and support for families dealing with alcoholism (A Space Between Us), respectively.



Allapattah Fellows Cohort 4

We are launching a pilot version of the Fellows program with the Overtown Children & Youth Coalition in 2023. In addition, 2022 also saw the establishment of the Allapattah Community Fellows Alumni Board to provide alumni the opportunity to continue their community activation projects and expand their neighborhood engagement.

En Nuestras Palabras & Allapattah First

In Collaboration with Community Justice Project and Oolite Arts, we produced a documentary showcasing Allapattah's business displacement issues. We secured a grant from FIU and Florida Humanities to continue telling stories in our own words (*En Nuestras Palabras*). Allapattah First was launched in 2022, bringing the neighborhood together at various times of the year to network, meet elected leaders, and share their concerns.

Advocacy Efforts

The City of Miami's GSA lot is an 18.75-acre property in the heart of Allapattah planned for redevelopment. Throughout 2022, PLPG and The Allapattah Collaborative team advocated for the inclusion of affordable housing and community amenities in the GSA Lot project. When the City announced it would release a Request For Proposal for the property's redevelopment, we hosted two Town Hall meetings on the issue, as well as a press conference attended by residents, business owners, and faith leaders urging the City to focus on the affordable housing needs of Allapattah residents. Our work was featured in South Florida Business Journal, PBS, Miami Today, and WLRN.

In 2022, we launched the Tu Voz Cuenta program to educate small business owners in Allapattah on how to advocate for their community at the local and state level. The program included a visit from Florida State Senator Jason Pizzo and Florida State Representative Ashley Gantt.

Collaborations

We were invited speakers at various events, including:

- Bisnow Panel on Development in Allapattah
- Main Street National Conference on Cultural Main Streets
- WNET's Rebuilding American Cities "Urban Economy" panel
- Hispanics In Philanthropy Conference on Economic Inclusion
- Aspen Institute Latinos in Society's Summit on Displacement
- National Trust for Historic Preservation's PastForward Conference 2022 on Climate Gentrification

We were active members in the many initiatives, including:

- Partnership with City of Miami on the Breaking Business Barriers Miami Cohort funded by Truist, Living Cities and Main Street USA
- Center for Community Investment's Connecting Capital and Community Miami Cohort
- Center for Community Investment's Fulcrum Fellowship
- Greater Miami Housing Alliance
- Aspen Institute Miami Cohort
- Collaborated with History Miami on a Story Sharing Kit, an Oral History Interview, and highlighting Dominican culture in Miami / Allapattah
- Selected for Miami Foundation Small Business Advisory Group to disburse \$20 Million investment by Wells Fargo
- University of Maryland's Small Business Anti-Displacement Network (SBAN) Case Study development
- Participation in Climate Justice initiatives such as UM CAMP, Miami Climate Alliance, Disaster Resilience Working Group and National Park Service Main Street Community Disaster Preparedness & Resilience Advisory Committee
- Collaborating with several organizations to create a Miami Social Innovation Hub
- STEAM Coalition and Digital Equity Grant Cohort

We hosted tours and info sessions for the following:

- Thai Human Rights experts group
- JPMorgan Chase East Region Foundation team
- Wells Fargo National Foundation team
- Truist South Florida Market team
- Bank of America South Florida Market officer
- Miami Foundation Staff and Miami Fellowship
- Rockefeller Foundation and Hispanics In Philanthropy
- Citibank's Community Engagement Team meeting with Miami's nonprofit leaders
- Dade Heritage Trust Annual Bike Tour

OUR SPONSORS



J.P. Morgan



2022

Highlights

75+

35+

70+

Business Assisted

Entrepreneurs Assisted

Jobs Saved

Loans & Grants Secured for Small Businesses

2022

\$821,400.00

2020-2022

\$3,982,546.00

57%

Staff Growth

SPECIAL AFFILIATIONS



NATIONAL ASSOCIATION FOR LATINO COMMUNITY ASSET BUILDERS



OUR SPONSORS



The William R. Kenan, Jr. Charitable Trust



TRUIST



THE JORGE M. PÉREZ FAMILY FOUNDATION

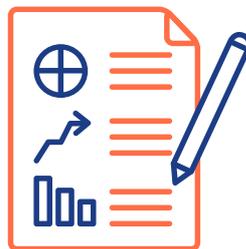
Highlights



Launched the Allapattah Master Planning effort with Geo-Urban Consulting, Consecuencia Partners, Plusurbia; funded by NALCAB



Second year in a row of securing MSA Accreditation



Completed commercial census of the Little Santo Domingo Commercial Corridor



Provided 1,320+ service hours from our Community Fellows



Held 140+ Community interactions & Town Halls to stay in touch with Community's needs



Featured by Rockefeller Foundation in a special article about our impact in preventing small business displacement

[CLICK HERE FOR THE ARTICLE](#)

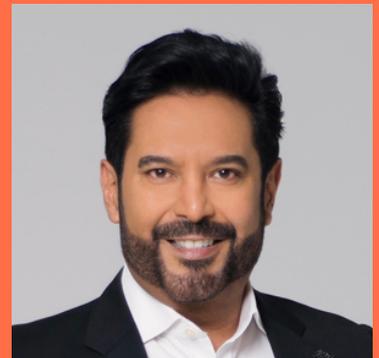
OUR LEADERS



Mileyka Burgos-Flores
Chief Executive Officer



Francesca Escoto
Chief Operations Officer



Santander Arguelles
Economic Development
Director



Elysa Delcorto
Community Engagement
Director

Final Remarks

As we look back, we are proud of our community, our staff, and our work. The challenges faced only strengthened our resolve to build a pathway for ownership for micro businesses and residents alike.

In 2022, the work of the Allapattah Collaborative CDC shined in national conversations at Aspen Institute, National Main Street Conference, and The Center for Community Investment, to name a few.

We also experienced great joy as we witnessed the flourishing of our small businesses in the Little Santo Domingo Commercial Corridor, who now have a tangible opportunity to own their storefronts. All this work can only be possible through the support and investment of our funding partners, who have strengthened our impact because they believe in the long-term benefits of community interventions and nurturing.

We continue to identify ways to connect all possible resources: public and private, local and national, to root our community in place, preserve our cultural assets and enhance the upward mobility of those who have invested so much sweat equity in our community. We invite you to join us on this amazing journey.



OUR STAFF



Zaney Pérez
Business Navigator



Natalia Velasquez
Outreach & Volunteer
Coordinator



Delia María
Social Media & Operations
Coordinator



OUR COLLABORATORS



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