



The Allapattah
Collaborative, CDC



2024

Impact Report

*Fostering a vibrant Allapattah where every individual,
family, and business thrives while embracing and
preserving our cultural heritage.*



Table Of Contents

03 Who We Are

04 Welcome Remarks

05 2024: Year In Review

06 Key Programs & Highlights

07 Community Development

08 Impactful Events

09 Neighborhood Programs

10 Small Business Support

11 Partnerships & Initiatives

12 Supporters

We Are Allapattah CDC

We empower small businesses and individuals by driving economic mobility, expanding pathways to ownership, and preserving cultural heritage.

Our Mission

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

Our Goals

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

Our Vision

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

OUR PILLARS



Business Growth & Job Creation



Historic & Cultural Preservation



Affordable Housing Expansion



Community Engagement & Events



Space & Infrastructure Development | Improving Quality of Life



Welcome Remarks



MILEYKA BURGOS-FLORES
FOUNDER/PRESIDENT

Since our inception, ACDC has grown organically and steadily by listening to the needs of our community, and matching that need with amazing support from our partners and staff. In 2024, we were recognized for that work, helping us strengthen relationships and invest in the necessary infrastructure to deepen our impact.

We are in love with our community. Every action we take is done with people in mind, and is driven by our unrelenting commitment to the greater Allapattah community, and its truly special residents and small businesses.

In 2025 we will pilot groundbreaking initiatives in affordable housing that set the standard for the entire City of Miami, while managing the steady growth of our organization. We will also continue to equip small businesses and individuals with the knowledge, resources, and advocacy needed to secure ownership, and continue to grow while preserving the cultural heritage of Allapattah. We can't stop, we won't stop! And we are here until the work is done.



I am honored to share the significant strides we've made this year at the Allapattah Collaborative CDC as Board Chair. Building on our mission, we have not only expanded our preservation efforts, but also deepened our partnerships with local City and County, State, and Federal government officials. We now have partners in financial institutions, healthcare providers, as well as a communications partner bringing greater visibility to the people of Allapattah and the Little Santo Domingo Commercial Corridor.



ANGELA CRUZ
BOARD CHAIR

Our CEO's national recognition by leading Community and Economic Development initiatives speaks to the caliber of leadership and vision driving our work. The grants and fellowships we secured have fortified our team's capacity and ensured our financial stability. A particularly exciting development is our impending real estate acquisition in 2025, a milestone for our place-based approach, that not only impacts Allapattah, but also serves as a model for other communities in Miami and across the United States. We are pioneering best practices that can be replicated to empower neighborhoods in any City, enhancing growth opportunities for residents and small businesses alike.

None of this would be possible without the invaluable support of our donors, volunteers, staff and community allies. Looking ahead, we are deeply optimistic about our future. Together, we will continue to champion economic development, cultural preservation and community well-being in Allapattah.



2024 Year in Review



Assisted
140+
businesses

45
graduates

60+
jobs created

Hosted
35
community events

\$2.2M
capital acquired for
microbusinesses

120+
jobs saved



Key Programs & Highlights



Citi Community Progress Makers

We are honored to be recognized as one of the Citi Foundation's Community Progress Makers, securing **\$1 million** over the next three years. This funding will significantly boost our efforts in connecting low-income communities to greater economic opportunities.



Main Street Now 2024 Conference

Our executive team were esteemed panelists at the Main Street Now Conference in Birmingham, Alabama, sharing their expertise and vision for community development through panels and professional discussions on disaster mitigation, business resilience and the presentation of our case study in collaboration with Small Business Anti-displacement Network.



Santander Arguelles is a Pete Garcia Fellow!

We are proud to announce that Santander Arguelles graduated from NALCAB's Pete Garcia Fellowship, furthering our commitment to leadership and professional growth within the organization. Through this fellowship, Santander supported ACDC in establishing its Community Asset initiatives.



Awards

Mary Means Leadership Award

Our CEO, Mileyka Burgos-Flores, was named the **2024 Mary Means Leadership Award recipient** by Main Street America. As Erin Barnes, President/CEO of Main Street America, shared, "The incredible breadth and depth of ACDC's impact is a testament to Mileyka's leadership. This prestigious award highlights the significant impact of Mileyka's leadership and our ongoing mission to empower and uplift our community."



Grassroots Initiative

We are honored to receive the **2024 Grassroots Initiative Award** in collaboration with PLUSURBIA from the American Planning Association, Florida Chapter, Gold Coast for the Little Santo Domingo Historic Resources Survey! This recognition highlights our commitment to preserving and celebrating the rich cultural heritage of our community.



HUD Meeting

In 2024, we had the honor to host regional leaders in a remarkable Roundtable Discussion with HUD's Assistant Secretary, the **Honorable Elizabeth de Leon Bhargava, Esq.** Her visit was pivotal in fostering a shared vision for inclusive growth and prosperity in our community.

This gathering was about strengthening the partnerships needed to tackle the challenges our community faces. Together, we recognized the resources we already have to create a meaningful impact.



Community & Economic Development that Benefits All

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 making sure that any development in Allapattah benefits all, and prevents the displacement of our locals.

Establish A Platform to Implement An EDAP

2024 was a year of infrastructure development for the organization that resulted in incredible growth thanks to many strategic partnerships. We were honored to have been selected by **Florida Blue** as their lead partner for Zip Code 33142, an investment that recognizes the ties between the wealth and health of our community members.

We welcomed renewed collaboration with the **City of Miami and Commissioner Miguel Angel Gabela**. We are also inspired by the collaboration with **Miami Jackson High School** and a number of local nonprofits. Our consistent presence in the senior housing buildings has deepened our reach into the neighborhood. As we expand our efforts to empower our community, our organization's pillars continue to ensure a more holistic approach to tackling the many challenges in Allapattah well into the future.

Prevent Displacement of Existing Small Businesses

We are committed to rooting our community in place. 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 2024, we launched the First Time Commercial Buyer Program, and as a result several local small businesses qualified to be commercial real estate buyers.

Furthermore, ACDC has partnered with the City of Miami to develop mixed-use projects that will root businesses in place in the first floor, while also providing affordable housing above. Despite the skyrocketing prices of commercial real estate, we are building pathways to ownership and continuously looking for viable alternatives to keep our commercial corridor thriving while preserving its authenticity.

Boost Economic Development within the Commercial Corridor

In 2024, we had our **largest Small Business Resilience Cohort class yet, with 45 graduates, for a new grand total of 83 graduates since since 2021**. We also launched a facade improvement pilot to make storefronts more attractive for patrons. Additionally, 2024 was a year dedicated to evaluating existing programs with the aim of supporting more individuals in growing their businesses and strengthening the collective economic power of the commercial corridor. In 2025, we plan to expand this growth by :

- * Expanding on the yearly "Festival del Platano"
- * Supporting neighborhood grand openings
- * Supporting and co-Hosting small business anniversary celebrations
- * Hosting monthly neighborhood open mic/art nights

Impactful Events



Here's a look back at the impactful events that defined our year, strengthening our community, and helping us preserve the cultural heritage of the neighborhood, while creating lasting memories along the way.

Festival del Plátano

In 2024, we hosted **our largest event to date** —the Festival del Plátano - a vibrant celebration of Allapattah's culture, community and entrepreneurial spirit. Months of planning, 50+ hours of coordination and collaboration with 30+ community members and stakeholders ensured the event's success. This celebration reflects our ongoing commitment to driving economic growth, supporting cultural heritage and fostering connections in Allapattah.



+1,500
Attendees



+20 Local
Vendors



+\$4.5k
Avg Vendor
Revenue

Connecting Small Businesses to Tallahassee



We organized an impactful event in Tallahassee, bringing together small business owners to learn about the legislative process and advocate for their needs. Entrepreneurs had the opportunity to engage directly with lawmakers, gaining valuable insights into how policies are created and how their voices can influence change.

This experience not only empowered participants with the knowledge to navigate the bill process, but also fostered a sense of community among local business leaders. By equipping small businesses with the tools to advocate for their interests, we're taking important steps towards economic growth and strengthening the foundation of our local economy.

Neighborhood Programs



Through our programs, partnerships, and disaster relief preparedness efforts, we strengthened communities, provided support in times of need and created a lasting positive impact. Together, we're making a difference where it matters most.

Tradición en Acción | Tradition in Action

Our signature program, **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. This year, we reached an incredible milestone by **engaging over 1,000 seniors** and creating joyful and meaningful connections across generations.

"At first, I didn't know if I would enjoy these activities, but now I look forward to them. Halloween is amazing because we all dress up and laugh together; the young people include us, and that makes me feel like I'm still an active part of society. And dance therapy has taught me that no matter your age, you can always move your body and enjoy the music, which has given me much more confidence." -Carlos, 78 Years old



Strengthening Allapattah: Preparedness, Resilience, & Celebration

In a year marked by challenges, we prioritized resilience and community support. See below for some of our initiatives:

- Distributed hurricane readiness boxes, food and essential supplies to hundreds of families and partnered with The Miami Foundation to enhance disaster preparedness.
- Participated in holiday food distributions.
- Through "Weathering the Storm" events, we equipped residents with tools to navigate future uncertainties.
- Hosted back-to-school donations with Chase's Community Outreach Director.
- Participated in national conversations at the Main Street National Conferences.

Small Business Support



Small Business Resilience Cohort (SBRC)

Allapattah CDC Small Business Resiliency Cohort celebrated their small business graduates after completing the program successfully. SBRC provides business owners with the tools and skills to grow their businesses by focusing on internal controls, management and business development skills. Business owners also engage in coaching and access to capital technical assistance. Participants receive a workbook where they log the improvement they want to implement in their businesses as they learn new concepts and techniques.



45 Graduates



\$90,000 in Grants for Program Participant



\$600,000+ Capital Acquired

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. In 2024, the First Time Commercial Buyer program 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.

Negocios Activos

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

➤ AI for Small Businesses

Training by **Dan Grech** (founder and CEO of **BizHack**) on AI applications for small businesses, offering tools like ChatGPT and access to a free marketing and sales course.

➤ Grow with Google

Workshop led by **Vicente Pimienta** (Google digital coach) on digital marketing strategies, featuring Google free tools and resources.

Special Guest: Alberto Sardiñas

The Negocios Activos session with Alberto Sardiñas was an inspiring conversation on business growth, resilience, and branding. As a prominent voice in the Hispanic community, Alberto's insights on storytelling and audience connection resonated deeply with attendees, empowering them to strengthen their businesses.



Partnerships & Initiatives



Breaking Barriers to Business' Commercial Acquisition Fund

The Commercial Acquisition Fund, launched in July 2024 under the Breaking Barriers to Business (B3) program with support from the Truist Foundation, aims to protect small businesses from displacement and drive economic development. Led by Main Street America and Living Cities, the initiative addresses rising commercial rents in underserved areas through a community-driven approach. At its launch, \$475,000 was awarded to support Miami's small businesses, emphasizing not just funding, but long-term economic resilience and sustainable growth for local entrepreneurs.



Connecting Capital to Community Groundbreaking

We are committed to protecting our community's heritage while paving the way for long-term prosperity. This national initiative by Center for Community Investment converges 6 cities in long term projects to root communities in place. As part of the Miami team hosted by Miami Homes for All, ACDC is a core partner of this initiative connecting the Allapattah community to opportunities to increase the availability of affordable housing by focusing on community stakeholders who can increase the density of their property, preserve naturally occurring affordable housing or build new small scale development that can support the demanding affordable housing needs in our community.



Florida Blue's Growing Resilient Communities Partnership

At the Allapattah Collaborative, we're proud to be the main partner in Miami Dade County for Florida Blue's Growing Resilient Communities Initiative. In this partnership, we aim to advance community health and resilience by fostering community health through wealth. Together, we're working to ensure every resident improves health outcomes by improving their socioeconomic status. This partnership not only strengthens our collective efforts to address immediate health needs but also lays the groundwork for long-term well-being throughout Allapattah. By combining our local insights with Florida Blue's expertise and resources, we're building a healthier, stronger community where everyone can thrive.

IMPACT BY THE NUMBERS

600K+

Capital Secured for Small Businesses

60+

Jobs Created

120+

Jobs Saved

140+

Minority-Owned Microbusinesses Assisted

2,500+

Hours of Direct Technical Assistance to Small Businesses

\$1.5M+

Commercial Buyer Ready

THANK YOU

to our partners for their generous support!



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