



2019
SOUTH FLORIDA
COMMUNITY
DEVELOPMENT
COALITION

ANNUAL
REPORT



SOUTH FLORIDA COMMUNITY DEVELOPMENT COALITION

ABOUT US

South Florida Community Development Coalition, Inc., established in 2007, is a nonprofit membership organization dedicated to building communities and developing assets in Miami-Dade County. We achieve these goals through expanding the capacity of community development practitioners and the field, public policy research and advocacy, and fostering partnerships and collaborative efforts. Our members include developers, nonprofits, financial institutions, individual practitioners, and municipal representatives, among others who work to provide low and moderate-income people with access to the tools necessary to build wealth and to ensure that all neighborhoods are livable, safe, and economically vibrant.



OUR MISSION

SFCDC's mission is to expand the capacity of the community development field to develop affordable housing and economic opportunities for low and moderate income individuals while promoting collaborative, inclusive policy and practice to invest in people, neighborhoods and social capital throughout Miami-Dade County.

OUR VISION

SFCDC envisions a Miami-Dade County where:

- All low and moderate income people have access to the tools necessary to build wealth.
- All neighborhoods are livable, safe, and economically vibrant.
- Community development practitioners collaborate meaningfully to enhance outcomes.
- Local, state, and national investors employ a long-term strategy of significant investment in our community development efforts.
- The field of community development has effective leadership representing the public, non-profit, and for-profit sectors.



Dear members and partners,

Thank you for your continued support of SFCDC. We accomplished many outcomes focused on bettering South Florida's communities in 2019. Through our programs and advocacy, SFCDC has actively worked towards its mission to expand the capacity of the community development field to develop affordable housing and economic development opportunities for low and moderate income individuals in Miami-Dade County.

We look forward to continuing our partnership to ensure all neighborhoods are livable, safe, affordable, and economically vibrant.

Ranata Reeder
Executive Director



Building

Communities

Developing
Assets

BOARD OF DIRECTORS

Gretchen Beesing, Chair
CEO, Catalyst Miami

Myrna Sonora, Vice-Chair
Vice President for Prospera (Formerly Hispanic Business Initiative Fund)

Maria Coto, Treasurer
Executive Director,
Partners for Self Employment, Inc.

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VP, Community Development Manager,
TD Bank

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Revitalization Trust

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Vice President, CRA Officer,
Amerant Bank

Charles T. Dabney, Jr.
Miami Market Manager,
South Florida Community Land Trust

Stephanye Johnson
Executive Director,
Trinity Empowerment Consortium

Willie Logan
President/CEO,
Opa-locka Community
Development Corporation (OLCDC)

Doug Mayer
President,
Stone Soup Development

Valeria Perez-Ferreiro
VP & Program Manager,
Citi Community Development

Juan Rojas
Community Development Consultant

The Small Scale Development Program

About the Program

The Small Scale Development Program, provides training, mentoring, and networking to small scale developers and community development professionals in Miami-Dade County on small scale development best practices. Equity focused, the Small Scale Development Program also focuses on empowering minority developers to take a leadership role in developing their communities. Cohort members are taught by local experts from varying sectors of the community development field. This allows them to create and maintain key community partnerships while completing community centered small scale development projects. Outcomes of the program include a better educated and connected development pool, strong networks and community partnerships, and a Miami with where developers, business leaders, elected officials, financial institutions, government professionals, and community development organizations value and support small scale development.

First Year Training Topics

- Challenges in Small Scale Development
- Development Impacts & Equitable Development Methods
- Pros & Cons of Project Types
- Relationship Building
- Community Engagement
- Rehab/Remodeling an Existing Building
- Working Through the Financing
- Policy and Working with Government Entities
- Vendors, Permitting, Zoning, & Utilities

Program Labs

- Securing Project Financing & Funding
- Managing Risk
- The Politics & Policy of Development
- Selecting Vendors & Partners to Building a Development Team
- Assessing Costs & Securing a Deal
- Rehabbing a Property
- Public Private Partnerships
- Brownfields



Speaker Directory

Paola Roman
VP of Housing Development,
Carfour Supportive Housing

Oliver Gross
President,
New Urban Development

Arden Shank
Interim Executive Director,
SFCDC

Dimitri Grayson
Building Manager,
Code Forever Miami

Hernan Guerrero-Applewhite
Housing Development Coordinator,
City of Miami

Adrian Madriz
Executive Director,
SMASH

Michael Roberts
Executive Director,
R.E.A.C.H.

First Year Program Outcomes

15 
Cohort
Members

14 
Expert
Speakers

80 
Individuals
Engaged

 **3**
Networkers
focused on
expanding the
network of cohort

 **2**
Labs covering
eight topics
by two local
experts

 **4**
Trainings
covering nine
topics by nine
local experts



90% of program participants agreed or strongly agreed the program increased their knowledge of small-scale development



Participants reported being able to securing financing and complete construction drawings because of the program

Steve Graziani, President
Community Development
Consultant

The Honorable Javier Fernandez
Member,
Florida House of Representatives

Al Townsel
General Contractor,
Al Townsel Inc.

Jim Walker
Community Development Loan Officer,
Florida Community Loan Fund

Ralph Rosado
Village Manager,
North Bay Village

Andrew Frey
Director of Development,
Fortis Design + Build

Marvin Wilmoth
Managing Principal,
Generation Development Group



2019
Annual

SFCDC

Awards for Excellence in Community Development

The 2019 Annual South Florida Community Development Coalition (SFCDC) Awards for Excellence in Community Development acknowledged outstanding achievement within the community development field in Miami-Dade County. The awards program was created by SFCDC to highlight and celebrate exemplary professionals, practitioners, organizations and projects in our community.

Thank you to all who attended and/or supported the event.

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OF MIAMI-DADE COUNTY

Community Builder

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Award Recipients



Rental Housing:
St. John Community
Development
Corporation, Inc.



Homeownership:
Eugene Simmons



Economic Opportunity:
Martin Luther King
Economic Development
Corporation



Rising Star:
Evian White De Leon



Leadership:
Rebecca Fishman Lipsey



Public Servant:
Tanya Wilson



Impact: LAND:
Land Access for
Neighborhood
Development



Project:
16 Corner

Community Scholars in Affordable Housing

An Innovative Community of Practice

This innovative program is designed to familiarize emerging leaders with best practices in community development and affordable housing policy and practice in the United States. The program is open to interested professionals working in non-profit, for-profit, and government sectors including development, real estate, finance, design, public administration, community and economic revitalization or related fields. The program explores techniques and concepts in the development of affordable housing and discusses special issues facing South Florida, including funding, design, special-needs populations, homeownership, advocacy, markets, and engaging stakeholders.

SFCDC is a proud collaborator of this program, alongside Catalyst Miami, Rosado & Associates, J.P. Morgan & Co., The Miami Foundation, and the Jessie Ball Dupont Fund.

The 2019 Community Scholars in Affordable Housing presented their ideas to tackle issues in affordable housing to an audience of community development practitioner and advocates.

 Arturo J. Tablada Carrfour Supportive Housing	 Mileyka Burgos MIB Consulting Services	 Christopher Piña Related Urban	 Audrey Aradanas Miami Homes for All	 José Félix Díaz Ballard Partners	 Leah Weston City of Miami, District 2
 Bereatha Howard New Florida Majority	 Giovanni Ramon Castro City of Miami, Office of Mayor Francis Suarez	 Linda Julien City of North Miami	 Kristin Tellis Legal Services of Greater Miami	 Richard Appleton City of Miami, Office of the City Attorney	 Franchesca Taylor Renaissance Planning Group

COMMUNITY SCHOLARS IN AFFORDABLE HOUSING
2019 COHORT
Generously Supported By: JPMORGAN CHASE & CO.

- Arturo J. Tablada, *The Future of Dignified Design in Affordable Housing*
- Mileyka Burgos, *Boosting Ownership & Sustainability through a Commercial Community Land Trust*
- Christopher S. Piña, *Community Development Partnerships*
- Audrey Aradanas, *Preventing Youth Homelessness by Extending Notice Requirements in Miami-Dade*
- Jose-Felix Diaz, *Affordable Housing for Artists in Wynwood*
- Leah Weston, *Basic Income Pilot Program & Study in Miami-Dade County*
- Bereatha Howard, *The Connector*
- Giovanni Castro, *Creating an Intergovernmental Land Banking Authority*
- Linda Julien, *Building Effective Public & Private Partnerships through Community Benefits Agreements*
- Kristin Tellis, *Little Haiti Community Economic Development Project*
- Richard Appleton, *Preserving Affordability*
- Franchesca Taylor, *Increasing Affordable Homeownership in Transit-Oriented Development*


Nonprofit Board Builder (NBB)

Developed in 2018 through funding from JPMorgan Chase, The Nonprofit Board Builder Program has focused on assisting South Florida's community development sector to recruit new board members to their nonprofit organizations that work with low and moderate-income residents and communities. The program provides webinars and resources for current and prospective board members and nonprofit staff.



 **50**
People in
Board Pool

 **15**
Participating
Organizations

 **10** Individuals placed on boards of
community based organizations
(2019)



The American Planning Association Gold Coast Chapter Excellence in Planning Award

In 2019, SFCDC along with the University of Miami Office of Civic & Community Engagement, Catalyst Miami, and Rosado & Associates were awarded an Award for Excellence in Planning by the Gold Coast Chapter of the American Planning Association.



Policy & Partnerships

SFCDC members use their voice and expertise to help shape public policy through our housing and economic development policy committees. SFCDC members recommend top advocacy/legislative issues for the year and the organization strives to achieve those objectives through local, state, and federal advocacy. The committees support SFCDC's Board of Directors and the executive team's advocacy work. Over the course of the year, SFCDC successfully secured policy wins for the designation of public land for affordable housing at the City of Miami and more lender participation in Miami Dade County's homeownership program.

Member, Board, & Committees

Miami-Dade County Affordable Housing Trust Fund Board

Connect Capital Resident Engagement Task Force

Connect Capital Steering Committee: Enabling Environment

Miami-Dade County Affordable Housing Blueprint Steering Committee

Urban Land Institute Housing Opportunities Conference Local Program Committee

Miami Foundation Small Business Advisory Council



Capacity Building
Convenings



Stakeholder &
Partner Meetings



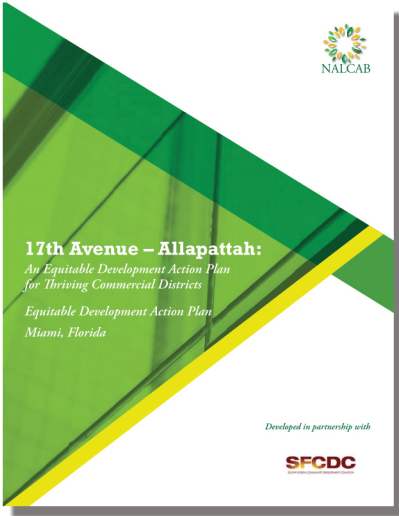
Policy &
Advocacy Meetings



Professionals engaged through
capacity building partnerships
and programs



Community
Stakeholders Engaged




Placed Based Work Partnership with NALCAB & EDAP

The outcome of this project was to create an Equitable Development Action Plan (EDAP) focused on retaining and growing small businesses at risk of displacement in Miami, FL. The study focuses on a target area defined by NW 17th Avenue between 20th and 36th Street in the Allapattah neighborhood.

The overall vision is to develop a plan that provides a pathway to equitable development without displacement and emphasizes policies and programs that benefit existing small businesses within the neighborhood. To achieve this, the project has gathered data on the target area’s small businesses and other stakeholders to develop a shared vision and identify key opportunities/strategies to reach the goal.

This plan complements and supports various initiatives occurring in Miami that are focused on making the city a more equitable place to live, work, and play. Ultimately, the combined effort will ensure Miami’s cultural neighborhoods are preserved and thrive with inclusive, equitable, and sustainable community development policies and practices that promote wealth building and upward mobility for its residents.

#ConnectWithUs

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