

INTRODUCTION

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PROBLEM: WHY I CARE

- ▶ There is an alarming decrease in volume of affordable or attainable housing for those of my generation
- ▶ Housing has [arguably] become the new frontier on civil rights; especially for the African American population
- ▶ Lack of affordable housing will only further exacerbate the brain drain that South Florida faces concerning millennials

PROGRESS: WHAT I HAVE LEARNED

- ▶ A significant percentage of underdeveloped/vacant land that can be used to build affordable housing on is owned by faith based entities. Many faith leaders in control of such land may simply be uneducated about the resources that are available to them; or may be in fear of the process or being robbed. With the right support, it can be done!

The Summit at St. Martin's (Washington, D.C./Eckington)

Developed by Catholic Charities

- 178 units

Enterprise Support

- \$10,000 Predevelopment grant
- \$11 million in Low-Income Housing Tax Credit equity formerly homeless
- Training and technical assistance
- \$28 million in Total Development Costs
- Opened October 2010



Trinity Plaza (Washington, D.C./Bellevue)

Development Overview

- ▶ 49 residential rental units targeted at residents making under 50% AMI
- ▶ 6,118 square feet of ground floor retail and office space. Pharmacy and a day care as tenants
- ▶ Opened May 2015

Development Partners

- Far SW-SE Community Development Corporation, Living Word Church
- Mission First Housing Group

Enterprise Support

- Grant support totaling \$35,500
- \$625,000 Acquisition Loan
- Training and technical assistance



The Macedonian (Arlington, VA/Nauck)



Development Partners

Macedonia Baptist Church and AHC Inc.

- 36 units; 5 reserved for physically/mentally disabled
- 2,000 sq.ft. commercial space, including business incubator
- Training and technical assistance

Enterprise Support

- \$3.4 million Low-Income Housing Tax Credit equity
- \$14.9 million in total development costs
- Opened Spring 2011

► St. John CDC

Based in Miami, FL (Overtown)

- St John CDC has over 250 Apartment units developed or in development



Second Baptist CDC

-Richmond Heights - Miami

- A 55+ Senior Living Community
- 79 Apartment Units



Vacant Land Ownership – Comparison

ENTITY	VACANT LAND OWNED
Religious Organization	182
Florida Power & Light	89
Fisher Island Club	75
University of Miami	59
Habitat for Humanity	51
Archdiocese of Miami	43
Miami-Dade College	39
Community Development District	34
Universal Truth Center for Better Living	32
Baptist	23

**Courtesy of the University of Miami Land Access for Neighborhood Development (LAND) tool, <https://land.ccs.miami.edu/explore/parcels>*

PURPOSE: WHAT WILL I DO

- ▶ FAITH BASED COMMUNITY DEVELOPMENT!
- ▶ I seek to create a start to finish “tool kit” for faith leaders that can be utilized as a guide for developing their land and meet the housing need.
- ▶ The tool-kit would entail, but not limited to:
 - Vision planning/business plan development assistance
 - Pre-development technical assistance
 - Information on funding opportunities/access to capital
 - “Bullpen” of industry experts/professionals to select from
 - Access to pertinent educational workshops & resources
- ▶ Each individual project’s timeline of completion will depend on scope of project
- ▶ Timeline of Completion for the toolkit – January 2019!

POTENTIAL: WHAT CAN YOU DO?!

► REACH OUT

- If you know of faith leaders with underdeveloped/vacant lots and are in need of assistance, have them reach out to us

► PARTNERSHIP

- If you have a business that offers services in the necessary fields, get in contact with us!

► DONATE!

- The CEG has created a Social Impact Fund to assist small business and non-profit entities such as faith based entities, the initial start up funding needed to undertake such projects. Contributions from organizations such as yours would assist us in making great strides!

THANK YOU!