

#SaveTheMBCDC

Introduction

- I am the Chair of the Board of the Miami Beach Community Development Corporation, a non-profit that owns and manages 13 affordable housing buildings, 12 in Miami Beach and one in Little Havana.
 - 341 units of affordable housing for people who are elderly, formerly homeless, and have HIV/AIDS.
 - Annual Operating budget of \$3 million
- The MBCDC has been around for almost 40 years, without them there would be virtually no affordable housing on Miami Beach.

Why I care



I live affordable
housing & qualify for
workforce housing



Back Story

- In 2013, it was discovered that the MBCDC had some serious mismanagement issues which led to financial decline. An entirely new team (including new staff, board and auditors) was brought on in 2014 to address significant management and compliance deficiencies.
- Broken relationship with the City of Miami Beach - With lack of City of Miami Beach funding, operating deficit is \$100K annually
- Needed innovative approach to keep organization alive
- Still not out of the woods

Funding Woes

Since 2014:

- The City of Miami Beach we lost CHDO funding which was \$70-90,000 annually
- City of Miami taking away \$300,000 in annual funding for us to run a housing voucher program for people with HIV/AIDS.
- The State of Florida took away a mortgage foreclosure prevention program which was providing MBCDC with income of \$7-10,000 per month.
- All of these entities withdrew their funding and support, leaving us with only the buildings as our main source of income.

What we plan to do

- **Who we've already met with**

- City of Miami Beach Mayor Dan Gelber
- Commissioner Levine-Cava, Commissioner Samuelian & Commissioner Aleman
- Enterprise Foundation
- Miami Homes for All
- The Miami Foundation
- Eileen Higgins, running for Commissioner
- Spoke at Finance Commission about CMB funds

What we plan to do in the future

What we are doing:

- The MBCDC sent out an RFP to re-capitalize on their properties. A percentage of the development fees should help us with some capital
- Apply for grants when applicable - HUD, Enterprise, Miami Foundation, Disaster Recovery Org
- Continue the conversation with MB Commissioners to get future funding (CHDO, SHIP, CDBG)
- Add more active board members who can help advocate and fundraise
- Get our Pinero building back which will likely generate a small amount of income

What I learned

- Affordable Housing managed by a non-profit WILL NOT work without local government subsidy - i.e financial support, tax breaks, other types of discounts
- While many politicians say they support Affordable Housing, in reality they don't
- Figuring out an appropriate business model is next to impossible
- The future of affordable housing is to have buildings that have mixed incomes to supplement costs.

Call to action - #SaveTheMBCDC

- Share on facebook the need to help the MBCDC
 - Tag Miami Beach Commissioners; Use the hashtag #SaveTheMBCDC
- Help create and build the Community Scholars Affordable Housing Alumni group

