

Involvement of the private sector in supporting nonprofits to favor the production and preservation of affordable housing in Miami Dade County

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The Problem

How can Corporate Philanthropy be effective and contribute to the production and preservation of affordable housing in Miami Dade County through grants made to non-profits?

Community-based nonprofits can play a key role in boosting economic development and the creation of affordable housing. However, in Miami-Dade County, nonprofit developers face unsurmountable challenges when competing for the same sources of funding with for-profit developers.

Why?

Does the system (RFP's) favors for-profit developers and plays against non-profits?

Do nonprofits have enough capacity to compete at the same level?

Research

- Miami's nonprofit sector has limited internal capacity – not enough sophistication or technical assistance and expertise to compete locally and nationally for funding.
- South Florida is one of the most competitive markets for affordable-housing construction. There are higher incentives for for-profit developers who are ahead of the game, returning substantial profit for investors. Non-profits have limited underwriting criteria.
- The business and philanthropic community in Miami Dade County is small. Only 500 fortune companies in the region. Corporate philanthropy plays a big role in other cities in the social housing and community investment space.



Corporate Philanthropy – Investment Opportunities

- **Enhancing the capacity of nonprofit developers:** Ability to effectively plan, to secure resources, to be well governed and managed, to effectively deliver programs, and to network with other entities <http://www.housingissues.org/capacity.html>
- **Research and policy to produce changes in the system in which affordable housing is produced:** best practices comparative studies, policy toolkits, research studies, mapping tools, advocacy and legislative change
- **Direct service:** production and preservation of rental homes

JPMorgan Chase Current Programs 2015 - 2016

- **Enterprise Community Partners** – Capacity Building / \$4,000,000
- **PRO Neighborhoods** - National Initiative / \$125,000,000

- **Ability Housing** – The Villages Program (Permanent Supportive Housing)
- **Carrfour** - Transforming Liberty City
- **Central Florida Commission on Homelessness** – Research “The Path Forward, Rethinking Solutions for Homelessness in Florida”
- **Central Florida Foundation** – Affordable Housing LaunchPad
- **Florida Housing Coalition** – Sadowski Coalition Affiliates
- **Habitat for Humanity of Miami** – Liberty City Shine Partnership
- **Habitat for Humanity Palm Beach** – Neighborhood Revitalization
- **Miami Homes for All** – Miami Dade County Affordable Housing Taskforce
- **Neighborhood Housing Services of South Florida** - Neighborhood Revitalization Initiative / Capacity Building
- **Neighborhood Renaissance** - Northwood/Pleasant City Affordable Housing and Neighborhood Stabilization Program
- **Palm Beach Housing Leadership Council** - Capacity Building and Outreach for Affordable Housing Collaborative Efforts
- **South Florida Community Development Coalition** - Capacity Building & Policy Convenings
- **South Florida Community Land Trust** – Expansion to Miami
- **University of Miami – Office of Civic and Community Engagement** – MAP Affordability Program /
University of Miami – Office of Civic and Community Engagement – Expansion of MAP Affordability Program and Policy Toolkit
- **FLORIDA TOTAL** - \$2,465,000

Going Forward

Working with nonprofits to plan an effective and impactful South Florida Market Strategy for 2017-2018 that will contribute to tackle major issues of housing affordability in Miami Dade County

