

THE DADE HERITAGE TRUST: NOAH Program

Community Scholars in Affordable Housing Program (CSAH)
Cohort 2026

Date June 12, 2026





AGENDA.

Introduction of The Dream Team
Project Theme/ Research Methodology
Accomplishments/ Lessons Learned
Focus Group / Project Deliverable
Conclusion/ Recommendations



Preservation. Education. Advocacy.
Founded 1972



Christine Rupp
Executive Director

The Trust



Founded in 1972, Dade Heritage Trust is Miami-Dade County's largest preservation organization. Our mission is to preserve Miami-Dade County's architectural, environmental, and cultural heritage through education and advocacy.

Naturally occurring Affordable Housing Initiative" (NOAH)

In 2020 Miami Dade County and DHT launched "The Naturally occurring Affordable Housing Initiative" (NOAH), in which it gave permission to the DHT to purchase, rehabilitate, and historically designate, a multifamily residential building in little Havana.



1401 SW 5th St, Miami, FL 33135

Source: <https://www.dadeheritagetrust.org/>



Jesus Quintero



Oslene Pierre

THE TEAM



Beatriz Baldan



Jason Nwamah

Our interdisciplinary team combines diverse backgrounds, experiences, and perspectives, united by a shared commitment to improving access to resources and enhancing quality of life for residents of Miami-Dade County's historic community.



The project: Research, Messaging, and Matching Tools for Vulnerable Populations in Miami-Dade County



The Problem:

Equity gap in Information Literacy

- Rising cost of living increases the need for a targeted public information campaign and tenant needs assessment

Our Approach

- Conducted a qualitative focus group to understand tenant needs and challenges
- Used findings to inform best practices to bridging the information gap for tenants.



PARTICIPANT: Luis

- 86 Year Old - Male Senior Citizen
- Historic Property Resident
- Fix income
- Public Transportation User
- Uses Smartphone Daily
- Works small Jobs for Income



523 SW 7th Ave, Miami, FL 33130



Before



After



PARTICIPANT: Wendy & Samara

- Husband and wife, granddaughter lives with couple.
- Residents since 2006
- One-bedroom
- Fixed-income household
- Healthcare access challenges
- strong need for community support



1401 SW 5th St, Miami, FL 33135



Before



After



PARTICIPANT #3

- Resident for 23 years
- Long-term community member
- Concerned about neighborhood safety
- Interested in educational opportunities
- Seeking workforce support resources
- Values community improvement

Under Renovation

1269 NW 5th St, Miami, FL 33125



Before



After





What did we learn?

INSIGHTS FROM FOCUS GROUP

EMPLOYMENT AND TRAINING

- Residents expressed an interest in learning opportunities and workforce support, and income building resources
- Roughly 6% of the working population in Miami Dade is 65 and Older.

HEALTH AND EMERGENCY SERVICES

Residents reported difficulty accessing healthcare and navigating appointments, paperwork, and services.

INSIGHTS FROM FOCUS GROUP (Cont.)- FAMILY SUPPORT AND SERVICES

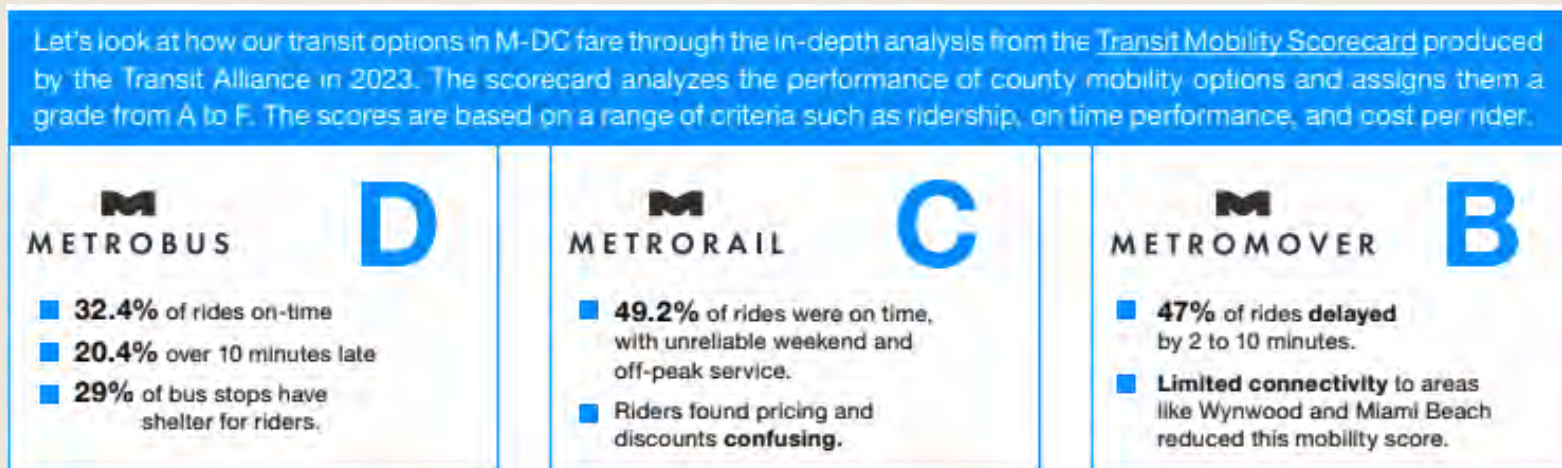
Did you Know?:

- **More than 100,000 older Adults in South Florida experience food insecurity.**
 - Many a times older adults often have to choose between paying for rent, medication, food or utilities.
 - Residents on fixed incomes experience financial strain and need help paying for housing, food, and utility cost.

INSIGHTS FROM FOCUS GROUP (Cont.) DAILY LIVING ASSISTANCE | TRANSPORTATION

Transportation and mobility challenges increase with age and can affect health and independence.

Public Transportation remains the most cost-effective method; but connectivity, wait times, and lack of shelters for rider still present challenges for all riders.



Financial Guidance: Did you Know:
56% of Miami-Dade households struggle to afford basic needs.

Did you Know: 56% of Miami-Dade households struggle to afford basic needs.



- Fixed income limits financial flexibility
- Benefits are often unclaimed
- Emergency savings remains insufficient

- Financial counseling and budgeting support
- Assistance with benefits enrollment
- Tax preparation

“Financial stability begins with access to information”



The Resource Guide



The Resource Guide

Health & Emergency
Salud & Emergencia

Elder Helpline
1-800-96-ELDER (1-800-963-5337)
Assistance with Health and Social Services
Asistencia de Salud y Servicios Sociales
(healthcare, caregiving, transportation, support services)

Emergency
Call 911
Medical emergency, fire, police
Emergencia médica, fuego, policía



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This guide serves as a one-stop resource for Miami-Dade seniors, providing access to healthcare, housing assistance, emergency support, financial aid, utility services, transportation, and other essential community resources. Developed in collaboration with the University of Miami and Miami-Dade Heritage Trust.





Resources for stability & quality of life in Miami-Dade's historic properties

Guía de servicios, programas y apoyo para los residentes de las propiedades históricas de Miami-Dade



Transportation
Transportación

On-Demand Transportation
(305) 537-4188
Free transportation service provided by the City of Miami to the elderly and persons with special needs.

Daily Living
Ayuda Diaria

Catalyst Miami
(800) 829-1040
Free, IRS-certified Volunteer Income Tax Assistance (VITA) for Miami-Dade residents earning up to \$67,000 annually, individuals with disabilities, and non-native English speakers.

Services for the Elderly
Call 211
Employment and housing aid, crisis counseling and more. Speak to a highly trained specialist in English, Spanish and Creole.

Family Support Services
Servicios de Apoyo familiar

Food Assistance / Senior Grocery Programs
(954) 518-1818 ext 1908
Food Assistance / Asistencia de Comida
Commodity Supplemental Food Program (CSFP): nutritious monthly food packages at designated sites.
Home Delivery Program: for low-income or homebound seniors with limited mobility or transportation in South Florida.

Low-Income Home Energy Assistance Program (LIHEAP)
(786) 469-4640
LIHEAP assists with routine utility bills, prevents service shutoffs, and offers crisis assistance for those facing immediate disconnection

Emergency Utility Assistance for Seniors (EHEAP)
(305) 671-6317
EHEAP provides financial assistance to low-income households that can cover electric bills, late fees, and heating/cooling equipment.



Financial Guidance
Ayuda Financiera

Catalyst Miami
(800) 829-1040
Free, IRS-certified Volunteer Income Tax Assistance (VITA) for Miami-Dade residents earning up to \$67,000 annually, individuals with disabilities, and non-native English speakers.

2-1-1 Miami
Call 211
Employment and housing aid, crisis counseling and more. Speak to a highly trained specialist in English, Spanish and Creole.

Employment & Training
Formación Profesional

CareerSource South Florida
(305) 594-7615 ext. 1526
Career assistance, job placement, resume support, and training opportunities.

LESSONS LEARNED

Captured Diverse Resident Perspectives: Gathered insights from elderly tenants, long-term immigrant families, and multigenerational households, giving a well-rounded view of community needs across age, culture, and income levels.

Elderly Residents Are Highly Independent but Financially Vulnerable: Luis's case shows that even resourceful seniors with strong mobility and tech literacy are one rent increase or medical bill away from crisis.

Community Engagement Infrastructure Is Weak: Residents expressed a desire for stronger connections, shared resources, and more accessible community programs



PROJECT DELIVERABLE/ POSSIBLE NEXT STEPS

- Benefits of the brochure
 - Closing the information gap
 - Creating an accessible guide for tenants
- An update to the website where a QR code will have updates for the guide.
 - A new tenant orientation/ quarterly community forums/ newsletters exclusively for tenants
 - A tenant portal or repository to track tenant issues, including property management, all the way to social service inquiries.

A Final Thought.



UNDER THE ACTUAL CIRCUMSTANCES, BY DESIGN, WE HAVE A STRATIFIED SOCIETY; BY ALL MEANS, WE NEED THIS TYPE OF ACTION. I WILL SAY, IT IS A LABOR OF LOVE AND COMPASSION.

BUT I AM THINKING ABOUT THE FUTURE, DO WE WANT TO LIVE LIKE THIS? BEING POOR IS VERY EXPENSIVE; IT'S NOT GOOD FOR HEALTH OR YOUR LIFE EXPECTANCY, IT'S NOT GOOD FOR CHILDREN, THERE IS NO FUTURE, NO LIFE. THEY JUST BARELY SURVIVE. THESE ARE PEOPLE REDLINED, SEPARATED FROM THE REST OF US. FOR ALL INTENTS AND PURPOSES, THEY ARE NON-EXISTENT, NOR COUNTED. OTHER THAN BY THE ORGANIZATIONS I NOTED. WITHOUT THEM, IT WILL BE BRUTAL, AND IT STILL ISN'T ENOUGH. EVEN THOUGH, AS WE SAW DURING THE COVID EPIDEMIC, THESE SAME PEOPLE WERE IMPORTANT FOR THEIR SERVICES TO KEEP THE COUNTRY GOING.

DO WE WANT TO LIVE IN A SOCIETY WHERE EVERYBODY HAS THE CHANCE TO THRIVE? I BELIEVE WE CAN DO THIS. BUT WE NEED STRUCTURAL CHANGES IN HOW OUR ECONOMY AND OUR GOVERNMENT ARE ORGANIZED. WE HAVE BEEN LIVING IN THIS TYPE OF SYSTEM SINCE THE RENAISSANCE, AND THE BANKS OF VENICE. WITH CHANGES, THE CORE OF THE SYSTEM IS STILL FUNCTIONING, AND INEQUALITY IS NOW AT AN UNSUSTAINABLE LEVEL.

- Beatriz Baldan (2026)