Miami’s high cost of housing creates challenges for households needing affordable homes, as well as for the organizations that develop affordable housing. Low income families are being displaced from high opportunity areas due to high demand and population growth. Nonprofit and mission-based developers are unable to compete for parcels of land due to limited land supply and a highly competitive pricing environment. In the face of these difficulties, there is a prime opportunity to address these problems by facilitating the development of public land and land owned by faith-based organizations. Over the last decade, Enterprise has developed a very successful Faith-Based Development Initiative (FBDI) in the Mid-Atlantic region. In 2019, we took that successful program and began a pilot in Miami to help address the affordable housing shortage.

The first phase of the Miami pilot has involved working with the Collective Empowerment Group of South Florida (CEG). CEG is a consortium of 51 churches who has received 26 infill lots from the county that could be used for single- or multi-family developments. Enterprise is providing assistance and access to expertise to walk them through the development process for these lots. In addition, Enterprise is exploring opportunities to support CEG’s Community Transformation Roundtable member churches in developing the properties that they own. This pilot is a unique opportunity to both prove a model of working with faith-based organizations and showing how public land can be utilized for affordable housing.

Thanks to support from Citibank, Enterprise is providing CEG a package of project specific technical assistance and organizational development training as well as consulting services. Our experience in the Mid-Atlantic region demonstrates the importance of hands on, expert consulting support to help ensure houses of worship have the organizational infrastructure and the knowledge of the details as it relates to all phases and aspects of the development process. This TA will empower CEG to select the best joint venture partners, architects, construction companies, community development finance providers, financial institutions and legal representatives who will represent the houses of worship vision and goals in creating these real estate projects.