



ALBINA VISION TRUST COMMUNITY INVESTMENT PLAN

EXECUTIVE SUMMARY

Introduction

Albina continues to be a place of the heart for many Black Portland residents. Historically, these 94 acres consisted of a thriving, affordable, and diverse neighborhood. Over the past 50 years, successive waves of urban renewal and highway construction displaced residents and resulted in nearly a billion dollars of wealth lost to those families. The Community’s vision represented in this Plan is anchored in a comprehensive and multi-decade commitment to developing a community where honoring the past inspires to build a future based on advancing diversity, and promoting racial and generational inclusion. It is a living document, a blueprint for Albina Vision Trust to move forward with future work.



1956



2020



Albina Future

The Community Investment Plan was funded by Metro with support from the City of Portland for community engagement. The Design Team included El Dorado Architects, Agency Planning + Landscape, Ideas + Action, EcoNW, Soapbox Theory, and the Meadows Group.

Albina Vision Trust, with the Design Team, hosted conversations with the Community about a future that heals the scars, results in a remarkable place to live, and passes on intergenerational wealth: “Albina”, a bright light. It is with gratitude that AVT and the Design Team submit this Community Investment Plan. Over the past year, the collaboration between AVT, the Design Team, and the Albina Community has been a source of inspiration, encouragement, and motivation.

Community Engagement

Community engagement is most successful when everyone in the Community is represented at the table. From September 2020 to June 2021, Albina Vision Trust hosted 18 Community Workshop sessions with 560 attendees, that resulted in over 160 pieces of visual input shared with the Design Team, and more than 30,000 words documented and captured from the Community. Over the course of this efforts, youth, families, professionals, and elders attended the online meetings with ideas, vision, and excitement about what could happen. The conversations moved from memories of Albina’s past to visions of the future, followed by drawings of what that future could look like. Each step of the conversation inspired design work and new thinking about the economics of values-based development -- how development in Albina creates Black wealth building opportunities as well as a new community rich in relationships and grounded in the resiliency of Black Portlanders.



Orientation Workshop



Programming Workshop



Programming Review Workshop



Scenario Development Workshop



Scenario Development Feedback Workshop



Scenario Development Review Workshop

Joy! and History

The community engagement was built on showcasing Black Portland culture and history—the resilience today as well as the injustice past and present.

Lead with People’s Lives (not architecture)

The discussion on life, memories and values went on for seven months, until the program of what to build had some clarity. Only then did the design team start drawing.

No Steering Committee

Rather than a typical steering committee, the six online workshops—three sessions each—were open to everyone to contribute, and the community dialogue directly drove the design team thinking. Attendance was good and included new and repeat participants. Each workshop began with a recap of previous work and how it influenced the new material.

Each online workshop had Community Hosts to facilitate discussion. The hosts helped test the workshop content, brought their networks to the project, and provided a neutral sounding board for the Community and the Design Team.

Community Hosts



cameron whitten | activist



Bobby Fother | artist



Sharon Gary-Smith | President of the Portland NAACP Branch 1120-B



Emmanuel Williams | Host of Sox and Sandals Podcast



Kayin Talton Davis | Owner Soapbox Theory, LLC



Cleo Davis | Owner Soapbox Theory, LLC



Andre Middleton | Friends of Noise



Noni Causey | Founder, BEAM Village



Shaina Pomeranz | OR Bureau of Labor & Industries



Donna Maxey | Founder, RACE TALKS



Donovan Smith | Ignorant Reflections



Wavy Josef | Wavy Boys



Mashavu Hicks | Entertainment and Lifestyle Host



Stephen Green | Startup Advisor



Justin Gaddis | Filmmaker



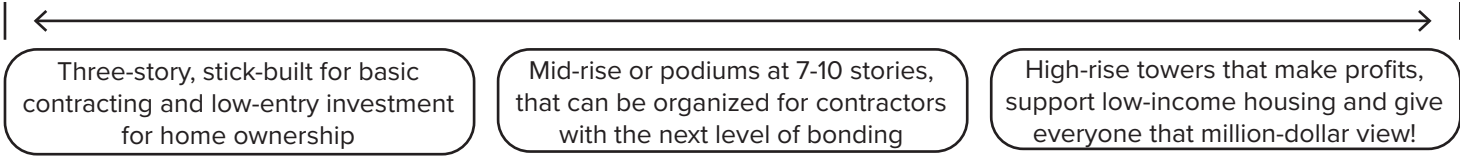
Dru Holley | Filmmaker

Wealth Building is at the Heart of the Work

There is no accurate accounting for the repeated losses inflicted on Black Portlanders from overt, systemic racism, loss of lives, exposure to financial insecurity, and constant displacement. If Albina residents had access to the same wealth creation opportunities of nearby white residents, things would have been different. The resulting loss of wealth for the Albina community has been calculated at \$1.4 billion in 2020 dollars. (The calculation methodology is available upon request).

Housing is central to building where homes were lost. Mixed income housing and low-barrier investment are of primary interest, provided by varied density. Low rise, mid-rise, and high-rise housing all have different strengths to support Black families, Black community, Black employment, Black-owned contracting, Black-owned businesses, and other ways to build wealth. The Community responded that Albina should be composed of a variety of scales.

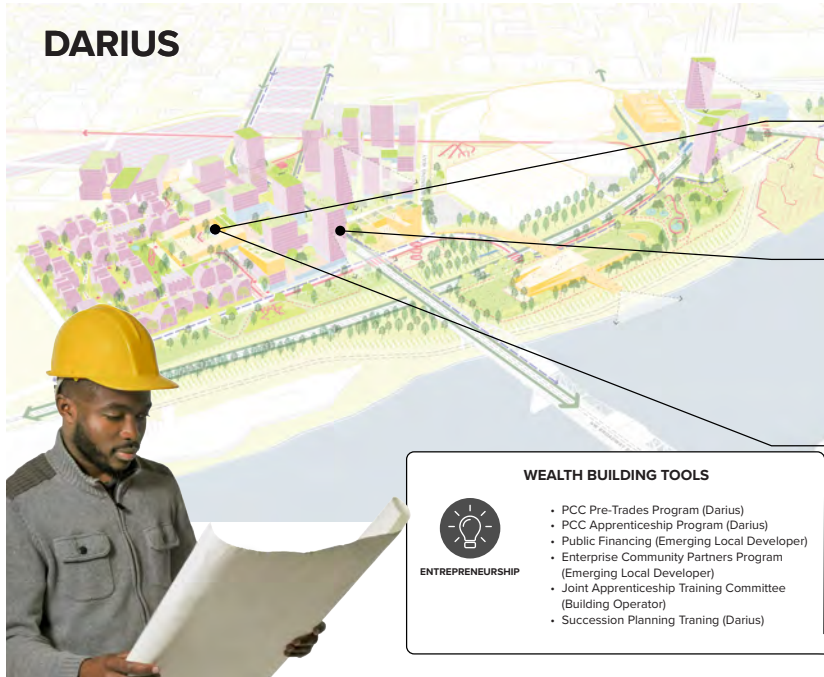
NOT JUST ONE NEIGHBORHOOD POSSIBILITY, BUT A MIX... A SPECTRUM




This entire project is for the people of Albina and Black Portland; most importantly for their opportunities to generate wealth to recoup what was lost during the injustices done in the past.

The design team introduced the strategy to utilize ten stories to exhibit the potential of wealth building possibilities in the plan. These stories were created in collaboration with the community. These stories are a compilation of the various attributes shared by the community during the Workshops. The stories crafted follow the same four phases of time as the plan and evolve / expand over the course of time as the plan provides additional wealth building opportunities. The tools and processes shown within the stories illustrate a wealth building perspective that can drive the future structure of Albina to truly support wealth building for Black individuals and families. Two examples of the stories is shown below.

DARIUS



WEALTH BUILDING TOOLS



- PCC Pre-Trades Program (Darius)
- PCC Apprenticeship Program (Darius)
- Public Financing (Emerging Local Developer)
- Enterprise Community Partners Program (Emerging Local Developer)
- Joint Apprenticeship Training Committee (Building Operator)
- Succession Planning Training (Darius)

ENTREPRENEURSHIP

ASPIRING CONTRACTOR

- **Planning Phase (2020-2024)**
Darius enrolled in PCC pre-trades program
- **Catalyst Phase (2022-2030)**
Completes apprenticeship program at PCC and Associates Degree in Construction Trades.

Works in minority owned construction firm which has received \$250,000 contract for first catalyst phase development
- **Transformation Phase (2031-2040)**
Rises to construction supervisor with responsibility for hiring more staff

Helps firm land \$700,000 contract for transformation phase of work

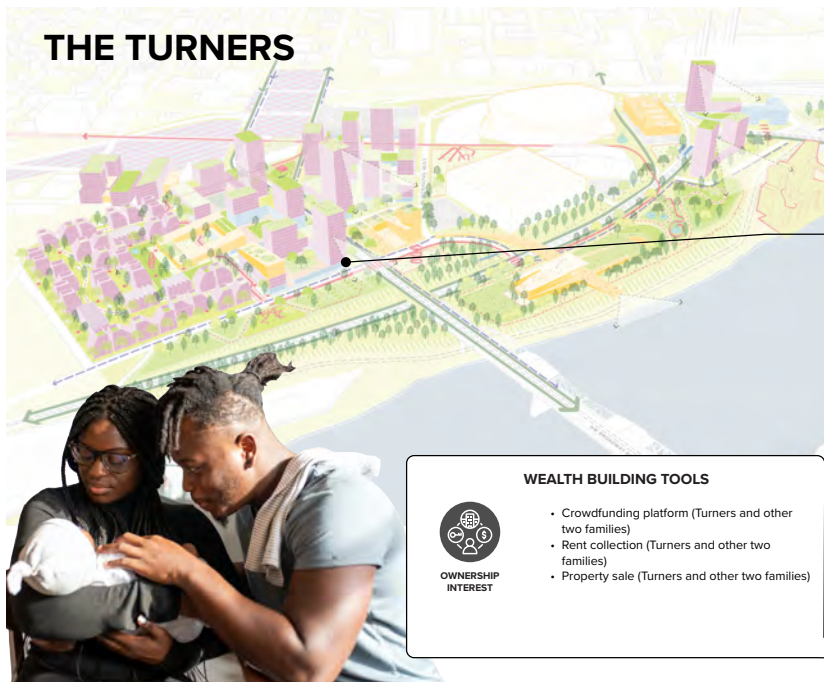
Promoted to construction manager working on projects through the region and helping manage and grow the business
- **Full Vision (2041-2050)**
Becomes general contractor and maintains staff to self-perform various trades.

Increases bonding capacity to \$30 million


Lands a bid to build a \$25 million project

Receives training at Entrepreneur Hub on succession planning and begins the process to sell the firm to staff

THE TURNERS



WEALTH BUILDING TOOLS



- Crowdfunding platform (Turners and other two families)
- Rent collection (Turners and other two families)
- Property sale (Turners and other two families)

OWNERSHIP INTEREST

FAMILY IN EAST COUNTY WITH OWNERSHIP INTEREST IN LOCAL REAL ESTATE

- **Planning Phase (2020-2024)**
- **Catalyst Phase (2022-2030)**
- **Transformation Phase (2031-2040)**
- **Full Vision (2041-2050)**
A group of three families pool funds to purchase a ground-floor retail condo across from the Arts and Entertainment Hub in Albina. They also purchase a residential unit in a condominium to rent out to tenants.

They collect rent in excess of their mortgage and operating expenses and accumulate profits over time

The families sell the property several years later to a young, Black family moving to the Portland area and get their initial investment back plus inflation.

Creating a New Community

Albina Vision Trust and the Design Team heard from people about memories of a real neighborhood -- a place where you meet people you know, children play safely, everyday needs are close by.

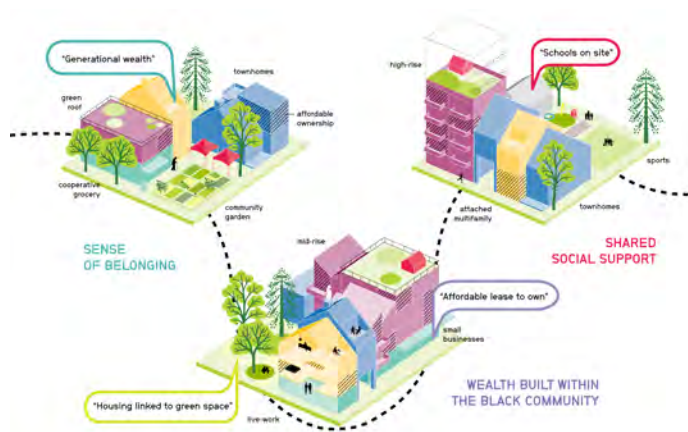
The Plan began with a full list of What We Heard through programming and concludes with a full vision of what is possible. The Design Team did not begin drawing or modeling possible results until after three quarters of the workshops. Rather, after each conversation, the Design Team sketched ideas or vignettes to take back with the question “did we hear you correctly?” Each workshop built incrementally on the past discussions until the elements of a plan emerged from the Community’s ideas.



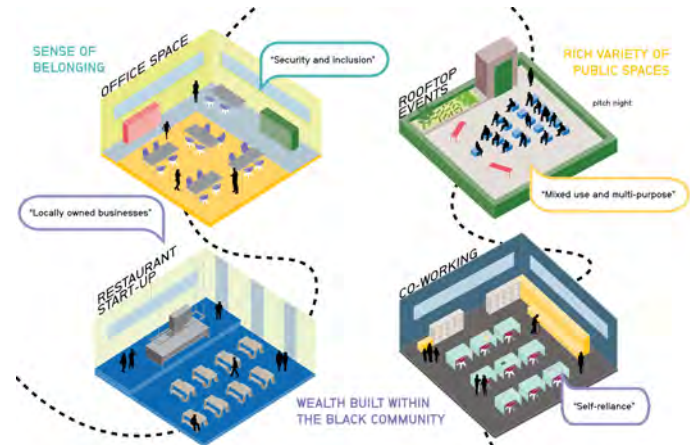
A VARIETY OF PLACES IN THE HUB



PUBLIC SPACES AND NATURE



HOUSING



COMMERCIAL / ENTREPRENEURIAL

The resulting outcomes include a schematic plan for the 94 acres that blends the characteristics of the site with the values of Black Portlanders. Laid out over the course of phases, the plan includes housing, commercial, cultural, and educational uses located within the context of open spaces. Catalytic projects are selected to kickstart the development and wealth building opportunities. Key urban design concepts that influenced this new community include:

- The Close-Knit Neighborhood that creates a safe, multi-generational community that emphasizes family. The neighborhood is a car-free zone with porches everywhere
- A network of cultural Hubs that are emblematic of the Community’s values. Hubs are the heart of the community. They utilize partnerships with like-minded organizations that share a vision around culture, education, entrepreneurship, and localizing wealth creation. Each cultural Hub is focused on a particular theme. They combine to create a cultural “tour”

through the site and range private to public based on where each is located.

- » Education / Entrepreneurship: an inward looking hub, focused on the Black Portland community that will seek partnerships that provide youth education, adult education, after-school programs, day care programs, Black fraternal and sorority connections, and places for kids to simply play.
 - » Wellness: a hub that will seek partnerships that provide health services and care, for the physical and mental well-being of the Black Portland community.
 - » Food: a hub that will seek partnerships to provide food distribution, grocery, connections to urban agriculture, community kitchens, mentorship for emerging community chefs, the culinary curious, and Black-owned restaurants.
 - » The Arts: a hub that will seek partnerships to provide the education, promotion, training, and performance of music, dance, poetry, literature, and the visual arts.
- A continuum of open spaces that range from private and secure, to public and connected to the wider Portland community. These open spaces provide the requested access to nature and reconnection to the river.
 - The opportunity to strengthen the urban fabric around N. Broadway with a strong face towards the public and neighboring event spaces.



Where We Go From Here

The Albina Vision Community Investment Plan has set the stage for the Albina Community, and all of Black Portland, to execute their remarkable vision. Albina Vision Trust intends to move the development potential of these 94 acres from solely a market-based scenario to one that reflects community values over time. This is a long-term vision, laid out in phases spanning 50 years, but immediate performance measures will indicate if the dial has been moved and investment has been coordinated.

The Community Investment Plan leads with a fine sensibility about building a community where Black Portlanders are at home. It focuses on intergenerational wealth building across broad demographics and compiles desired cultural activities into hubs. It remembers the area around N. Broadway as a lively street and anchors efforts in its revitalization. It provides access to the river and recreational connections. It lays out development in an urban context offering an invitation to the public while allowing privacy within the Close-Knit Neighborhood.

Over the coming months and years, Albina Vision Trust will take the next steps to transform this vision into action. Those steps include:

- Continued community engagement
- Conversation and coordination with stakeholders and potential partners who share AVT's values
- Implementing foundational steps of the Governance efforts shown within the Plan
- Fundraising efforts
- Organizing the funding and crafting of RFP's for catalytic projects

These efforts will lead the development of self-governance, wealth building opportunities, and projects that will ultimately realize this remarkable vision.

Further details for all aspects of the Plan introduced in this document can be found by downloading the full Albina Vision Community Investment Plan from AVT's website, albinavision.org.