

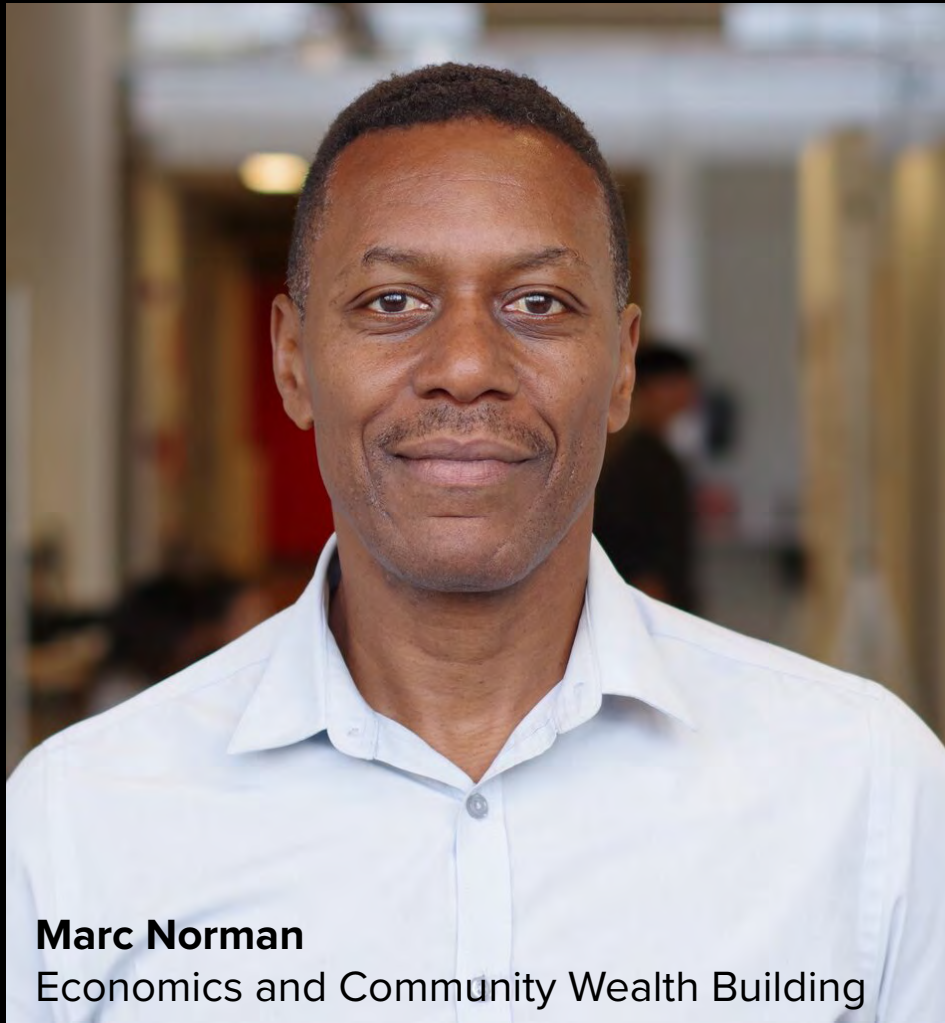
# A BRIEFING ON COMMUNITY REDESIGN

09.30.21

ALBINA









# HISTORY



# HISTORY



1956



2020



Albina Future



# HISTORY

1



2



3



4



5



6



7



8



<sup>1</sup> Images in Albina Neighborhood  
c/o the Portland Archives

<sup>3</sup> Groundbreaking Ceremony for Unthank Park on  
August 7, 1967

<sup>5</sup> Formal Dance on the Battleship Oregon February  
14, 1929

<sup>7</sup> Images in Albina Neighborhood  
c/o the Portland Archives

<sup>2</sup> Images in Albina Neighborhood  
c/o the Portland Archives

<sup>4</sup> Albina Neighborhood Improvement Committee, ANIC  
Tree Program March, 1964

<sup>6</sup> Opening of Neighborhood Development Program  
(NDP) Woodlawn office, February 1970

<sup>8</sup> Images in Albina Neighborhood  
c/o the Portland Archives



# HISTORY



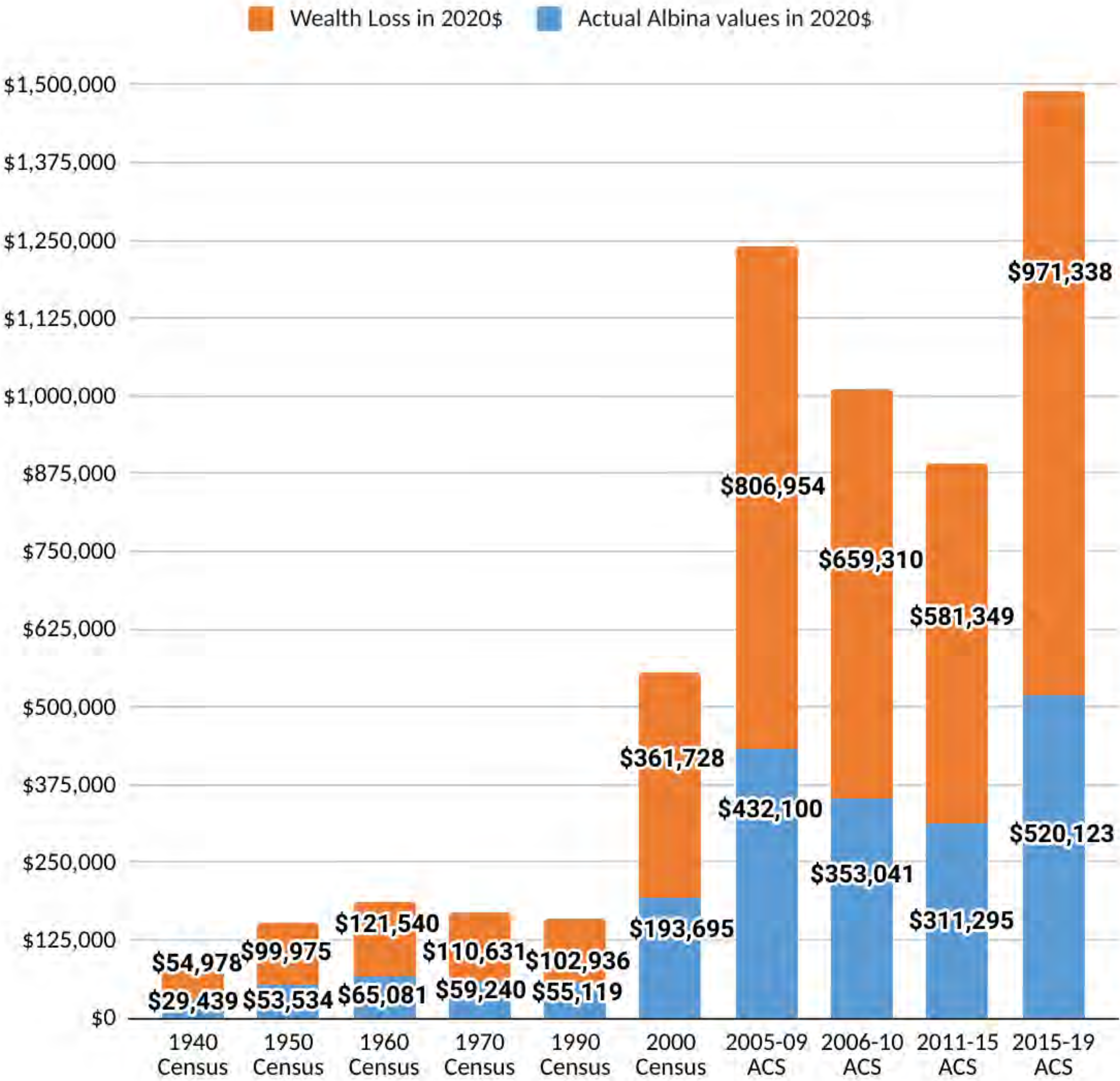
1948 BROADWAY BRIDGE DURING THE VANPORT FLOOD

↓ **Loss of 800+ Homes**



1958 SITE AREA REGRADED

## What if Albina looked like Irvington?



Fewer ownership opportunities  
Homes did not appreciate at same rate  
Aggregate impact today of approximately \$1 billion in wealth lost

Source: Jude Thaddaeus

Community Investment Plan Reveal





# COMMUNITY ENGAGEMENT SUMMARY



# JOY! INITIATIVES

ALBINA

Albina Vision Trust Presents

Been Here, Still Here

Celebrating the past, Creating the future

streaming from 2-6 pm

facebook.com/albinavisiontrust

17 OCTOBER

2020

Celebrate with us!

Join us online as we make our next moves to create the future of Albina!

Learn more about the project at: [albinavisioninc.com](http://albinavisioninc.com)

HUSTLE HIGHLIGHTS

CELEBRATING BLACK ENTREPRENEURSHIP

ALBINA











Join us as we highlight some of Portland's Black-owned businesses, connect with up-and-coming brands and learn about resources available to make business happen.

2:00 - 4:00 PM PST  
SATURDAY, NOV 21ST, 2020

albinavisioninc.com

ALBINA

ALBINA

ALBINA

ALBINA

ALBINA

COMMUNITY CARE

Join Albina Vision Trust as we celebrate

**JUNETEENTH**  
JUNE 19, 2021

details and tickets at [albinavision.org](http://albinavision.org)

**TEACH-IN**  
10 AM to 1 PM

**MUSIC**  
Juneteenth Oregon  
1 PM

**FILM FEST**  
First Show @ 9 PM





# WORKSHOPS



Orientation Workshop



Programming Workshop



Programming Review Workshop



Scenario Development Workshop



Scenario Development Feedback Workshop



Scenario Development Review Workshop

Community Investment Plan Reveal





**52 COMMUNITY ENGAGEMENT EVENTS**

**18 COMMUNITY WORKSHOP SESSIONS**

OVER THE COURSE OF 45 HOURS

**563 ATTENDEES**

349 UNIQUE INDIVIDUALS

283+ BLACK PARTICIPANTS

**163+ PIECES OF VISUAL INPUT FROM COMMUNITY**

PHOTOS, DRAWINGS, HANDWRITTEN NOTES, STICKY NOTES, FUTURE VISIONS

**30K+ WORDS OF DESIGN NOTES AND COMMUNITY FEEDBACK**

DIRECTLY FROM WORKSHOP FEEDBACK AND DISCUSSIONS



# WORKSHOPS

Your ideas about home and housing...



green infrastructure

“ Parks and **access to the river** are great opportunities in Albina ”



Your ideas about home and housing...



Nourishment & Family

Your ideas about community and shared space...



Your ideas about business spaces...



Home form ClimateTech Innovation

Your ideas about community and shared space...

currently "shared spaces" in the area are predominantly for vehicles. we need to dramatically shrink the footprint for cars so we can have places for people. What if all roads were 1-lane or banned vehicles through the area

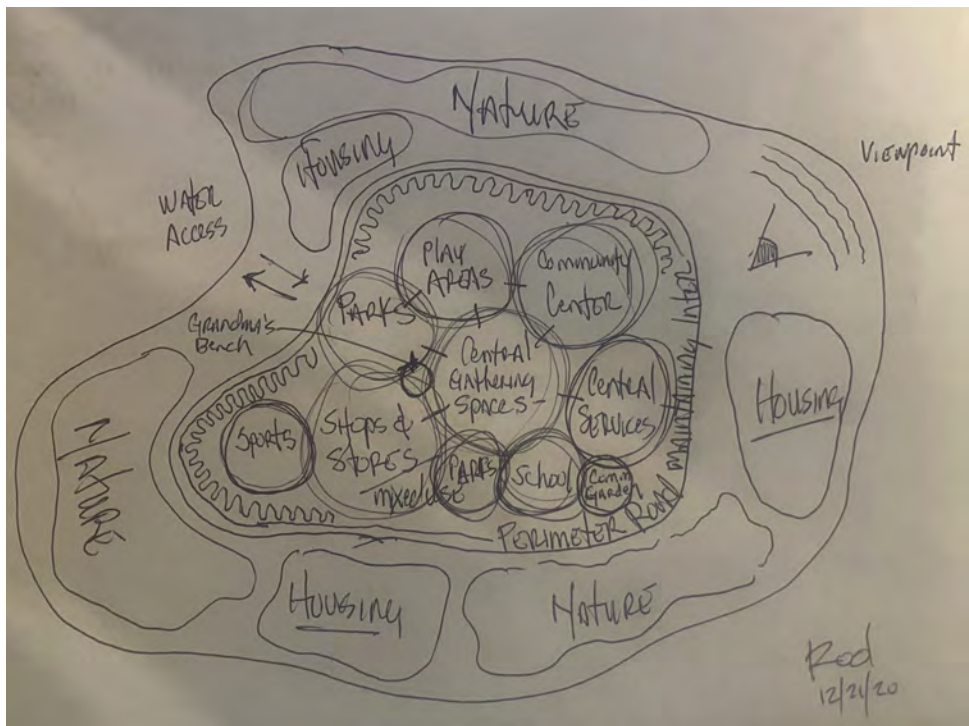


Your ideas about community and shared space...



boundless open space

“ **Highways turned into** pedestrian boulevards...opened up to the waterfront ”





# COMMUNITY HOSTS & COLLABORATORS



**cameron whitten** | activist



**Bobby Foucher** | 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** | Wavvy Boys



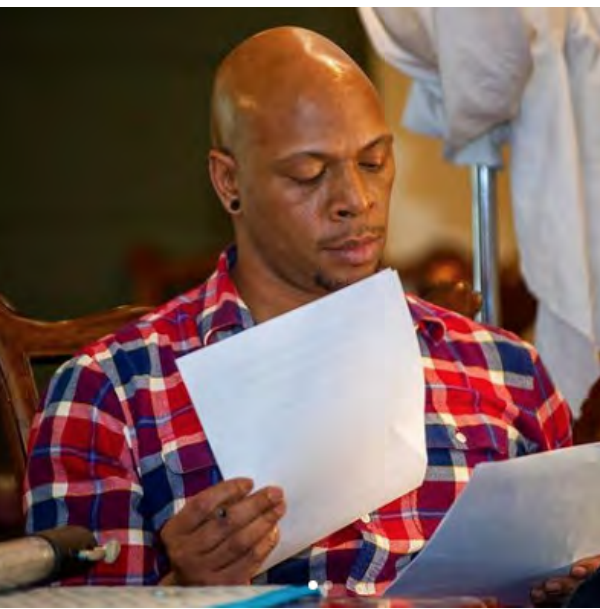
**Mashavu Hicks** |  
Entertainment and Lifestyle  
Host



**Stephen Green** | Startup  
Advisor



**Juston Gaddis** | Filmmaker



**Dru Holley** | Filmmaker



**Elijah Hassan** | Artist and  
Filmmaker



**S. Renee Mitchell** | I Am  
M.O.R.E



**Rashad Floyd** | Hustle and  
Heart Productions



# THE PLAN



# WHAT WE HEARD

PLACES

EXPERIENCES

SENSE OF BELONGING

- Multi-family housing
- Businesses on site
- Schools on site
- Private clubs
- Basic family house
- Placemaking features
- Collectives
- Landmarks
- Tiny living spaces
- Residential infill

- Creating Black heritage
- Lots of people
- Security and inclusion
- Loved ones and family
- Multi-generational
- Age-friendly
- Clear and readable
- Familiar facees
- Employment
- Collective living, sharing, security, infrastructure
- Affordability
- Afro-Futurism
- Placemaking features
- Family is relaxed and happy
- Housing density
- People who look like me
- Children
- Don't constrain ourselves to get it right the first time
- Keeps a piece of my soul
- Memory, smell, familiarity
- Safety needs to elevate residents above ground
- Soldiers guarding the castle
- Code to get in
- Home takes time to build, then you get homesick
- Elders
- Heritage
- No floors, no ceilings
- 1000 Friends
- Visitors
- Tilly's house from Sponge Bob
- Focused on density
- Left Bank Building
- Paramount Apartments

RICH VARIETY OF PUBLIC SPACES

- Public markets
- Playgrounds
- Community gardens
- Places to celebrate
- Places to protest
- Shelter from the rain
- Splash pads
- Festival streets
- Night markets
- Dog parks
- Pop-up shops
- In-between spaces
- Train yards
- Black churches
- Murals, sculpture
- Perimeter road
- Floating docks
- Beach
- Plaza
- Pedestrian only
- Gardening center
- Scavenger spaces
- Vending machines
- Spaces for artists
- Bikes and uber-submarines
- Bathrooms everywhere
- Studios
- Multi-cultural worship
- Transit, light rail bridge
- Open waterfront
- Highways turned to pedestrian blvd
- Game room
- Underwater castle

- Joyful and vibrant
- Emotional and warm
- Happy and fun
- Peaceful and relaxing
- Hate-free
- Open 24/7
- Mixed use and multi-purpose
- Urban and gritty aesthetic
- Hierachy of spaces
- Year-round performances
- Large, community-oriented spaces
- Everything you see (Lion King)
- Color themes
- Needs to last
- Church of Light and Christ
- emotional, beautiful
- High Line NYC
- Public spaces relate as a group
- Dallas Cowboys Star project for students

WEALTH BUILT WITHIN THE BLACK COMMUNITY

- Hardware stores, office supplies, mechanics
- Music establishments
- Dental and medical clinics
- Toy stores
- Art galleries
- Restaurants, groceries, food halls
- Incubator maker-space
- Night markets
- Good food!
- Shops and stores
- Garden and farming
- Cafe
- Co-ops
- Business training center
- Local shops
- Locally owned businesses
- Commercial space
- Spas
- Bookstores
- Coffee Shops
- Small Businesses
- Gyms
- Co-working space
- Hotel and hostels and B&B
- Salons
- Breweries
- Music clubs
- Theaters and cinemas
- Art stores
- Spice shops
- Meat and fish shops
- Offices
- Bank / Financial Institution

- Self-reliance
- 10/20 minute neighborhood
- Attract a diverse clientele
- Previous business are gone but not forgotton
- Affordable lease-to-own
- Generational wealth
- Sand dollars as money
- Freeway becomes land trust
- Foot traffic
- Don't fight arenas; build on them

ACCESS TO NATURE

- Side streets with lots of trees
- Nature, flowers, gardens
- Playgrounds
- Dog parks
- River!
- Parks and access to river
- Tiny yards
- Green roofs
- Outdoor spaces
- Pollinator paths
- Rock climbing
- Outdoor patios
- Terraces
- Splash Pads
- Trails
- Residential covered in nature
- Shared gardens
- Green infrastructure
- Nature as sacred space
- Healthy water
- Farm
- Farmers market
- High dive
- Housing linked to green space

- Quiet
- Health and wellness
- I can see the sky
- Integration of living in nature
- Lots of fresh air & light
- Net Zero
- No cars
- Eco-district
- Living in Nature
- Naturally glowing stone

SHARED SOCIAL SUPPORT

- Gardens
- Food-based development
- Community centers
- Hospitals
- Pools
- University
- After school
- K-12 school
- Child care
- Parking
- Kids performance schools
- Transitional Housing

- Memory
- History
- Traditions
- Community control
- Social programs
- Shelter
- Operated and staffed by Black professionals
- Daily calm meditations
- Latest technology
- De-escalation training
- Social work skills

Key

Housing Typologies

Commercial Typologies

Hub(s)

Food

Entertainment / Art

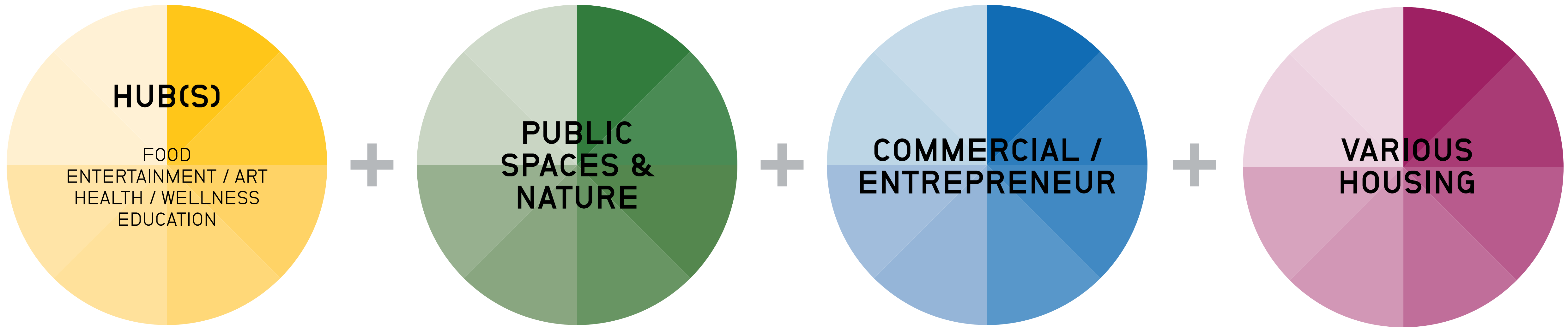
Health / Wellness

Education

Public Spaces & Nature

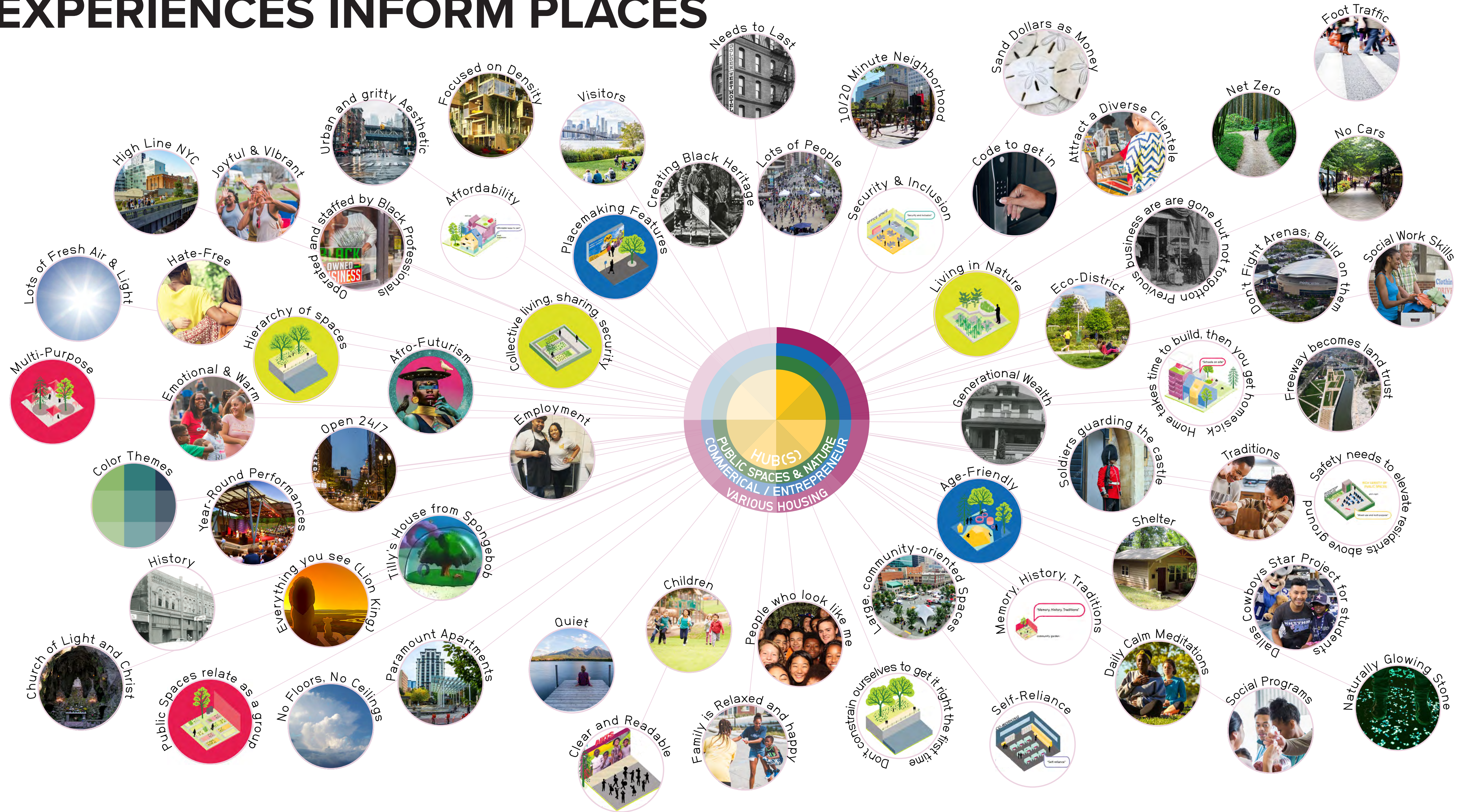


# THE TYPES OF PLACE





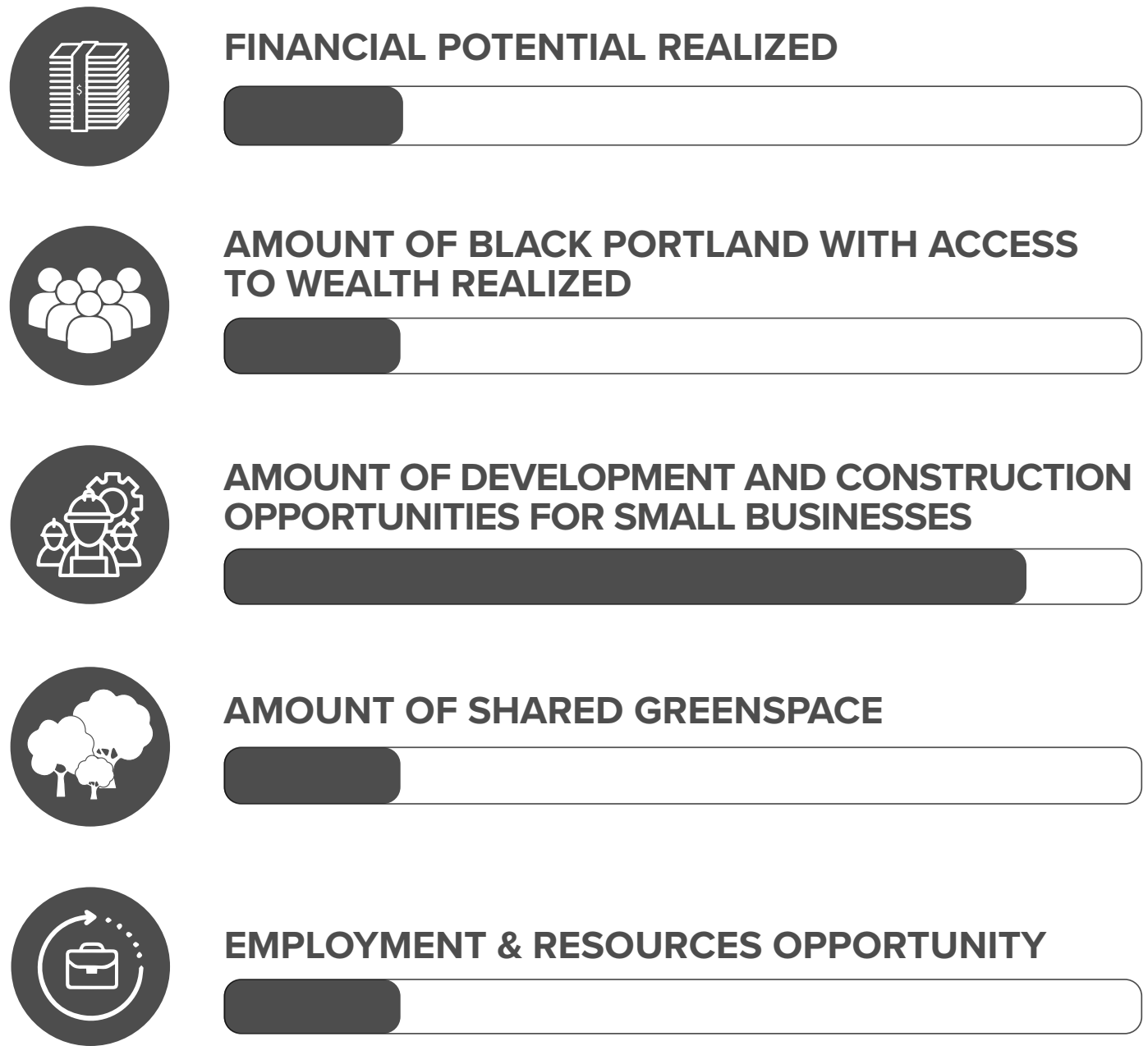
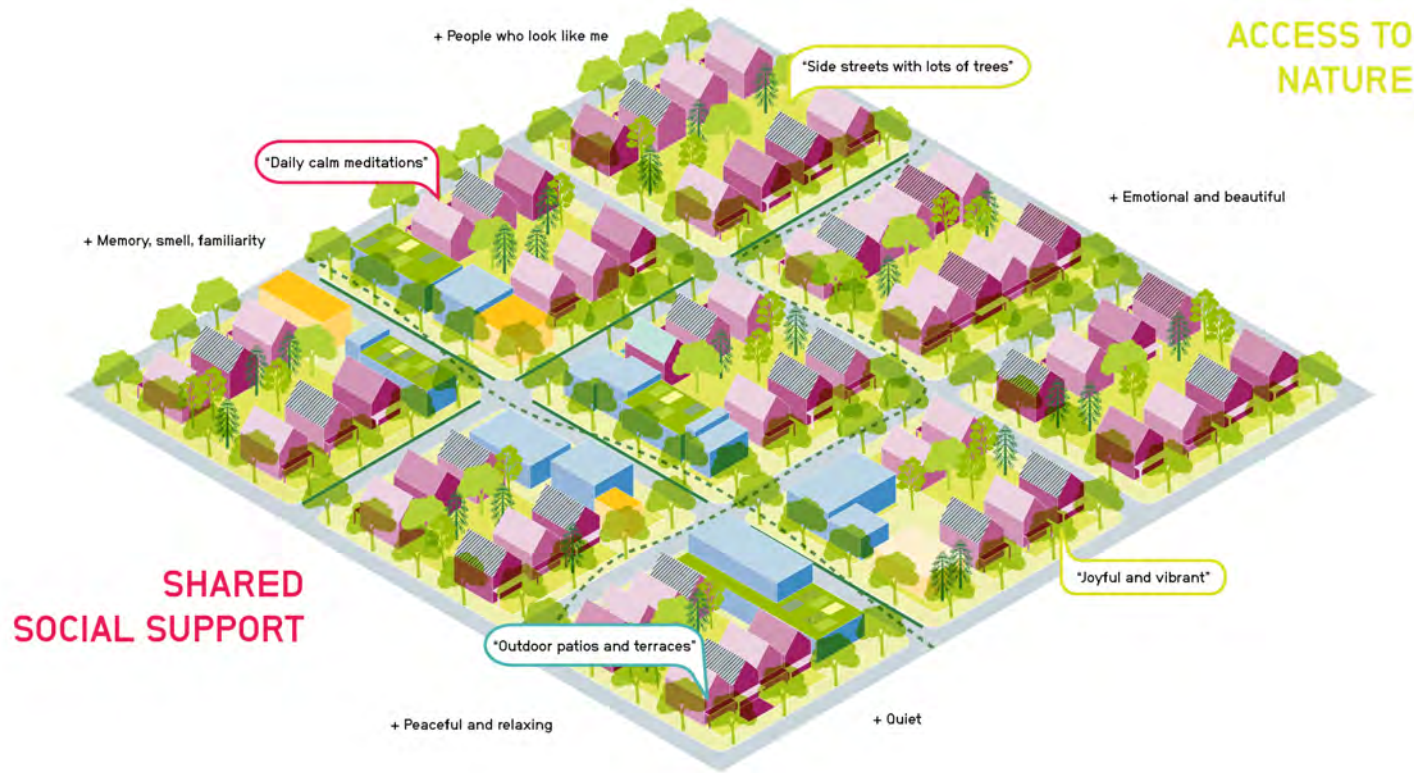
# EXPERIENCES INFORM PLACES



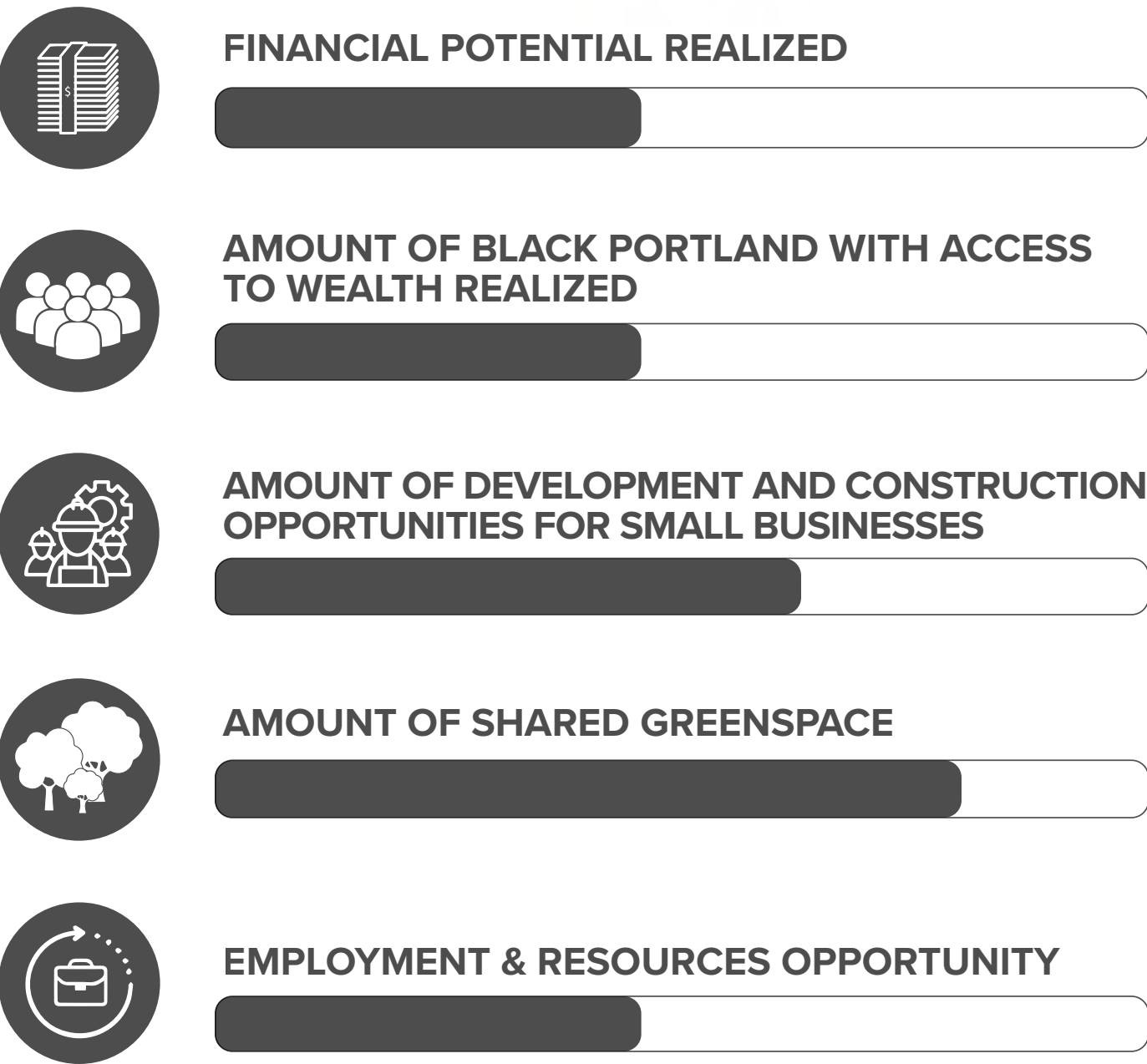
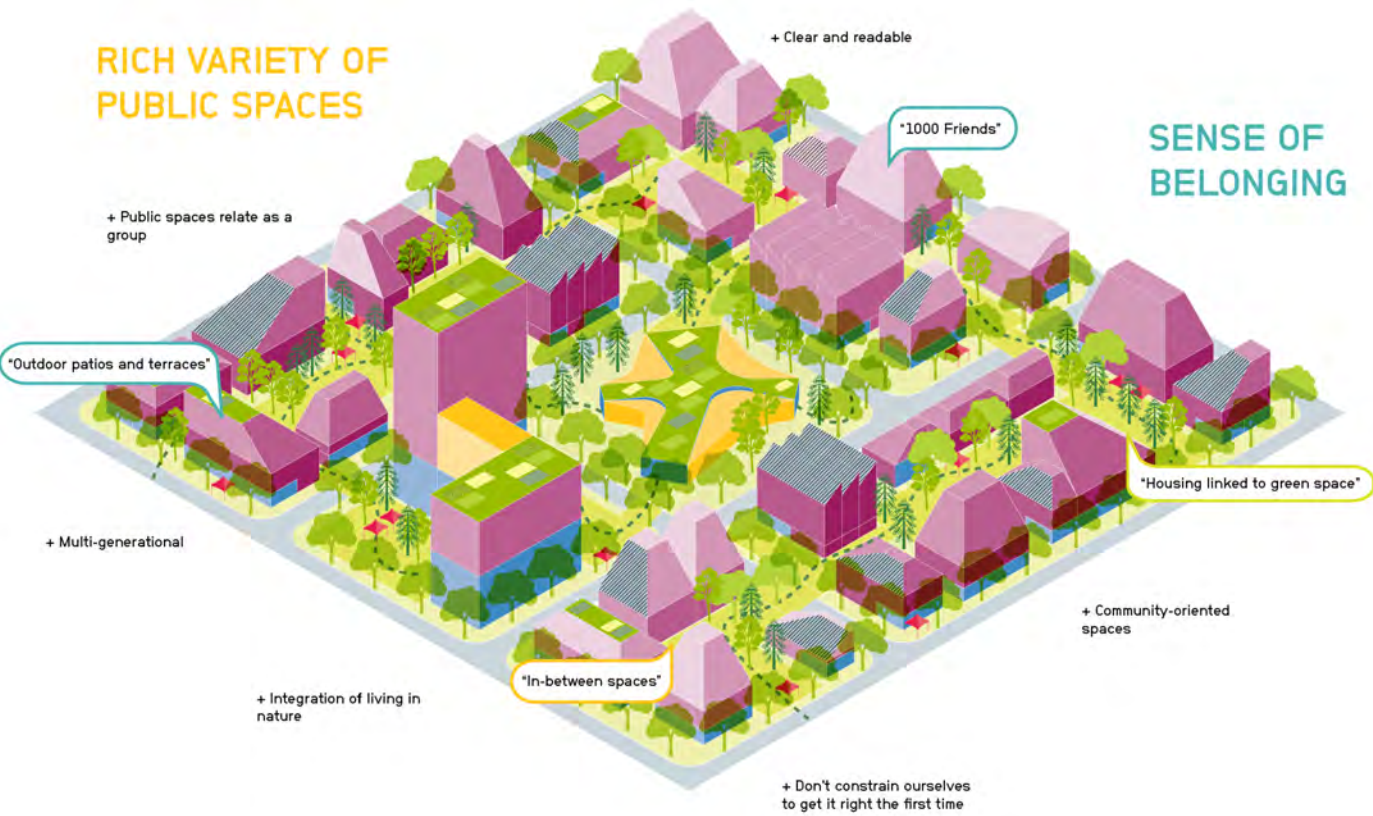


# NEIGHBORHOOD POSSIBILITIES

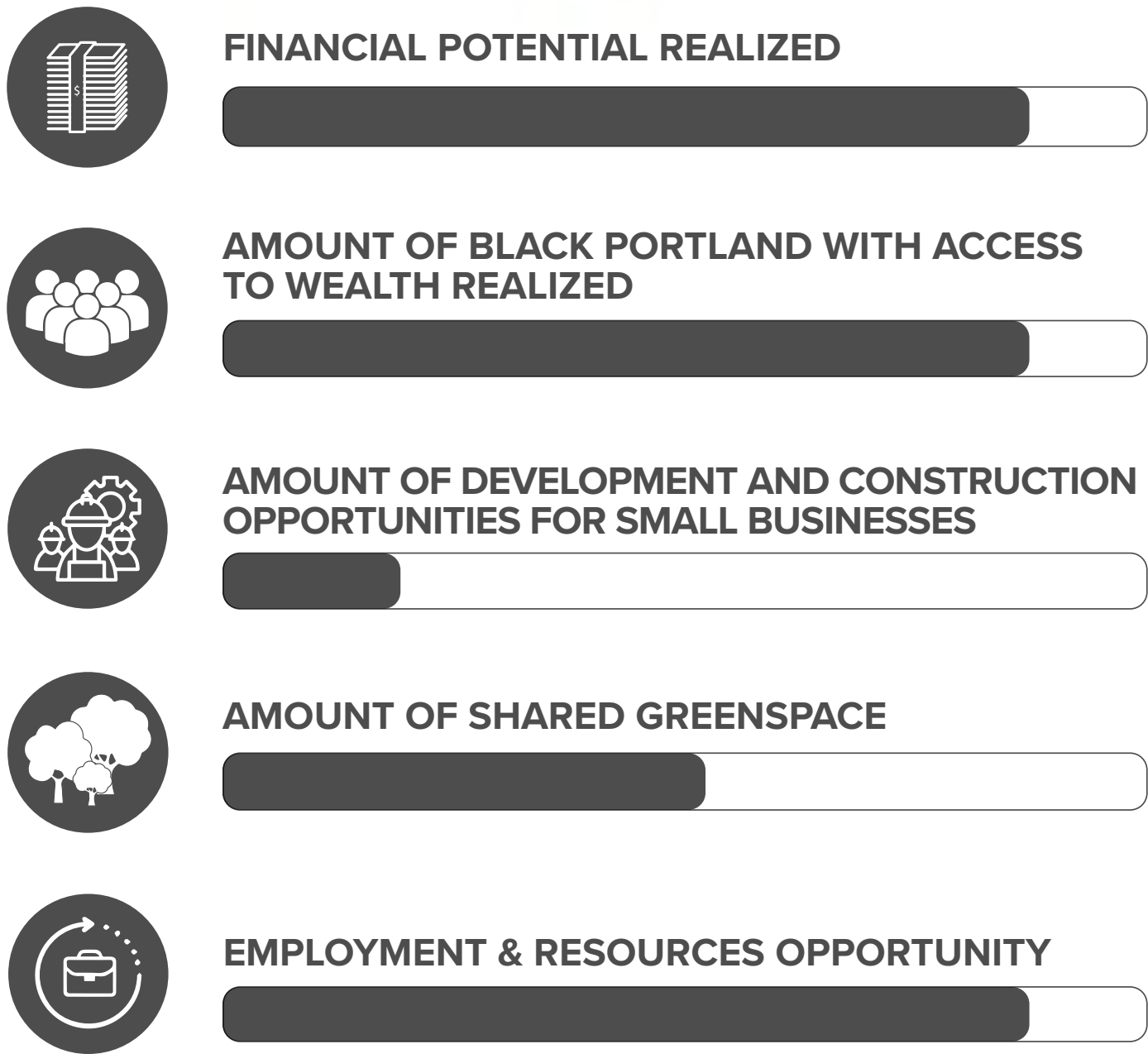
## LOW DENSITY



## MEDIUM DENSITY



## HIGH DENSITY





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

NORTH WILLIAMS NEIGHBORHOOD

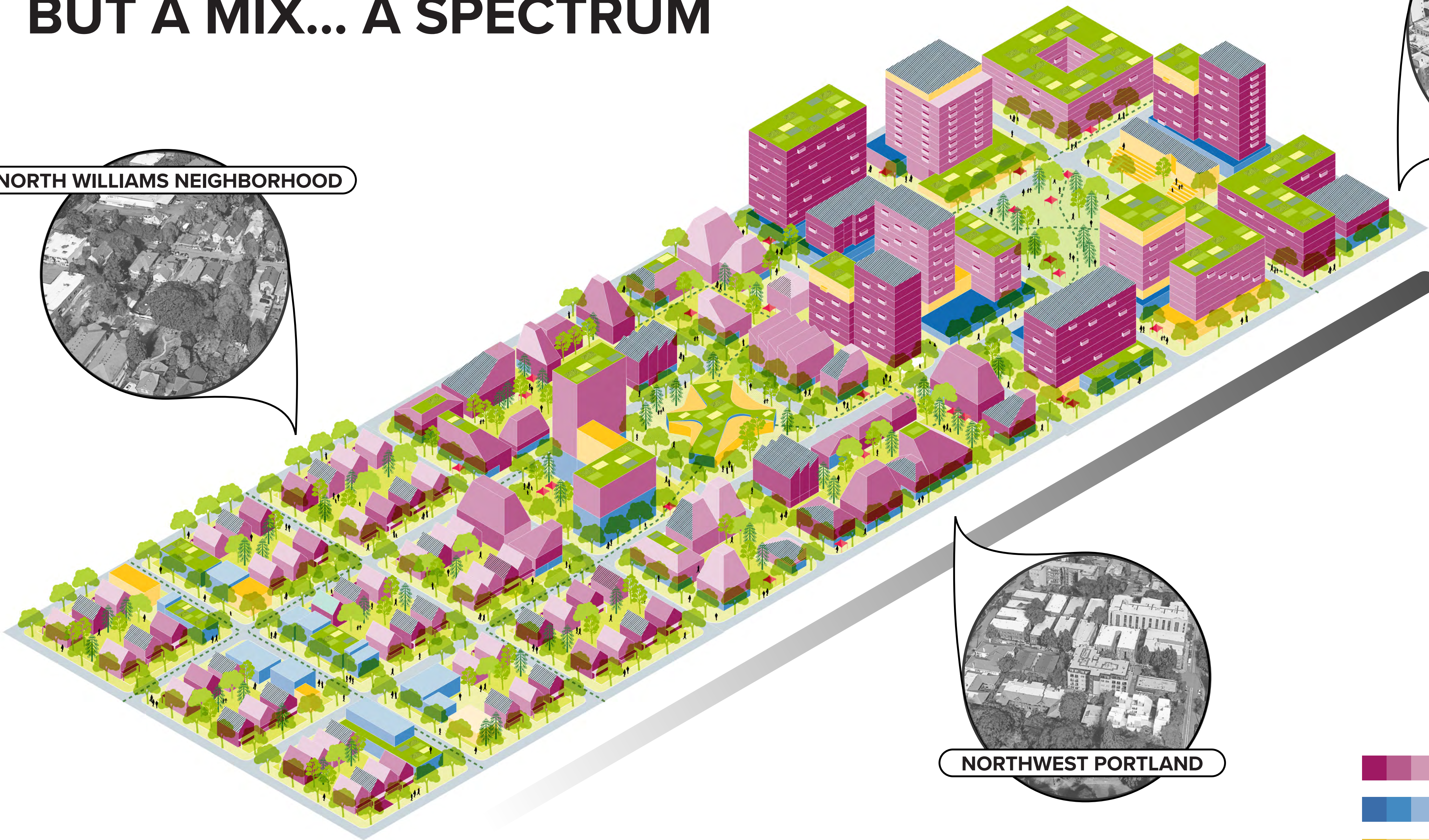
DOWNTOWN PORTLAND

HIGH

NORTHWEST PORTLAND

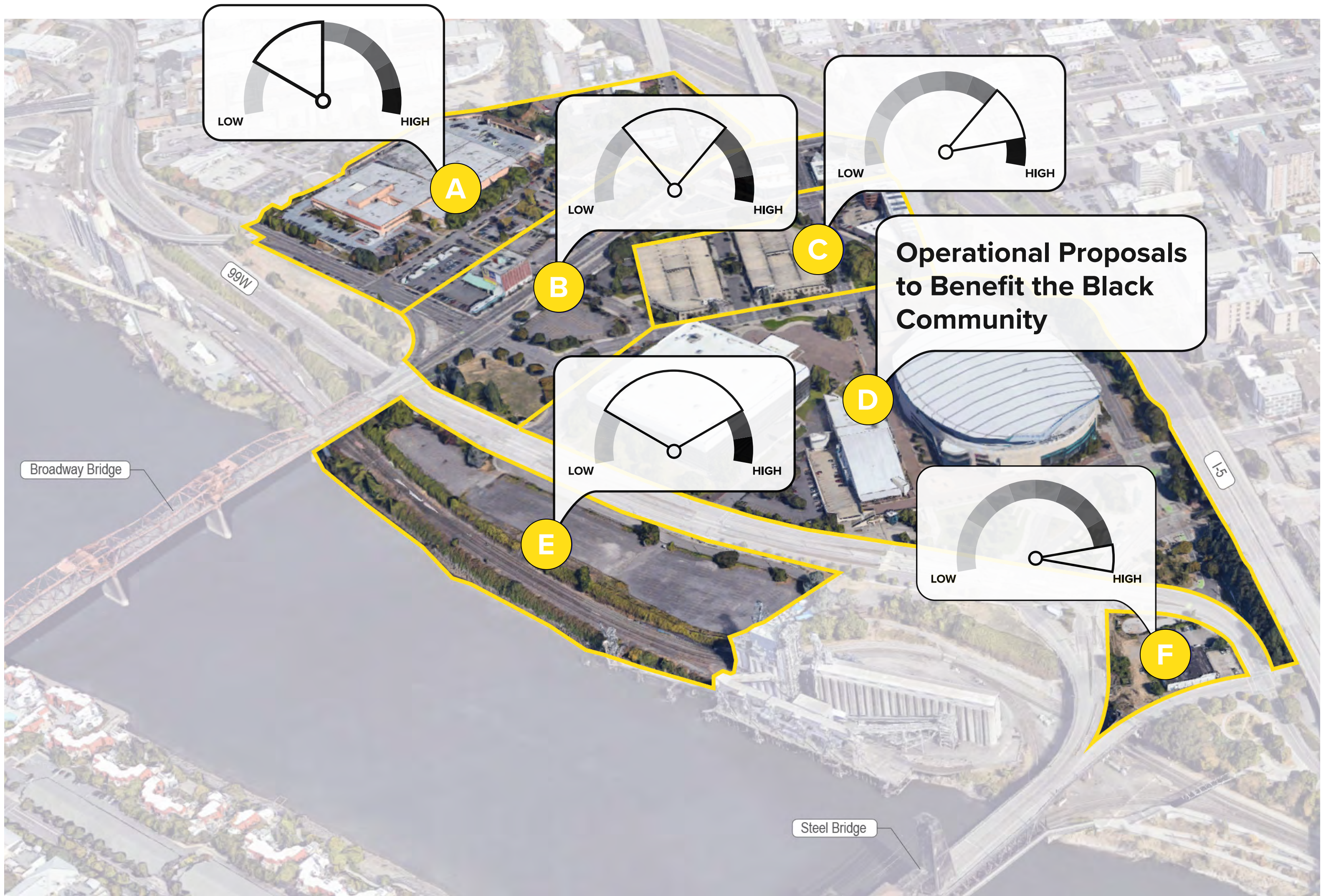
LOW

- Residential Typologies
- Commercial Typologies
- HUB Typologies



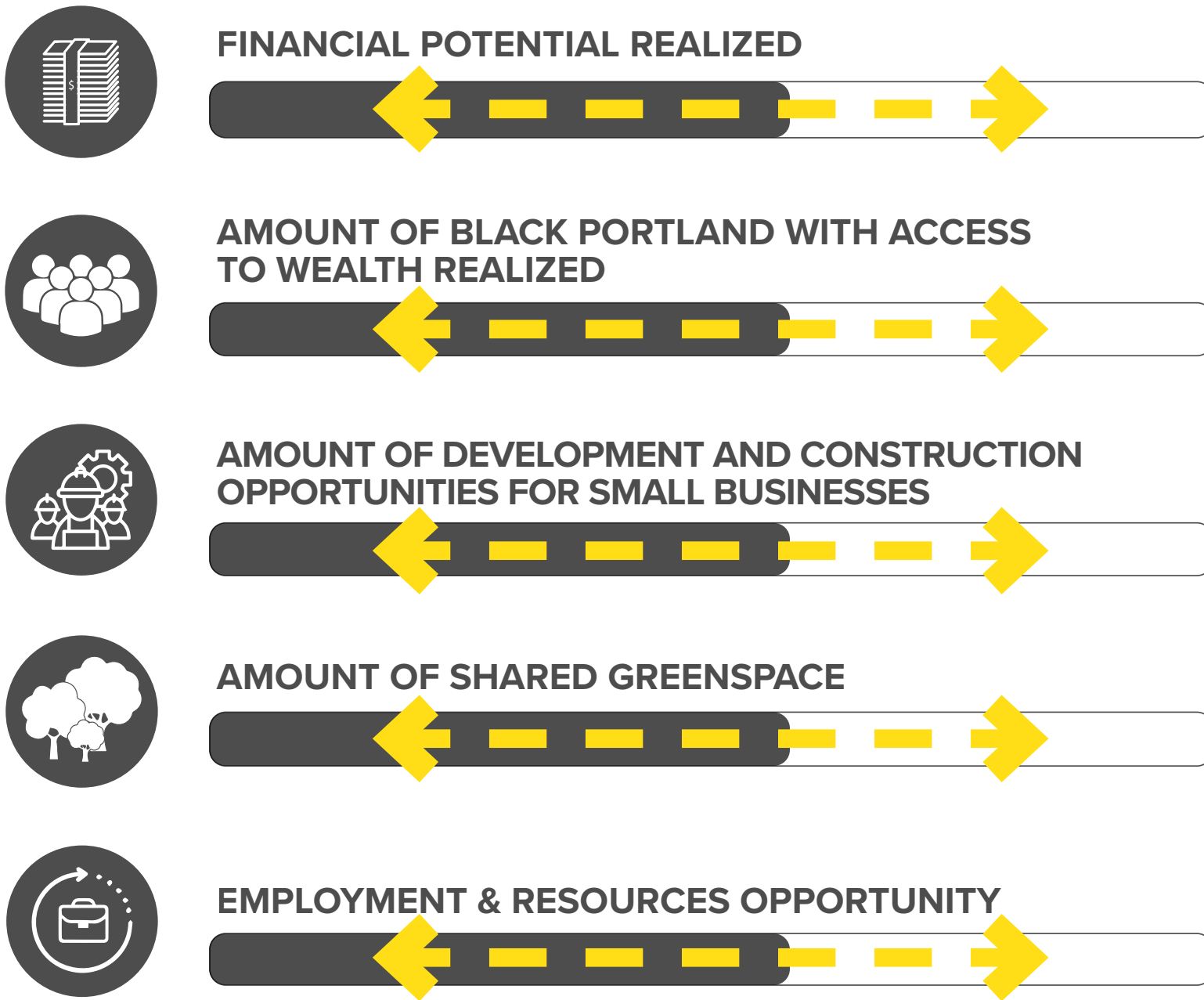


# EXAMPLE OF POTENTIAL NEIGHBORHOOD POSSIBILITIES PLACED ON SITE



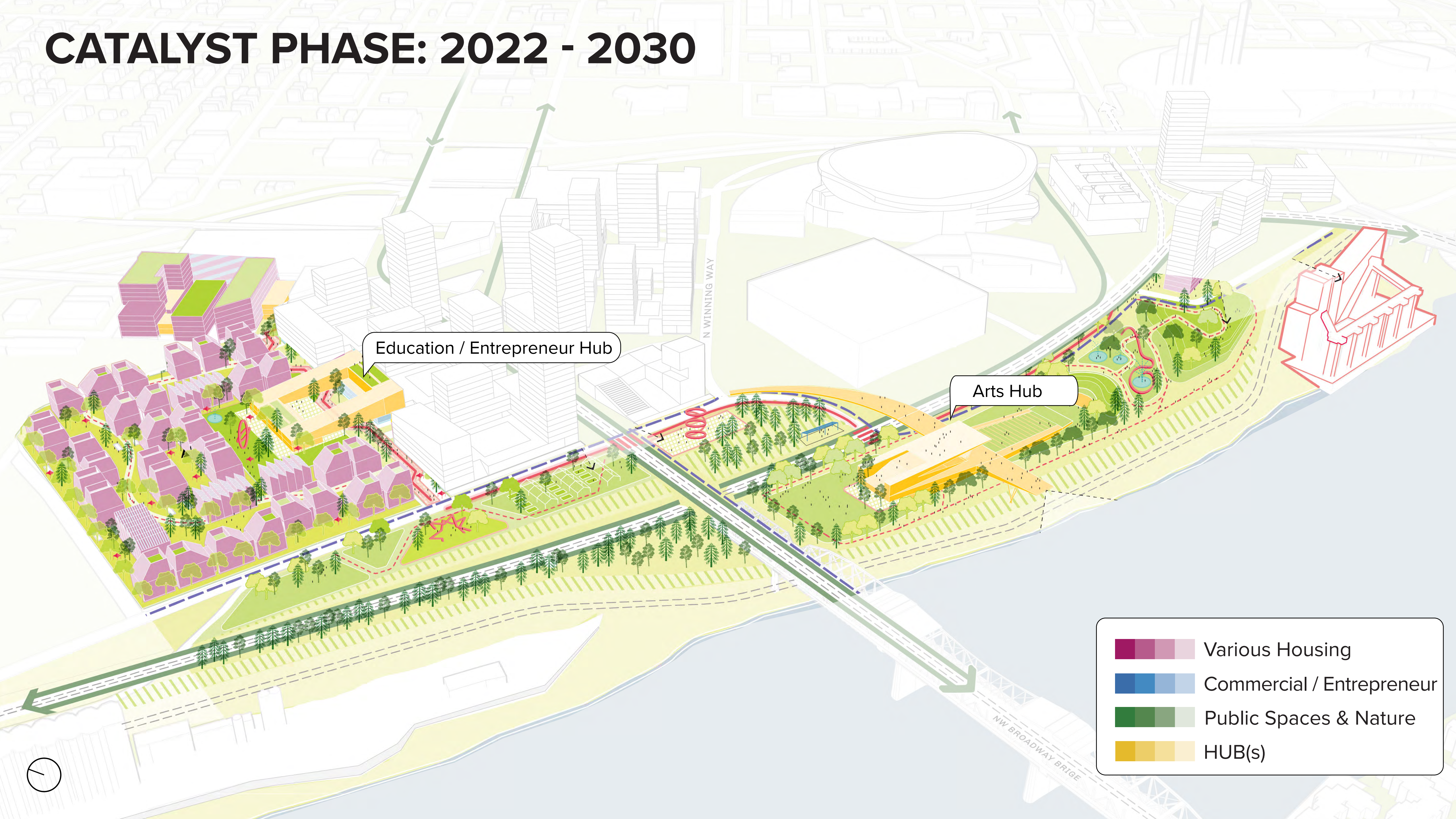
- A CLOSE-KNIT NEIGHBORHOOD
- B EAST BROADWAY GATEWAY
- C THE GARAGES
- D THE ARENAS
- E THE WATERFRONT
- F SOUTH CORNER

## EXAMPLE OF WEALTH BUILDING GOALS MEASURED





# CATALYST PHASE: 2022 - 2030



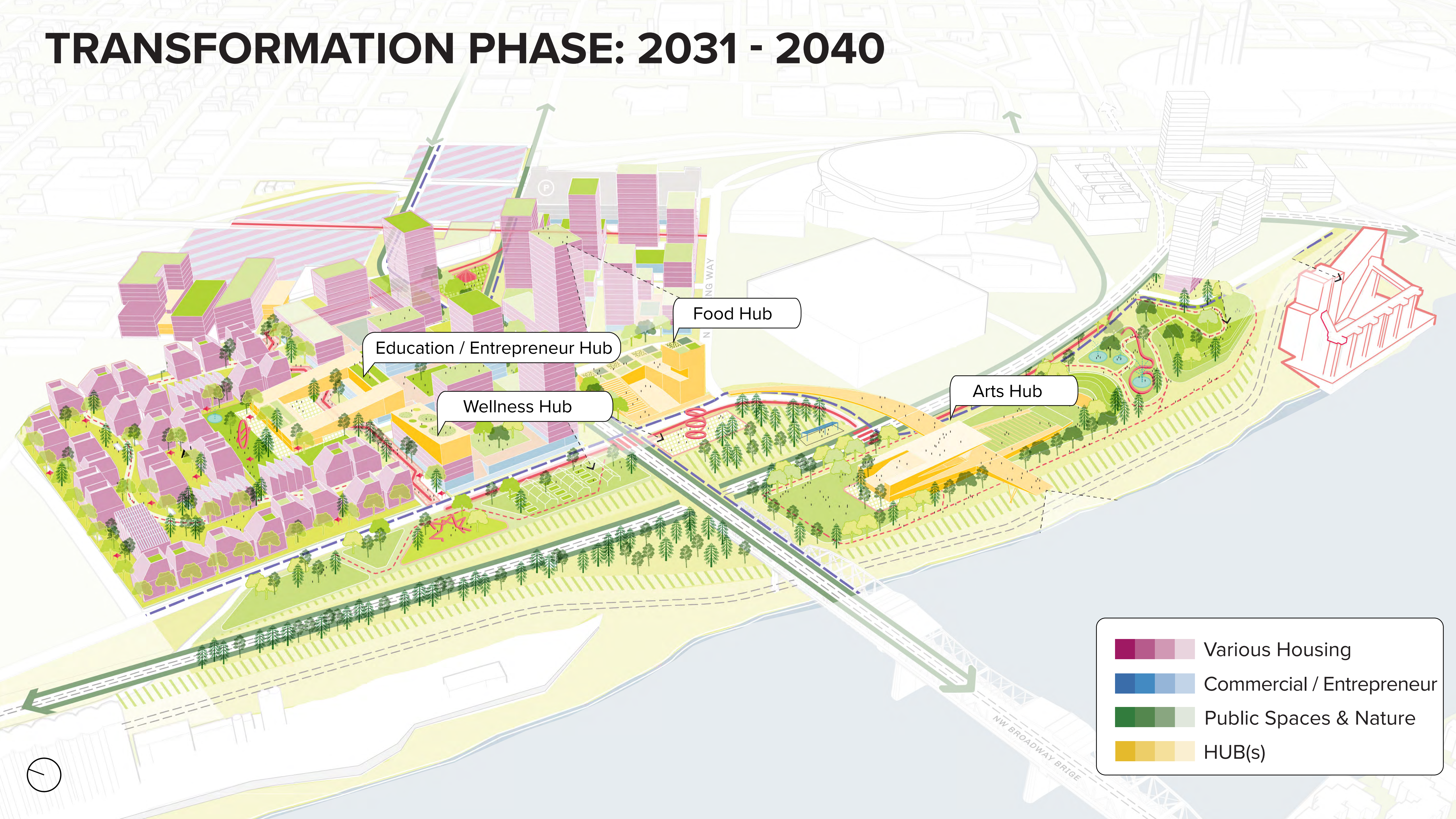
Education / Entrepreneur Hub

Arts Hub

- Various Housing
- Commercial / Entrepreneur
- Public Spaces & Nature
- HUB(s)



# TRANSFORMATION PHASE: 2031 - 2040



Education / Entrepreneur Hub

Food Hub

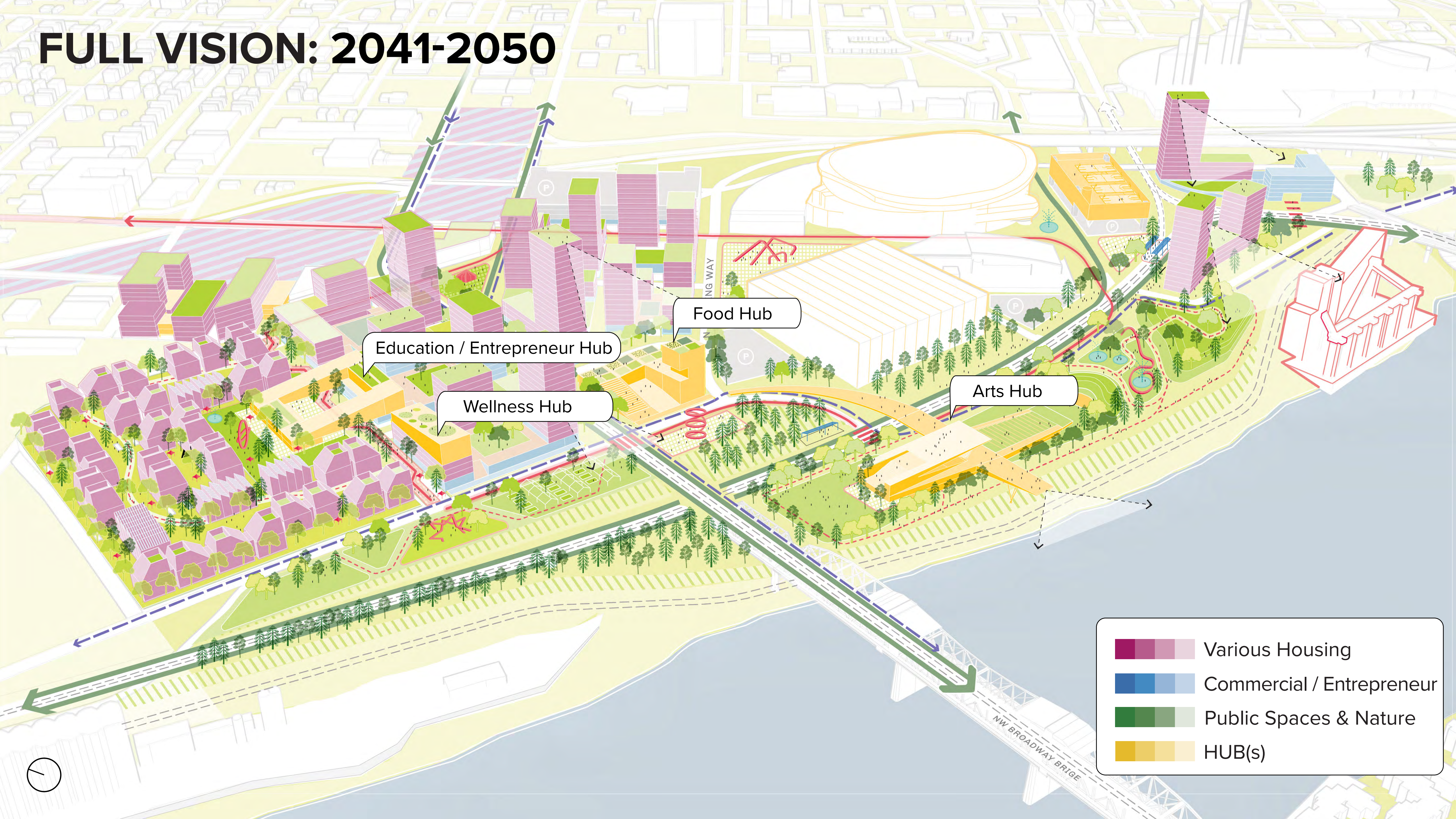
Wellness Hub

Arts Hub

- Various Housing
- Commercial / Entrepreneur
- Public Spaces & Nature
- HUB(s)



# FULL VISION: 2041-2050



Education / Entrepreneur Hub

Wellness Hub

Food Hub

Arts Hub

Various Housing

Commercial / Entrepreneur

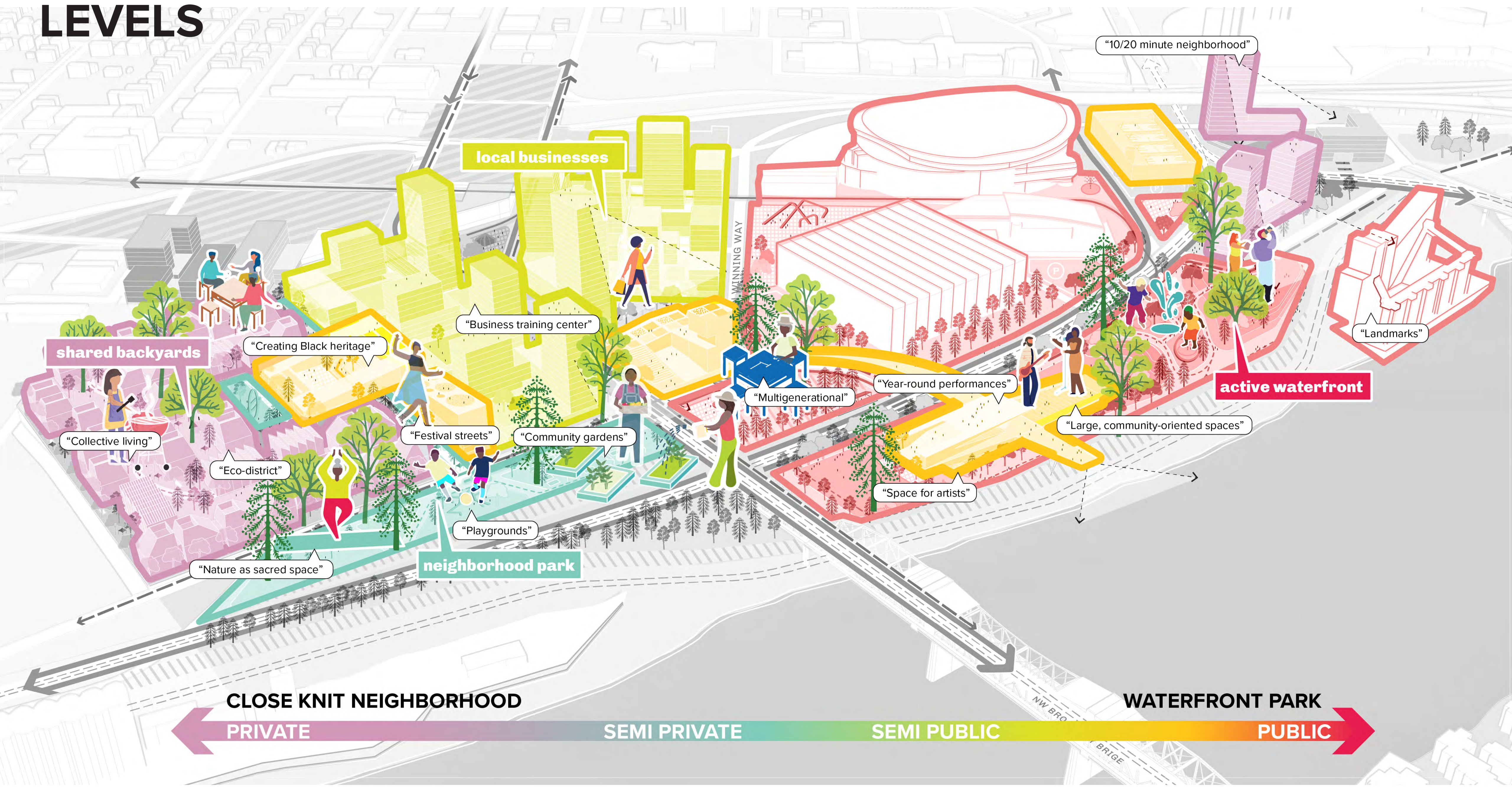
Public Spaces & Nature

HUB(s)





# LEVELS





# CULTURAL CONNECTIONS



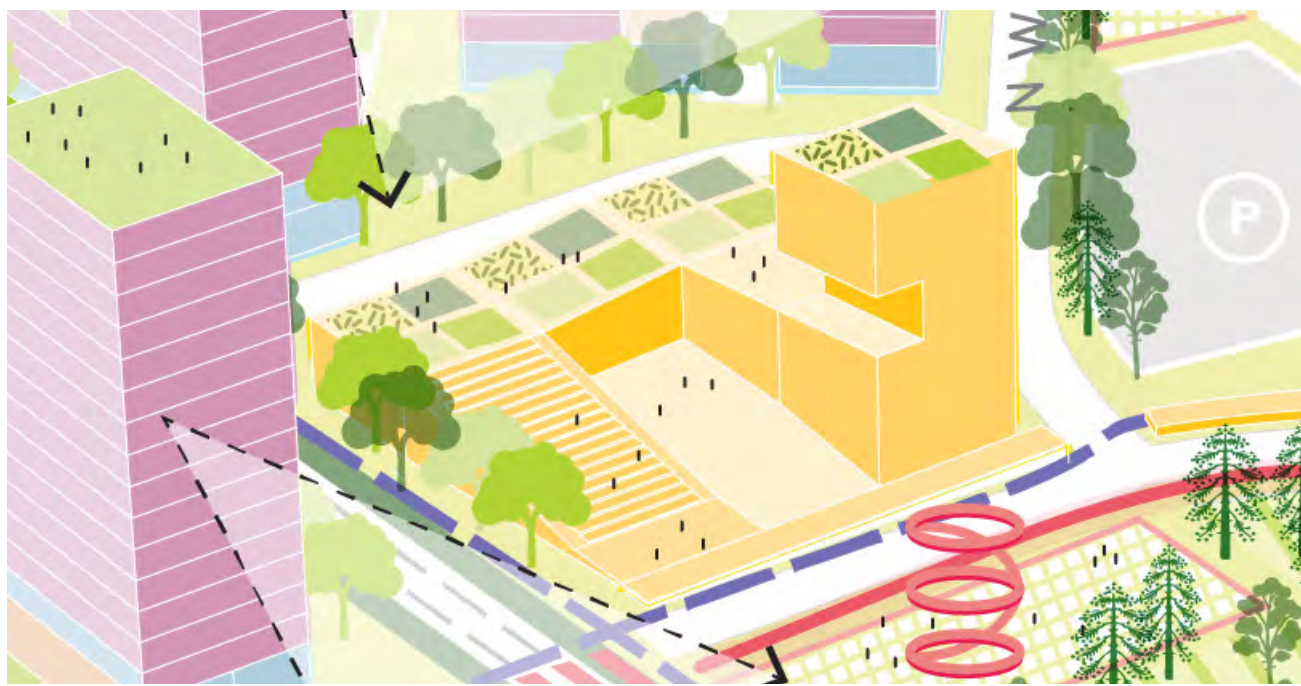
# CULTURAL CONNECTIONS: HUB HIGHLIGHTS



The **Education / Entrepreneurship Hub** is inward looking, focused on the Black Portland community, and will seek partnerships that provide youth education, adult education, after-school programs, day care programs, Black fraternal and sorority connections, places for kids to simply play.



The **Wellness Hub** will seek partnerships that provide health services and care, for the physical and mental well-being of the Black Portland community.



The **Food Hub** will seek partnerships to provide food distribution, grocery, connections to urban agriculture, community kitchens, mentorship for emerging community chefs, and Black-owned restaurants.

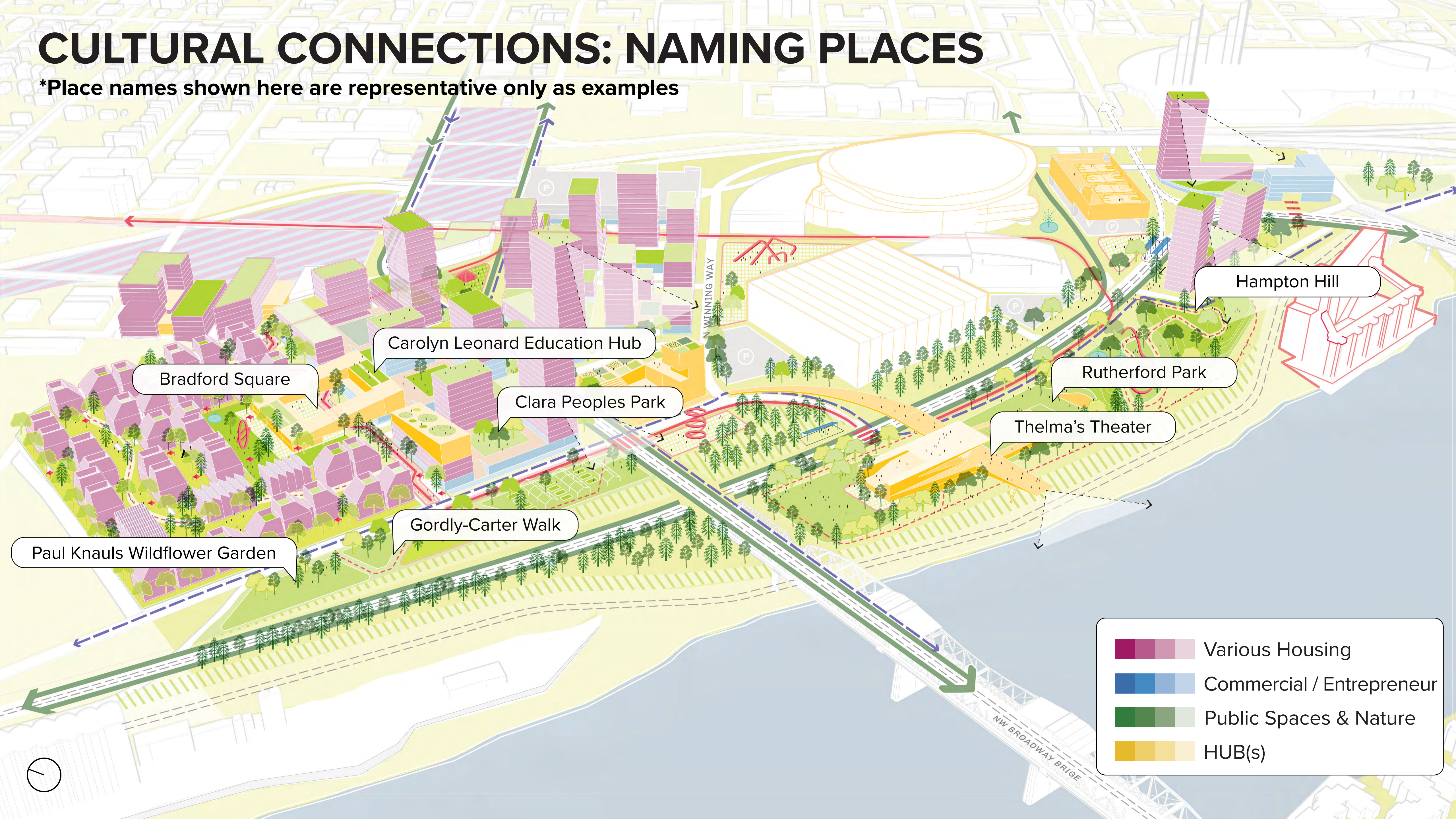


The **Arts Hub** will seek partnerships to provide the education, promotion, training, and performance of music, dance, poetry & literature, and the visual arts.



# CULTURAL CONNECTIONS: NAMING PLACES

\*Place names shown here are representative only as examples



Bradford Square

Carolyn Leonard Education Hub

Clara Peoples Park

Gordly-Carter Walk

Paul Knauls Wildflower Garden

Rutherford Park

Thelma's Theater

Hampton Hill

- Various Housing
- Commercial / Entrepreneur
- Public Spaces & Nature
- HUB(s)



# CULTURAL CONNECTIONS: MONUMENTS

**Cap Monument**  
A monument dedicated to the history of black Portlanders plight and resilient triumph over the racist use of infrastructure (Interstate 5 and Highway 99)

**Skyline Monument**  
Architectural/artistic treatment of structures that enhances and brings a unique energy to Albina. This includes portions of multiple rooftops. This monument will have a economic component, functioning in the arena of cultural tourism

**Knowledge Monument**  
Located central to the site. This monument will have an economic component as well, functioning in the arena of cultural tourism and history.

**Rivera Monument**  
A monument inspired by Black Joy and culture, paying homage to our long history and connection to the water. This monument will have an economic component, functioning in the arena of cultural tourism.

**Broadway Gateway Entrance**  
Two gateway monuments, one at the Broadway Bridge and one on Broadway and Williams Ave.

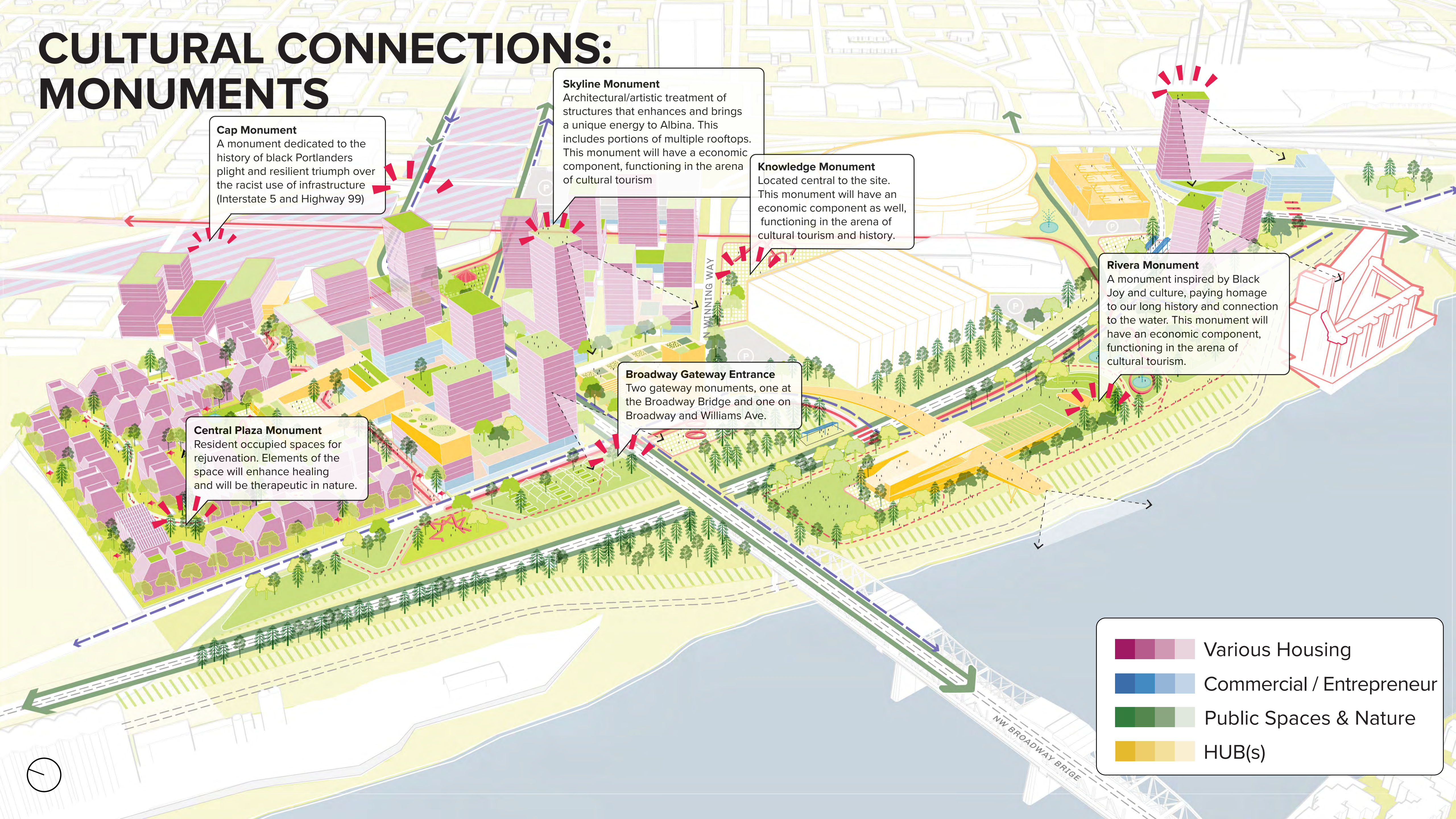
**Central Plaza Monument**  
Resident occupied spaces for rejuvenation. Elements of the space will enhance healing and will be therapeutic in nature.

Various Housing

Commercial / Entrepreneur

Public Spaces & Nature

HUB(s)





# WEALTH BUILDING



# WEALTH BUILDING STORIES



DARIUS



MR. WILLIAMS



NICHELLE



ROCKY



TONY



ZAWADI



THE JOHNSONS



KYETA



THE TURNERS



# DARIUS

## 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

## WEALTH BUILDING TOOLS

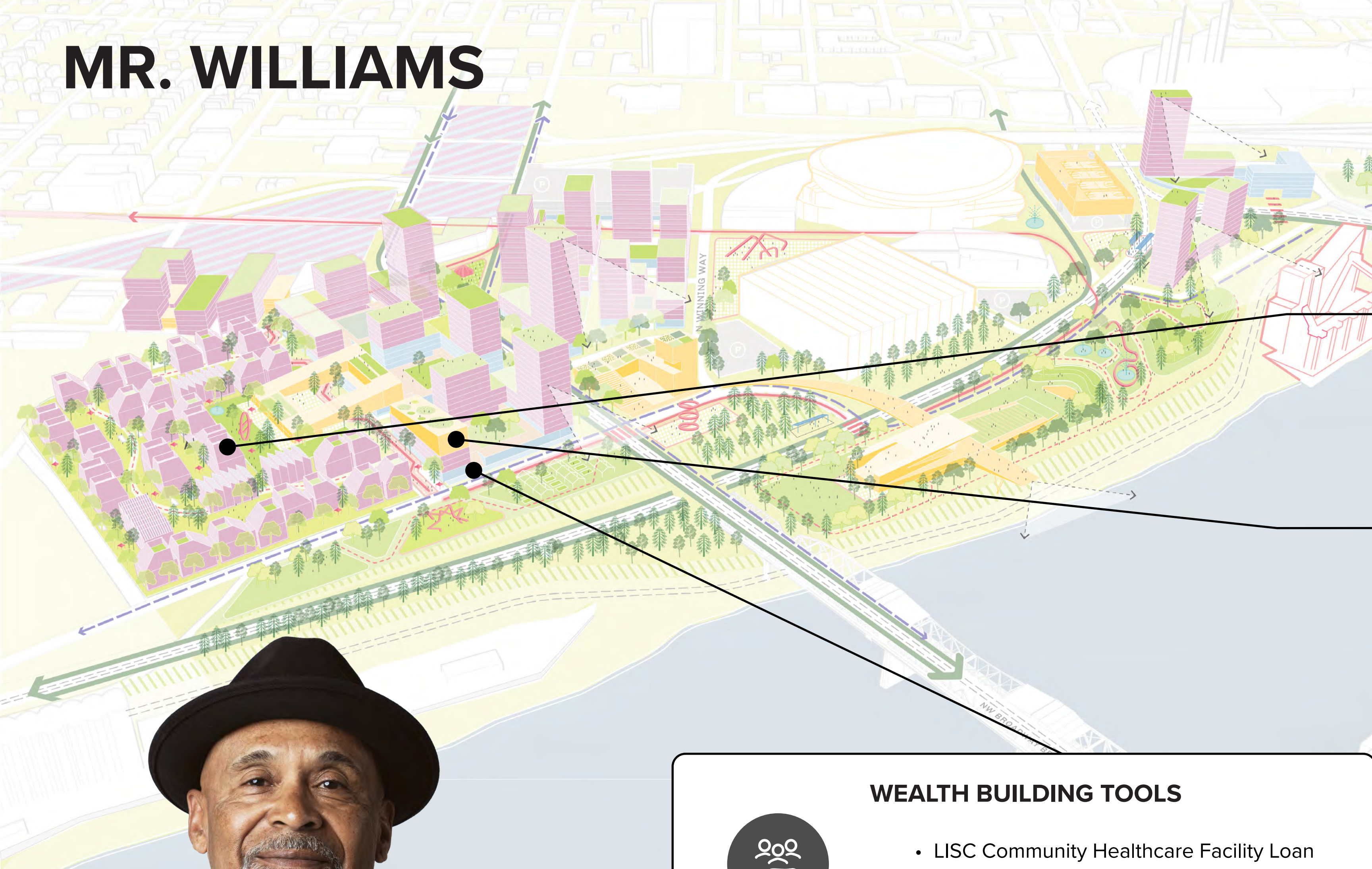


### ENTREPRENEURSHIP

- 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)



# MR. WILLIAMS



## WEALTH BUILDING TOOLS



### COMMUNITY RESOURCES



### HOMEOWNERSHIP

- LISC Community Healthcare Facility Loan (local Healthcare provider)
- Access to healthcare (Mr. Williams)
- Volunteerism (Mr. Williams' neighbors)
- REIT Investment Program (Mr. Williams)

## SENIOR (WHO REMAINED IN COMMUNITY)

### Planning Phase (2020-2024)

Non-profit partners come together and the REIT program entity is set up allowing low-dollar, loss-protected investment opportunity for community members to safely build real estate ownership equity in the upcoming project in small increments as low as \$10/month

### Catalyst Phase (2022-2030)

Mr. Williams closes on his REIT investment along with many other community members. With private capital and full financing, the project breaks ground and construction is ultimately completed for tenants to move in and begin paying rent.

### Transformation Phase (2031-2040)

Mr. Williams starts to receive dividends from rents collected at the building, and purchases more shares. As development in the neighborhood continues and rents increase, the value of Mr. Williams' REIT shares increase.

Mr. Williams starts making trips into Albina for appointments at the healthcare provider at the Health Hub. He discovers yoga classes at the center on one of his trips and starts taking weekly classes.

### Full Vision (2041-2050)

Mr. Williams sells his home and moves into downtown Albina where he volunteers at an after school program teaching yoga and meditation. He is a patron of local businesses and an active volunteer in local civic groups.

Mr. Williams nears retirement age and sells their REIT shares which have increased in value in excess of inflation.



# NICHELLE

## FORMER NIKE DESIGNER

### Planning Phase (2020-2024)

Nichelle is courted by AVT to operate maker space with incubator for local entrepreneurs

### Catalyst Phase (2022-2030)

Nichelle signs a pre-lease to locate her business in the new development

Nichelle is a partner in planning, design and development of the incubator space in the lower floors of the development

### Transformation Phase (2031-2040)

Nichelle moves into her new office space which includes offices and ground floor workshops that highlight many of the products designed and made in the incubator spaces

She also spends time mentoring students within the Arts Hub.

### Full Vision (2041-2050)

Nichelle expands her business into larger space over time and helps find space within Albina for successful businesses based in the incubator space

## WEALTH BUILDING TOOLS



### BUSINESS DEVELOPMENT

- Venture capital from Founders First Capital Founders (Nichelle)
- Discounted ground lease requires affordable business space (Nichelle)
- Operating support Ujima Business Alliance (Nichelle)



# ROCKY

## 12 YEAR-OLD

### Planning Phase (2020-2024)

### Catalyst Phase (2022-2030)

Lives in existing rental unit in Lower Albina. Parents pay rent and support their family with the help of local education, training, childcare and healthcare resources at the local Hubs for Rocky and their family

Programs for savings and investment provide opportunity to buy housing or they can use for other qualified expenses.

At age 17, Rocky gets a job at the Coding Academy located in the Education Hub and a paid internship with Albina Incubator company

### Transformation Phase (2031-2040)

Extracurriculars help with acceptance to local community college

After graduating college, Parents take proceeds from savings and investment and gifts to Rocky for use as a down payment in a townhouse within Lower Albina.

### Full Vision (2041-2050)

Rocky rents out an extra room in the townhouse for \$500/month.

Starts a tech business located in Lower Albina.

Takes extra \$500 income and invests in fractional ownership of an office property his business occupies.

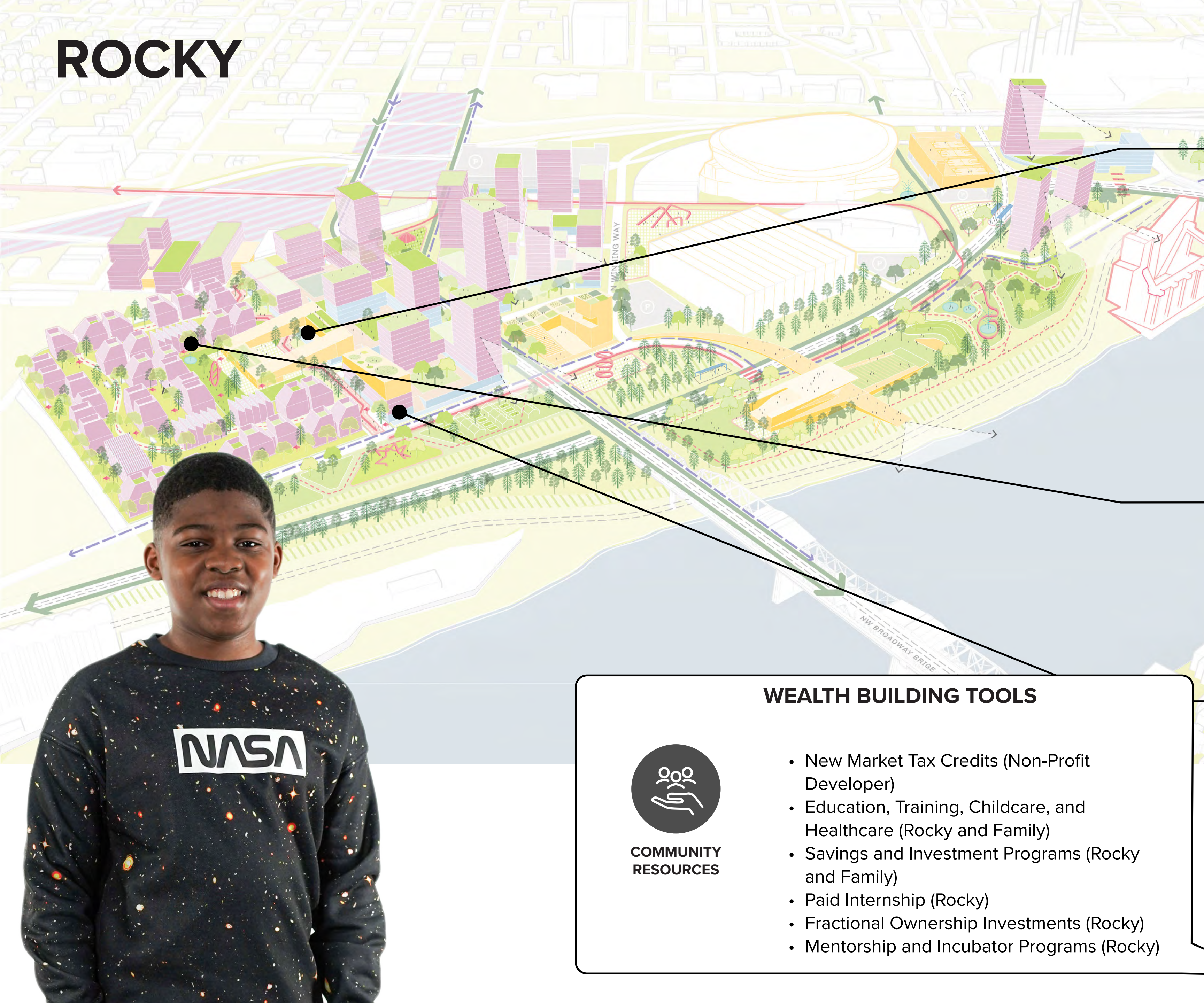
Selected to participate in incubator program in Albina Maker Space by Nichelle

### WEALTH BUILDING TOOLS



#### COMMUNITY RESOURCES

- New Market Tax Credits (Non-Profit Developer)
- Education, Training, Childcare, and Healthcare (Rocky and Family)
- Savings and Investment Programs (Rocky and Family)
- Paid Internship (Rocky)
- Fractional Ownership Investments (Rocky)
- Mentorship and Incubator Programs (Rocky)





# TONY

## FORMERLY INCARCERATED SINGLE PARENT

### Planning Phase (2020-2024)

### Catalyst Phase (2022-2030)

Tony gets an hourly job at the Training and Education Hub and takes classes at the Hub on the side. He is able to live near the Hub in an affordable rental unit with an extra bedroom for his daughter.

### Transformation Phase (2031-2040)

Leveraging classes taken at the Training and Education Hub, Tony moves into an teaching and administrative position at the Hub with a salary and begins saving \$250/month

### Full Vision (2041-2050)

Tony uses his savings for a downpayment on a home in greater Albina. He is a mentor for youth in the community.

### WEALTH BUILDING TOOLS



EMPLOYMENT



HOMEOWNERSHIP

- New Market Tax Credits (Non-Profit Developer)
- Employment at Education Hub (Tony and Daughter)
- Savings Programs (Tony)
- Mentorship Programs (Neighborhood Youth)





# ZAWADI

## SMALL BUSINESS OWNER / AFRICAN IMMIGRANT RESTAURANT OWNER

● **Planning Phase (2020-2024)**

● **Catalyst Phase (2022-2030)**

● **Transformation Phase (2031-2040)**

Small business owner secures a small outlet in the Food Hub and is eventually able to expand to a larger restaurant space with low-interest small business financing from the City of Portland for equipment and fit-out

● **Full Vision (2041-2050)**

Restaurateur opens two other locations in greater Portland

They sell the company to their employees with support from Cleveland-based Evergreen Cooperatives

Restaurateur uses shared food production space in the Food Hub to launch a line of grocery-store products

### WEALTH BUILDING TOOLS



**BUSINESS  
DEVELOPMENT**

- Private capital raised leveraging market-rate development (Food Hub developer)
- Funding support from Evergreen Cooperatives (Zawadi)
- Low-interest small business financing (Zawadi)
- Discounted ground lease requires affordable business space (Zawadi)
- Vendor contract at Moda Center (Zawadi)
- Equitable Giving Circle provides promotional support (Zawadi)



# THE JOHNSONS

## MILITARY WITH YOUNG FAMILY

● **Planning Phase (2020-2024)**

● **Catalyst Phase (2022-2030)**

● **Transformation Phase (2031-2040)**

Veteran and her family participate in the Habitat program in a housing zone governed by a Community Land Trust.

● **Full Vision (2041-2050)**

Veteran and family build home equity over time and ultimately sell to downsize and retire in a senior living community in Albina.

### WEALTH BUILDING TOOLS



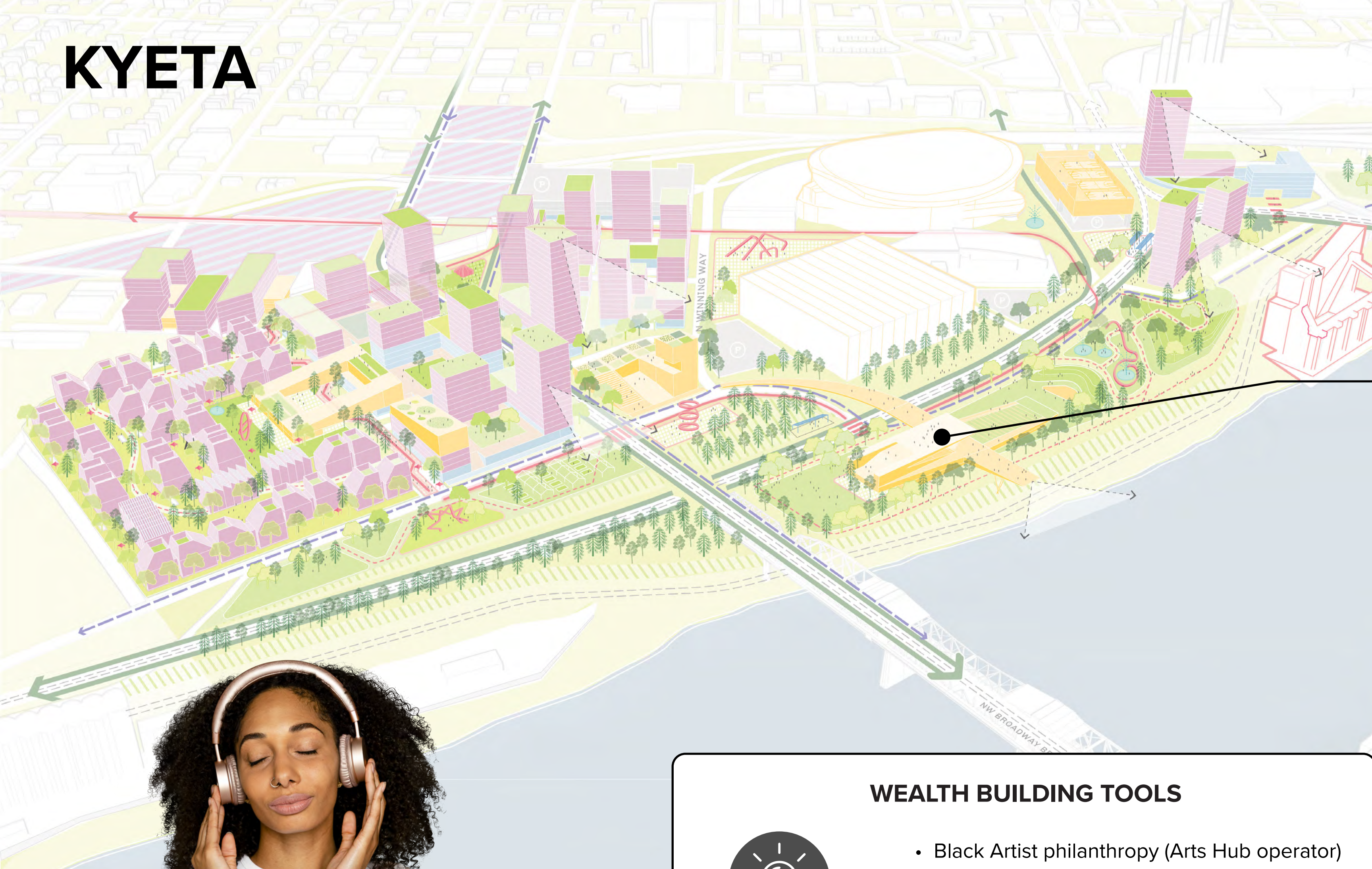
#### HOME OWNERSHIP

- Habitat for Humanity (The Johnsons)
- Education from African American Alliance for Homeownership (The Johnsons)
- Community Land Trust (The Johnsons)
- Housing equity (The Johnsons)
- East Bay Permanent Real Estate Co-op (The Johnsons and neighbors)





# KYETA



## YOUNG MUSICIAN LOOKING TO SET UP OWN SOUND STUDIO BUSINESS

● Planning Phase (2020-2024)

● Catalyst Phase (2022-2030)

● Transformation Phase (2031-2040)

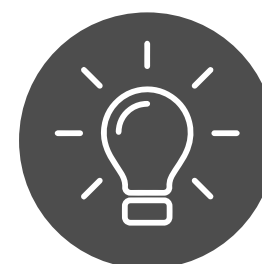
● Full Vision (2041-2050)

Young musician who grew up in Albina accesses free studio equipment in the arts and culture Hub to record their music and host concerts to showcase local performing artists.

The young musician puts together a business plan proposal to lease space at the Hub for studio rentals and events.

The musician is able to cover rent at the Hub and take home a profit that they ultimately invest in expanding to a studio business off-site in Albina.

### WEALTH BUILDING TOOLS



ENTREPRENEURSHIP

- Black Artist philanthropy (Arts Hub operator)
- Access to studio equipment (Kyeta)
- Training from REC Philly (Kyeta)





# THE TURNERS

## 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.

### WEALTH BUILDING TOOLS



OWNERSHIP  
INTEREST

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



# SUMMARY OF WEALTH BUILDING TOOLS



## EXISTING BUSINESS DEVELOPMENT

Small Business Ready For Growth And Expansion

- Private capital raised leveraging market-rate development (Food Hub developer)
- Funding support from Evergreen Cooperatives (Zawadi)
- Low-interest small business financing (Zawadi)
- Discounted ground lease requires affordable business space (Zawadi)
- Vendor contract at Moda Center (Zawadi)
- Equitable Giving Circle provides promotional support (Zawadi)
- Venture capital from Founders First Capital Founders (Nichelle)
- Discounted ground lease requires affordable business space (Nichelle)
- Operating support Ujima Business Alliance (Nichelle)



## HOME OWNERSHIP

- Habitat for Humanity (The Johnsons)
- Education from African American Alliance for Homeownership (The Johnsons)
- Community Land Trust (The Johnsons)
- Housing equity (The Johnsons)
- East Bay Permanent Real Estate Co-op (The Johnsons and neighbors)



## EMPLOYMENT

Increased Opportunity And Earning Ability

- New Market Tax Credits (Non-Profit Developer)
- Employment at Education Hub (Tony and Daughter)
- Savings Programs (Tony)
- Mentorship Programs (Neighborhood Youth)



## COMMUNITY RESOURCES

Homeowners Education, Financial Literacy

- New Market Tax Credits (Non-Profit Developer)
- Education, Training, Childcare, and Healthcare (Rocky and Family)
- Savings and Investment Programs (Rocky and Family)
- Paid Internship (Rocky)
- Fractional Ownership Investments (Rocky)
- Mentorship and Incubator Programs (Rocky)
- LISC Community Healthcare Facility Loan (local Healthcare provider)
- Access to healthcare (Mr. Williams)
- Volunteerism (Mr. Williams' neighbors)
- REIT Investment Program (Mr. Williams)



## ENTREPRENEURSHIP

How do I Secure Capital and What are the Biz Opportunities

- Black Artist philanthropy (Arts Hub operator)
- Access to studio equipment (Kyeta)
- Training from REC Philly (Kyeta)
- 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)



## OWNERSHIP INTEREST

Share Equity, Neighborhood REIT (Lower Risk)

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



# GOVERNANCE



# GOVERNANCE STEPS

2022-2024

## BUILD FOUNDATION

### 1. Preserve Development Opportunities

- Right of First Refusal
- MOUs
- Options on Parcels
- Development Agreements
- Voluntary Master Plan
- Ground Leases

### 2. Facilitate Future Governance Framework

### 3. Create Albina Community Fund

2024-2030

## DEPLOY EXISTING TOOLS

### Use Combination of Multiple Existing Tools that:

- Generate Revenue for Capital Projects and Operating Expenses
- Create Development Certainty in Line with the Vision

2030+

## FULL IMPLEMENTATION

### Asses the Combination of Existing Programs for Effectiveness:

- Explore Statutory Changes for Streamlining
- Create New Tools or Programs to Allow for More Effective Governance



**QUESTIONS?**



# THANK YOU!

