



# Unwavering Commitment to Reclaiming Control of the Business Corridor



# WHY WE ARE HERE

TO CREATE A SCALABLE AND REPLICABLE NEIGHBORHOOD TRUST MODEL

“The Neighborhood Trust vests ownership and control with the neighborhood, rather than with outsiders, and protects and maintains long-term affordability.”

- Joseph Margulies, Stanford Social Innovation Review,  
“Communities Need Neighborhood Trusts”, Spring 2019



# PROBLEM STATEMENT

A once thriving commercial corridor has been adversely affected by violent crime, a rampant opioid epidemic, a lack of economic development, an increase in predatory businesses, and an inability to attract new business or build value-add businesses and services.

Traditional capital sources requiring market rate returns have been insufficient to redevelop the real estate assets and accelerate the return of new businesses and services to serve the surrounding community.

Traditional real estate investment and fund models do not allow for long term community involvement or ownership.

The status quo excludes the community, does not build knowledge and capacity in the community, and extracts value.

# SOLUTION

The Trust builds knowledge and capacity in the neighborhood, supports neighborhood control, and reinvests capital in the neighborhood.

Identify Key Community Development, Real Estate, Technical Assistance, and Financing Partners

Acquire Performing & Distressed Real Estate Within Footprint

Redevelop Distressed Real Estate & Develop Vacant Lots

Stabilize Real Estate Portfolio And Repay or Refinance Existing Debt

Reinvest Cash Flow In Programming & Capacity

Form Nonprofit, Trust, and Governance (Board of Directors)

Board Control Transitioned To Neighborhood

Support Existing Tenant Growth And Attract Accelerate New Tenants

Stabilize Nonprofit with Portfolio Cash Flow

 - WHERE WE ARE NOW

# TRUST GOALS

## Community Control at Stabilization

Acquire and develop  
real estate

**\$20+**

million invested

**60**

commercial  
spaces

**60+**

properties

**180**

residential  
spaces

Improve cleanliness, safety,  
and public/green spaces

**20+**

cleaned blocks

**5+**

green spaces

**60+**

cameras

**5+**

health programs

Identify and accelerate under  
represented business owners

**60+**

small business/services orgs.

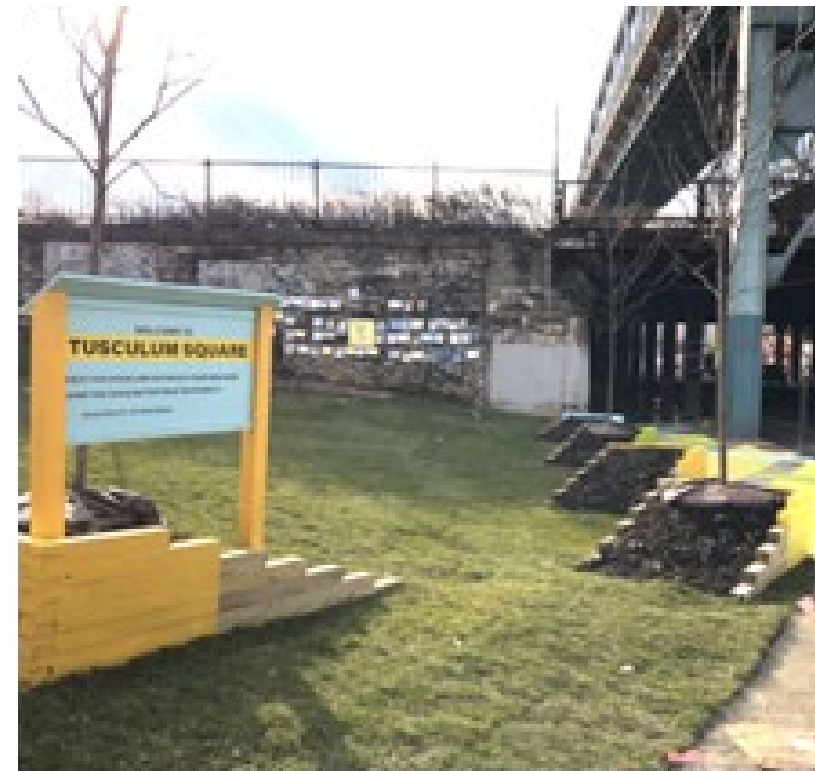
**50%**

under-represented owners

Develop workforce, increase  
employment and create long  
term financial stability

**400+**

new permanent jobs





Property by property, we are  
leading a movement towards  
a future where **neighborhoods**  
**have control.**