



Old Town Mall as Community Market Place – Commercial Hub of Community Economy

Community Participation Agreement

- Training for identified number of community residents in the construction trades, e.g., plumbing, construction, electrical, roofing, etc.
- Reserving space for at least one community enterprise, e.g., a food coop or digital imaging business
- Equity buy-in opportunity for community with funds raised by the community, matched by City, forming foundation for community financial institution, e.g., credit union, land trust, etc.
- Turnkey arrangement for mall vendors providing training of community residents in operation of business with opportunity for community buy-out for community residents to own all of mall businesses over time

Transforming Outcomes for Community to Work

- 80%-200% increase in incomes
- Expanded percent of persons age 16 and over employed from 20%-40% to over 60%
- Increased home ownership from 5% of units to more than 60%

Somerset Homes as Transformational Public Housing – Affordable Housing Reinvented



Truly Transitional Housing – *Public Housing That Moves People to Home Ownership Without Their Having to Move and Programs its own Obsolescence as Public Housing*

- Design Somerset for eventual home ownership – simple but improvable construction
- Reserve units for 45 families programmed for transformation not only to own the home but to secure the income to improve the home and establish functioning community within the development
- Connect 45 families at a time to the resources to transform their lives
- Provision to add additional units for 45 families periodically until only 45 units of public housing are reserved for development

The Old Town Community Transformation

Human Development Catalyst – Organizing Presence for a Transformational Community Process

The Beginning...

Community Economic Development *Creating the Economy to Sustain a Community from Poverty to Prosperity*

- Community Economy Modeling Project
- Skill development programs for employment or business creation
 - Nursing Program
 - Black Farmers' Initiative
 - Engineering and Innovation Initiative
 - Green Curriculum
 - Information Technology Program
 - Business Administration Program
 - Health Care Administration Program
 - Public Administration Program

The Infrastructure of Functioning Community

- Caretaker of Community Vision
- Leadership Development
- Institution Building
- Coordinator for developing Community Assets



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Community Infrastructure Development – Supporting a Base That Connects People to Secure Their Own Interests

- Long-standing education program with focus in the Black community on the elevation of adults
- Community Organizing and Development, e.g., CDC, partnerships with EBCC, local churches, and public housing tenant councils
- Programs to equip residents to sustain their own needed services and supports
 - Leadership Institute
 - Addictions and substance abuse counseling
 - Wellness Center
 - Social Work
 - Urban Planning and Community Development
 - Political Campaign Management
- History of community engagement and advocacy