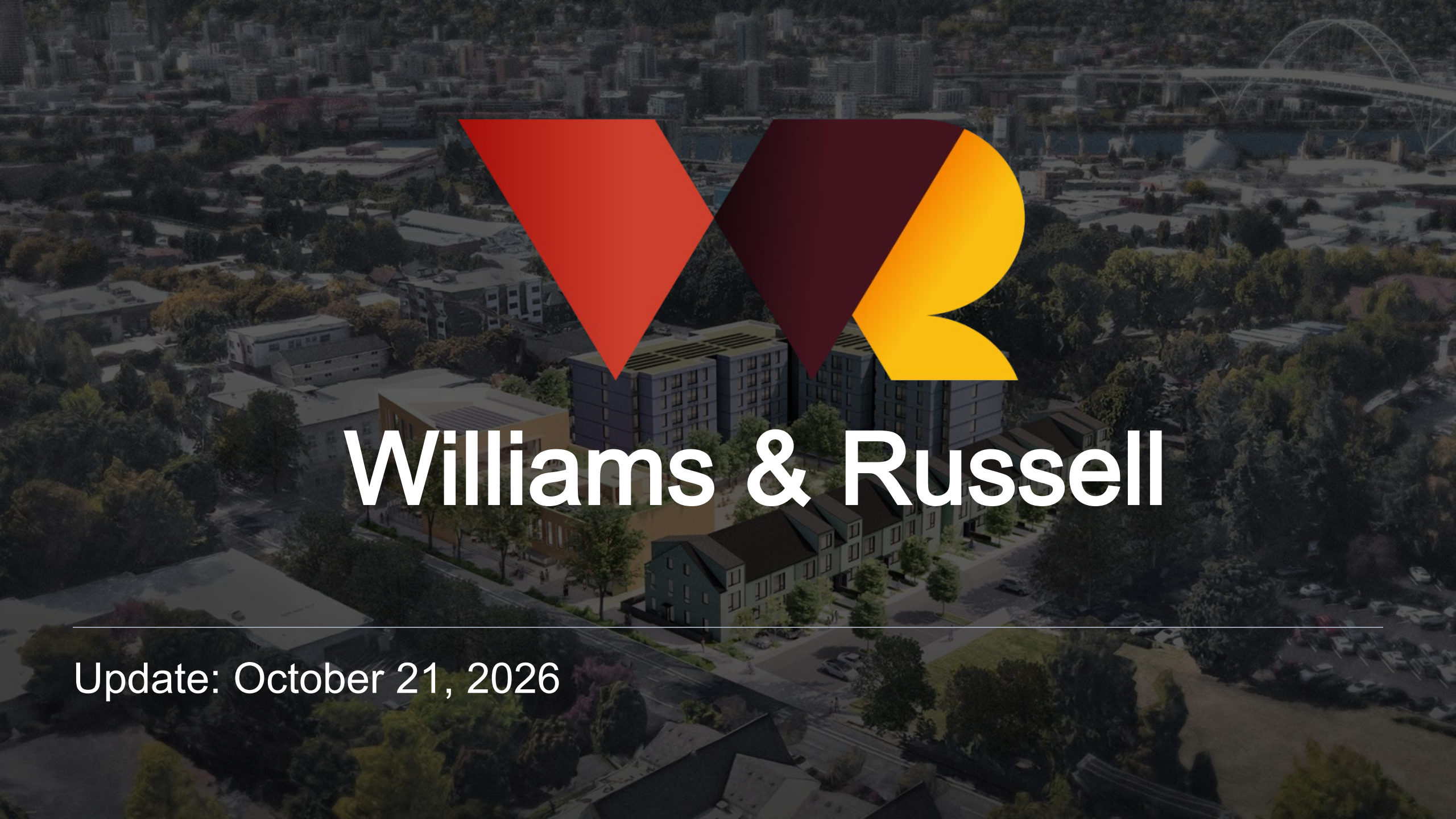


Williams & Russell

Update: October 21, 2026


ALBINA MUSIC TRUST
KGW8
'THE ONE THAT
STARTED IT ALL'

The Emanuel Hospital Expansion

1967
Hospital plans announced

1971
Demolition begins

1973
Expansion Cancelled

2025
50+ YEARS EMPTY

50+ Years the block sat vacant

171 Families Displaced

36 Businesses Lost

Property owners were underpaid

Promised relocation and affordable housing support never came.

One block that holds the story of urban renewal in America.



Recent History:

- *August 2017* - Legacy Health and Prosper Portland agree to convene a Project Working Group (PWG) to direct a process to give the 1.7 -acre block back to the Black Community. The PWG was made up of representatives from community and nonprofits serving the community.
- *April 2021* - Williams & Russell CDC formed with 7 PWG members. First staff hired in March 2024.
- *September 2021* - Adre and PCRI selected as development partners.
- *2021 to Today* - Campus planning, environmental assessment and remediation, fundraising, land transfer, and construction start.

Recognition →
Redistribution →
Repair →

REPARATIVE DEVELOPMENT

Williams & Russell Team

Executive Team



Azalea Renfield
Chief Executive Officer



Ta' Neshia Renae`
Deputy Executive Director



Bryson Davis
Chief Legal & Development Management Officer



Joy Dickinson
Chief Philanthropy Officer



Phillip Chavira
Chief Financial Officer



Nicole Early
Chief Communications Officer



Zanesha Williams
Community Engagement Manager



Jake Okenberg
Government Affairs Director

Board of Directors



Justice Ragee
Board Chair



JT Flowers
Vice Chair



Tai Dunson-Strane
Treasurer



Karis Stoudamire-Phillips
Secretary



Dana Shepard
Director



James Faison
Director



Ebony Amato
Director



Anthony Deloney
Director

Required in Bylaws:

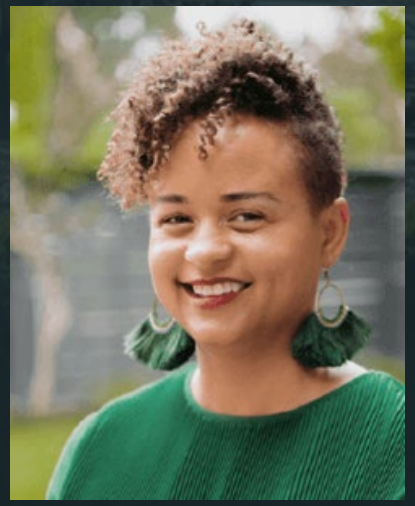
Community Non -Profit Organizations - 3

Business Owners - 2

Family was Displaced by Hospital Expansion - 2

At-Large

Development Team



Anyeley Hallová
Founder
Adre



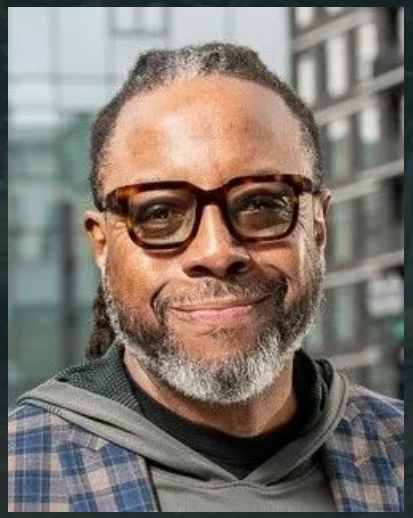
Kymberly Horner
Executive Director
PCRI



Andrew Colas
President / CEO
Colas Construction



Thomas Robinson
Principal
LEVER Architecture



Chris Gunn
Owner
Dwell Property Management

Adre

PCRI Portland Community Reinvestment Initiatives

COLAS CONSTRUCTION, INC.

LEVER

Dwell Property Management



PROJECT 1: Homeownership

20 Townhomes

PROJECT 2: Affordable Apartments

85 Units

PROJECT 3: Business Hub

26,000 SF

Future Projects

Cultural Plaza & Garden North Block

Wealth Restoration

Affordable Housing: Ownership and rental to serve a broad range of community members

Entrepreneur Training and Support: Programs, services, and affordable commercial space for businesses

Community Space: Gathering places for socializing and community events

Quality Development: High -quality buildings that are environmentally sustainable and climate resilient

$165,800,000 Total Project Cost

Construction is Underway

CONSTRUCTION TIMELINE

Townhomes: About 60% completed, we are expecting construction to finish in February 2027 with the first owners moving in in March 2027.

Business Hub: Construction is planned to begin in the Spring of 2027 and should be completed Fall 2028. The Cultural Plaza & Garden will be constructed as part of this project.

Apartments: Construction is planned to begin in Spring 2028 and will complete in 2029.

North Block Homes: Remediation will likely begin in the Spring of 2027.



PROJECT 1: HOMEOWNERSHIP

20 TOWNHOMES FOR SALE

Building Wealth, Not Just Housing



- Mix: 10 2-bedroom & 10 3 -bedroom; 1,206 - 1,843 sq ft
- Accessibility: 4 units with ADA accessible ground floor ADU units
- Affordability: 60 -120% AMI
- Priority: Displaced families & descendants
- Sustainability: Earth Advantage Platinum
- Amenities: Private outdoor spaces, 20 surface parking stalls
- Downpayment assistance of approx. $150,000
- Total Project Cost: $19.1M
- Schedule: November 2023 - January 2027
- Current Funders: Oregon Housing and Community Services (OHCS), Congressionally Directed Spending (CDS), Portland Clean Energy Fund (PCEF), Prosper Portland, Reimagine Oregon, and Meyer Memorial Trust

PROJECT 2: AFFORDABLE APARTMENTS

85 RENTAL UNITS

Stability for Those Who Need It



- One to three -bedroom units; Family size homes
- Affordability: 30 -60% AMI
- Cultural -specific daycare, community room
- On-site services & resident support
- Earth Advantage Certification
- Using Portland's N/NE Preference Policy
- Parking: 14 dedicated spaces with parking share
- Resilient and responsive to climate change
- Estimated Project Cost: $66.1M
- Schedule: March 2026 - December 2028
- Current Funders: Portland Housing Bureau (PHB) and Congressionally Directed Spending (CDS)

PROJECT 3: BUSINESS HUB

26,000 SF BUSINESS ECOSYSTEM

Where Culture & Commerce Thrive



Cross -Laminated Timber (CLT) construction

Sustainable materials for reduced carbon footprint

Affordable office & retail space

Accessible commercial opportunities for local entrepreneurs

Community partner organizations

Integrated support services and resource networks

Workforce development programs

Training and employment opportunities for local residents

Indoor and Outdoor Community Space

Areas for gathering and community events

WHY THIS MATTERS:

Community economic restoration requires housing AND business infrastructure.

PROJECT 3: BUSINESS HUB

PROJECT HIGHLIGHTS

Programing: Business technical assistance and mentorship, workforce training/education, co -working space, and professional development for youth

Potential Partner Organizations: Microenterprise Services of Oregon (MESO); Black United Fund; Commons Law Center; Soul District Business Association; Motus; BBAO; Strengthening Our Coalition

- Sustainability: LEED Gold
- Parking: 27 stalls (underground and surface spaces); Knott St. shared parking; Williams Ave. street parking
- Estimated Project Cost: $37.8M
- Schedule: Design (2025 -27); Construction (2027 -28)
- Current Funding Partners: Prosper Portland, Oregon Legislature/Governor (Lottery Bond), Portland Clean Energy Fund, Meyer Memorial Trust, Congressionally Directed Spending, USDA Wood Innovations Grant

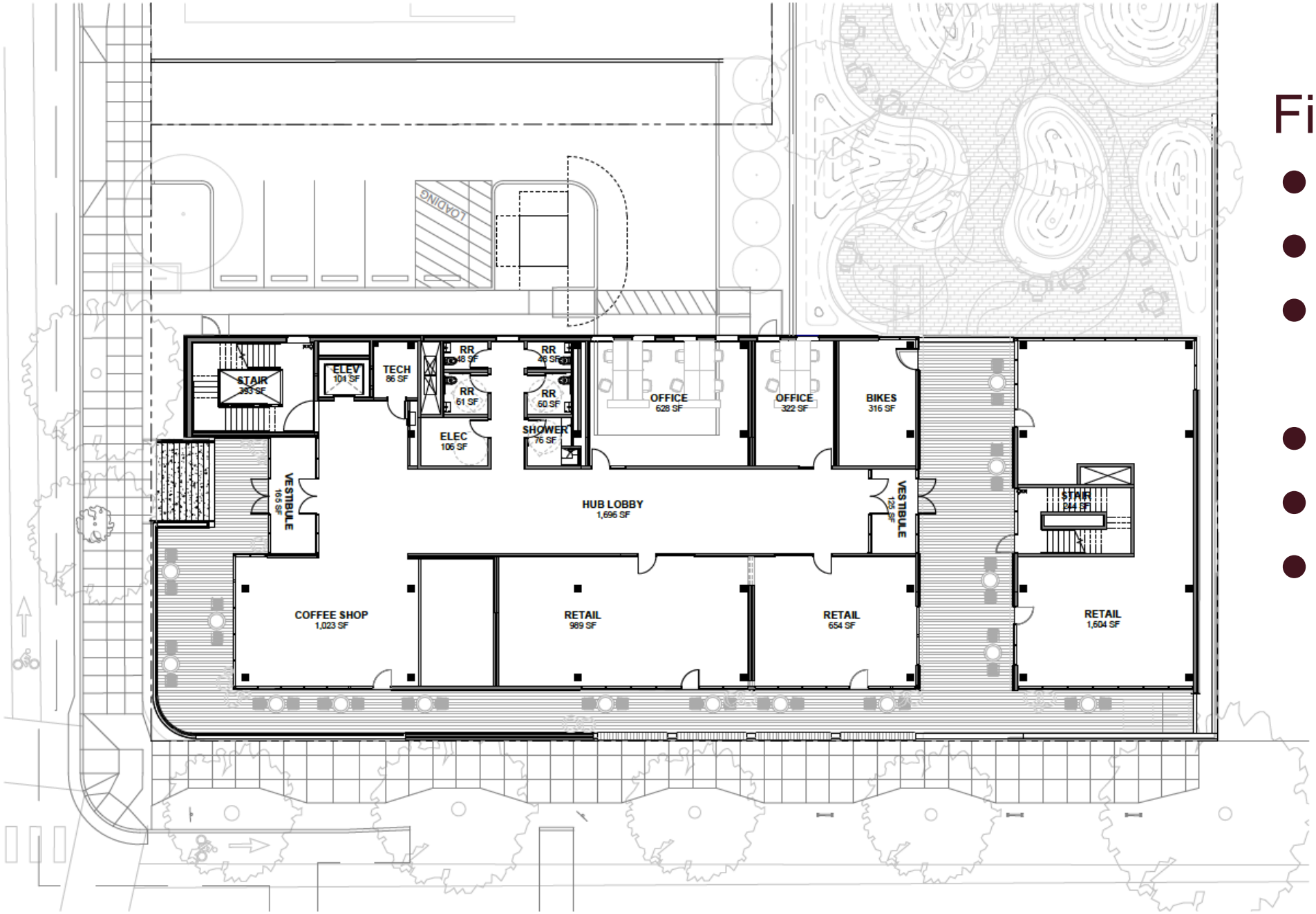






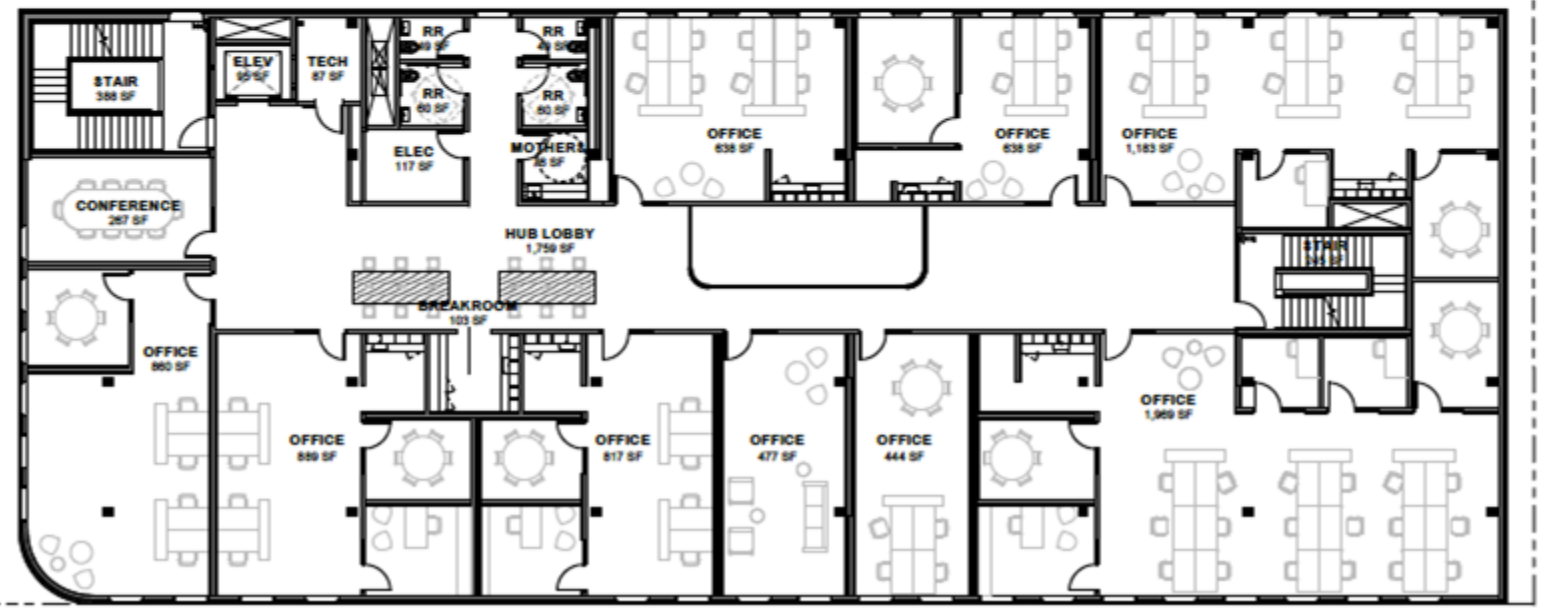






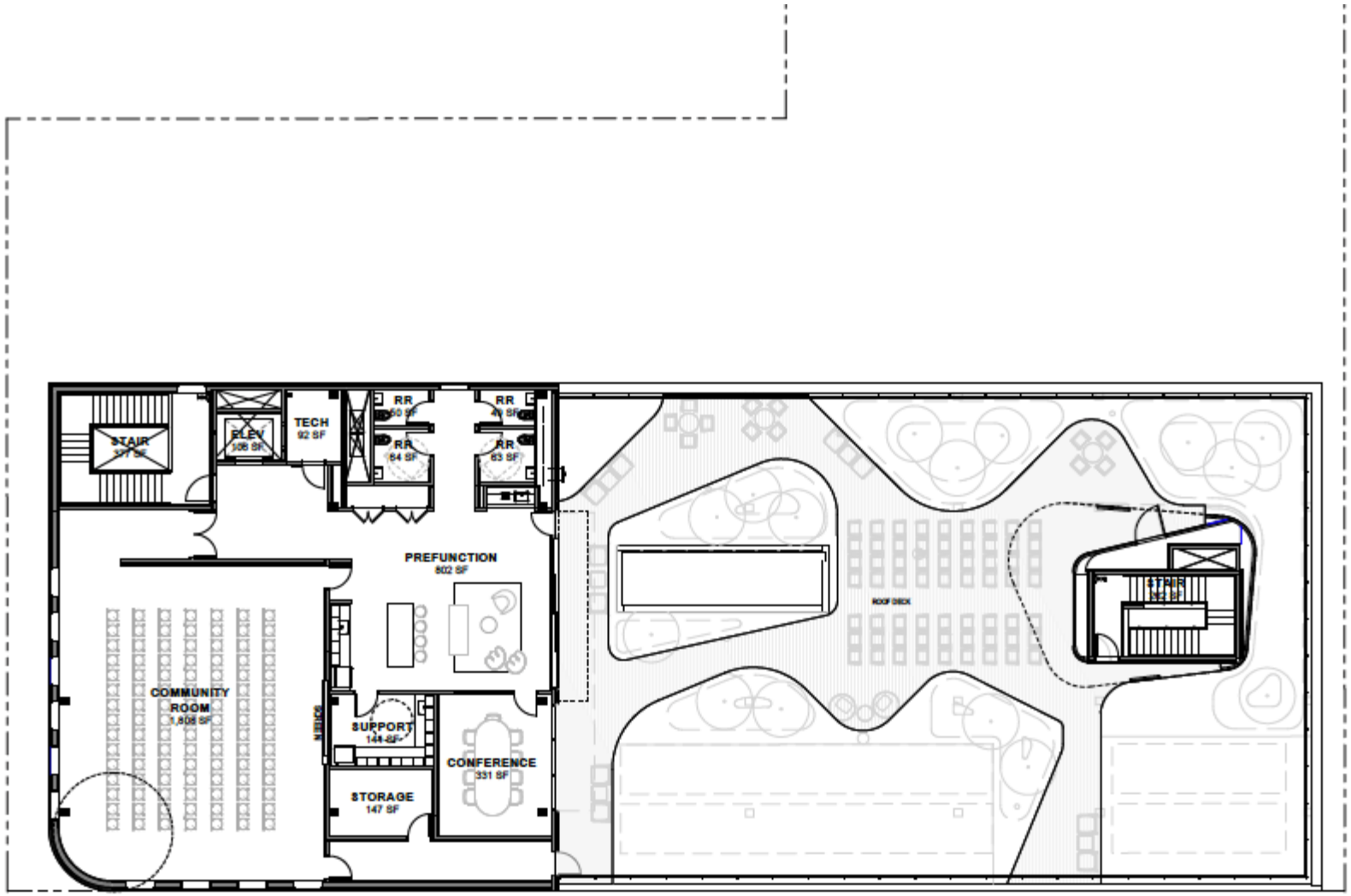
First Floor:

- Lobby
- Coffee Shop
- Three Retail Spaces
- Two Offices
- Bathrooms
- Bike storage



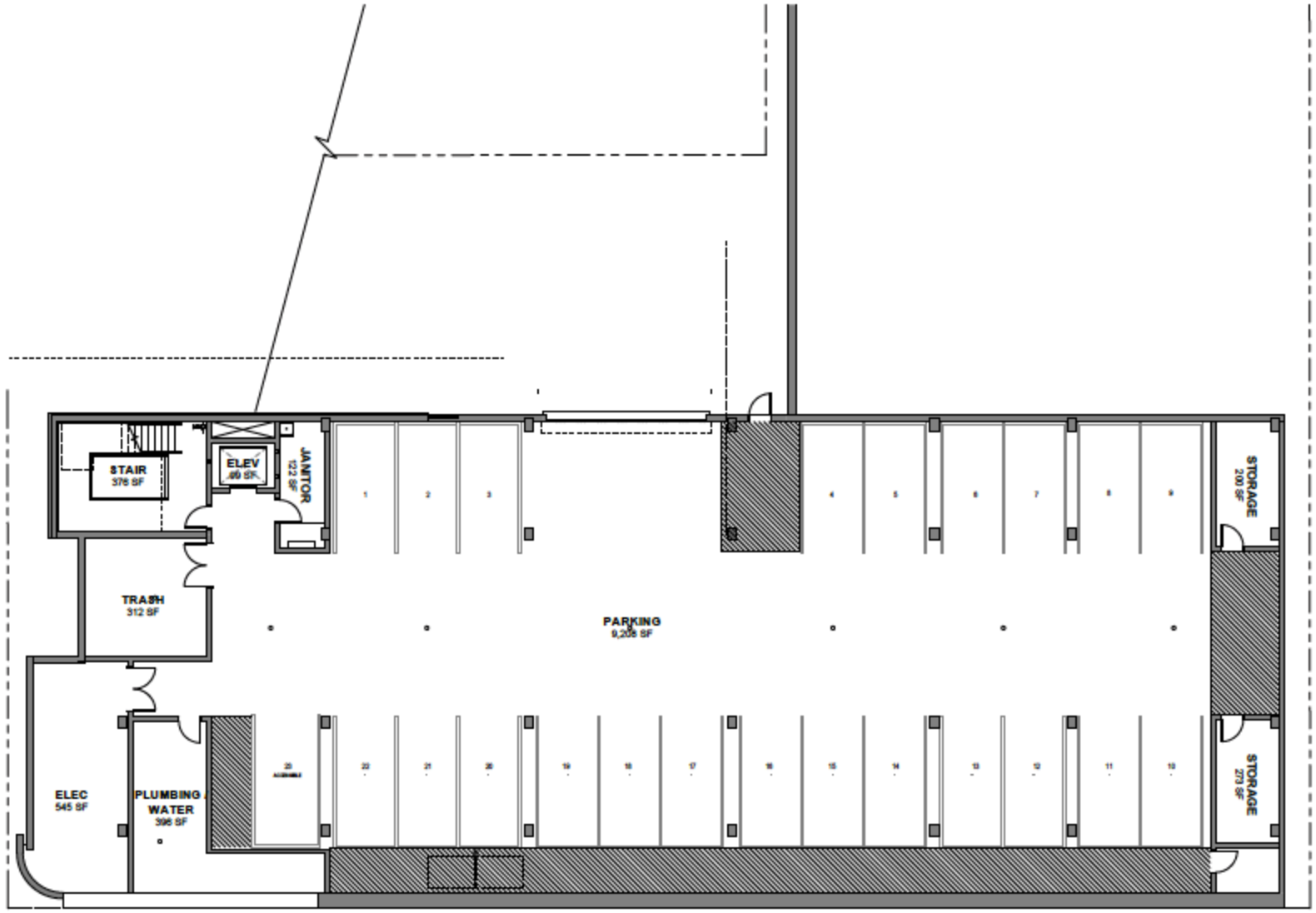
Second Floor:

- Lobby
- Office spaces - up to 10 tenants with suites ranging from 444 to 1969 square feet.
- Conference Room
- Breakroom
- Bathrooms



Third floor:

- Community & Training Room: hosts 100 people theater style
- Pre Function area
- Conference room
- Support room
- Bathroom
- Rooftop Deck with a Green Roof and solar



Basement

- 23 parking stalls
- Janitorial space
- Trash area
- Storage rooms
- Electrical
- Plumbing

Total Economic Activity Supported by...	CONSTRUCTION *one-time contributions*	OPERATIONS *annual contributions*
Jobs Average number of **full- and part-time positions** supported.	205	145
Labor Income Includes **wages, salaries, benefits,** and **income** earned by workers.	$18.7 million	$14.3 million
Economic Output **Total value of goods and services produced**, including labor income, taxes, and the value of the goods and services used for construction or ongoing business and building operations. **Reflects the overall scale of economic activity.**	$46.3 million	$26.7 million

Uses			Sources	
Land Costs	$3.1M		Federal (2)	$1.122M
Hard Costs	$25.3M		State of Oregon	$11.5M
Soft Costs	$7.1M		PCEF	$4.38M
Contingency	$2M		Prosper Portland (3)	$12.15M
Financing	$300k		Meyer Memorial Trust	$180k
Total	$37.8M		Legacy Health	$3.1M
			Debt	$900k
			To be identified	$4.4M
			TOTAL	$37.8M

The Other W&R Projects

Community economic restoration requires housing, business infrastructure, and community space.



Community Plaza & Garden

- Community Gathering Space
- Monument to Neighborhood History
- Connection Between Projects
- Resident -centered Design

- Additional Homeownership
- Likely targeting those between larger townhomes and apartments
- Still in early concept phases



Other Future Home Ownership

Contact Information



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