

Community Ownership Strategies & Wealth Building

Presentation to the EPA
Equitable Development Workshop

January 29, 2015

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The Democracy Collaborative



DEMOCRACY
COLLABORATIVE

What is Community Wealth Building?

- Is **place-based**
- Emphasizes **local ownership** and control
- **Anchors living wage jobs**
- Keeps **wealth local** (stops leakage)
- Builds “**ecosystem**” & **institutions of support**
- Focuses on **quality of jobs & asset building**



CONTINUUM OF WEALTH-BUILDING STRATEGIES

INDIVIDUAL



COMMUNITY



GOVERNMENT



BROADENING OWNERSHIP OVER ASSETS AND CAPITAL



Family Wealth Building	Shared Equity	Community/Worker Ownership	Public Ownership or Investment
Individual Development Accounts	Community Land Trusts	Anchor institutions (eds, meds, churches, museums, libraries)	Municipal enterprise
Microenterprise	Limited Equity Cooperatives	ESOPs or worker cooperatives	State & local venture investments
Family Self-Sufficiency Program	Deed restriction (inclusionary zoning)	Credit unions	Public pension fund ETIs (economically targeted investments)
"Baby Bonds" & child savings accounts	Mixed ownership (Market Creek)	Community corporations	Public leases: land & transit development
Earned Income Tax Credit volunteer assistance programs	Program-Related Investments	CDC or CDFI direct ownership	Stock warrants in exchange for granting tax breaks (fair exchange)
Alternatives to predatory lending	CDC/CDFI equity investments or joint ventures	Social enterprises	Trustee ownership (e.g., Alaska Permanent Fund)
Nonprofit financial education programs	Community benefits agreements	Commons-based enterprises (e.g., Wikipedia, Creative Commons licenses)	



www.community-wealth.org

Tool #1: Community Wealth Building Roundtable



Community Wealth Building Roundtable

JACKSONVILLE, FLORIDA

March 27-28, 2014

ORGANIZED BY:

Office of Mayor Alvin Brown
The Democracy Collaborative at the University of Maryland
Interfaith Coalition for Action,
Reconciliation and Empowerment



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Changing
Health Care
for Good.



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FOUNDATION
FOR NORTHEAST FLORIDA
Fifty Years of Giving Back. Giving Forward.



Tool #2: Leverage Anchor Institutions

- “Sticky capital”
- Economic engines: employer and purchaser
- Vested interest in surrounding communities
- Typically nonprofit or public



Hospitals



Universities



Local Government



Local Philanthropy



Cultural Institutions
(theaters, museums, zoos, etc.)

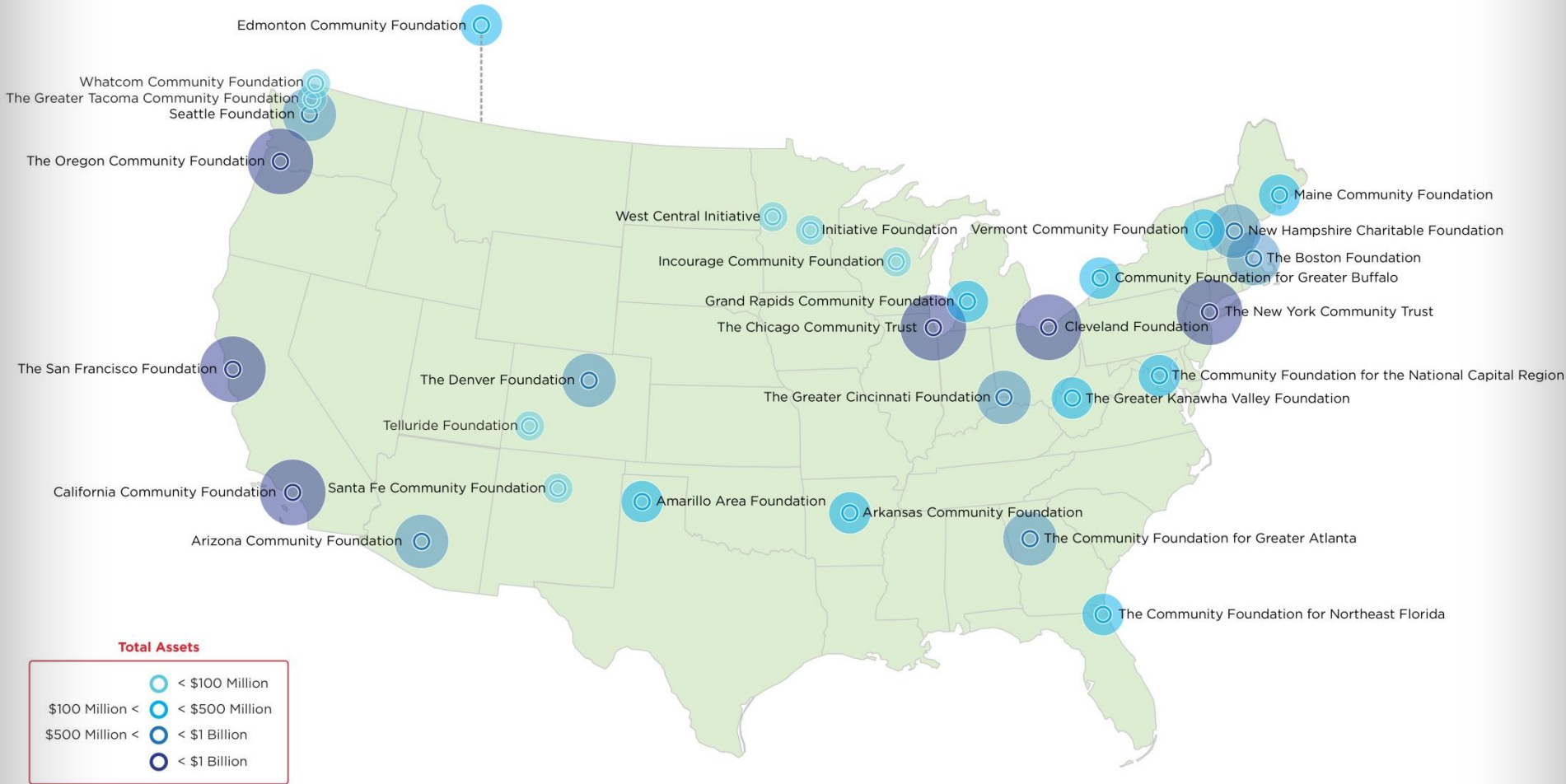


Faith-based Institutions

Anchor procurement strategies

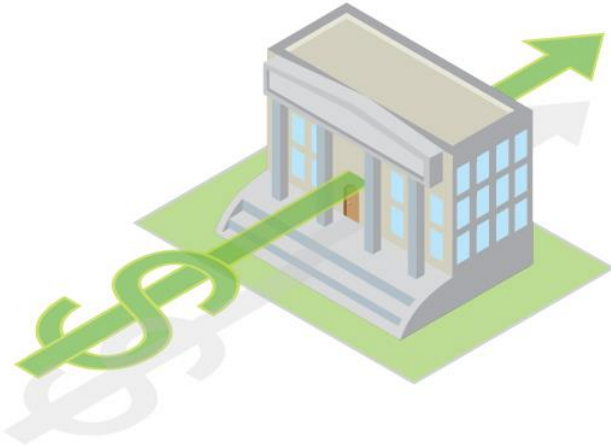
- Mayors in **New Orleans, Baltimore, Chicago**, elsewhere initiating economic development strategies where anchor institutions are central.
- Conduct **feasibility studies and assessments** to determine local anchor procurement and institutional “buy local” strategies.
- Promote the “**anchor mission**” **concept and use the Anchor Dashboard.**
- Encourage local funders to **bring anchors to the table**
- City of Toronto, Ontario, Canada – **Community of Practice for Public Sector Social Procurement.** Meeting 4x/year to share best practices; how to scale up “social procurement”?

Tool #3: Leverage Community Foundations



Leverage all Foundation Assets

Working with CDFIs



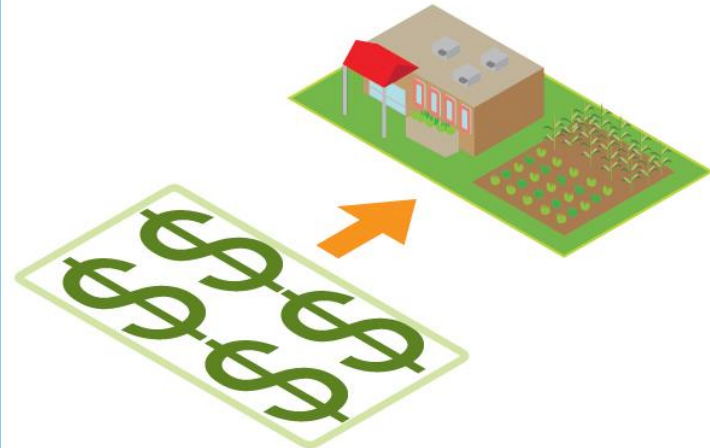
Creating Loan Pools



Loan Guarantees



Direct Local Investing



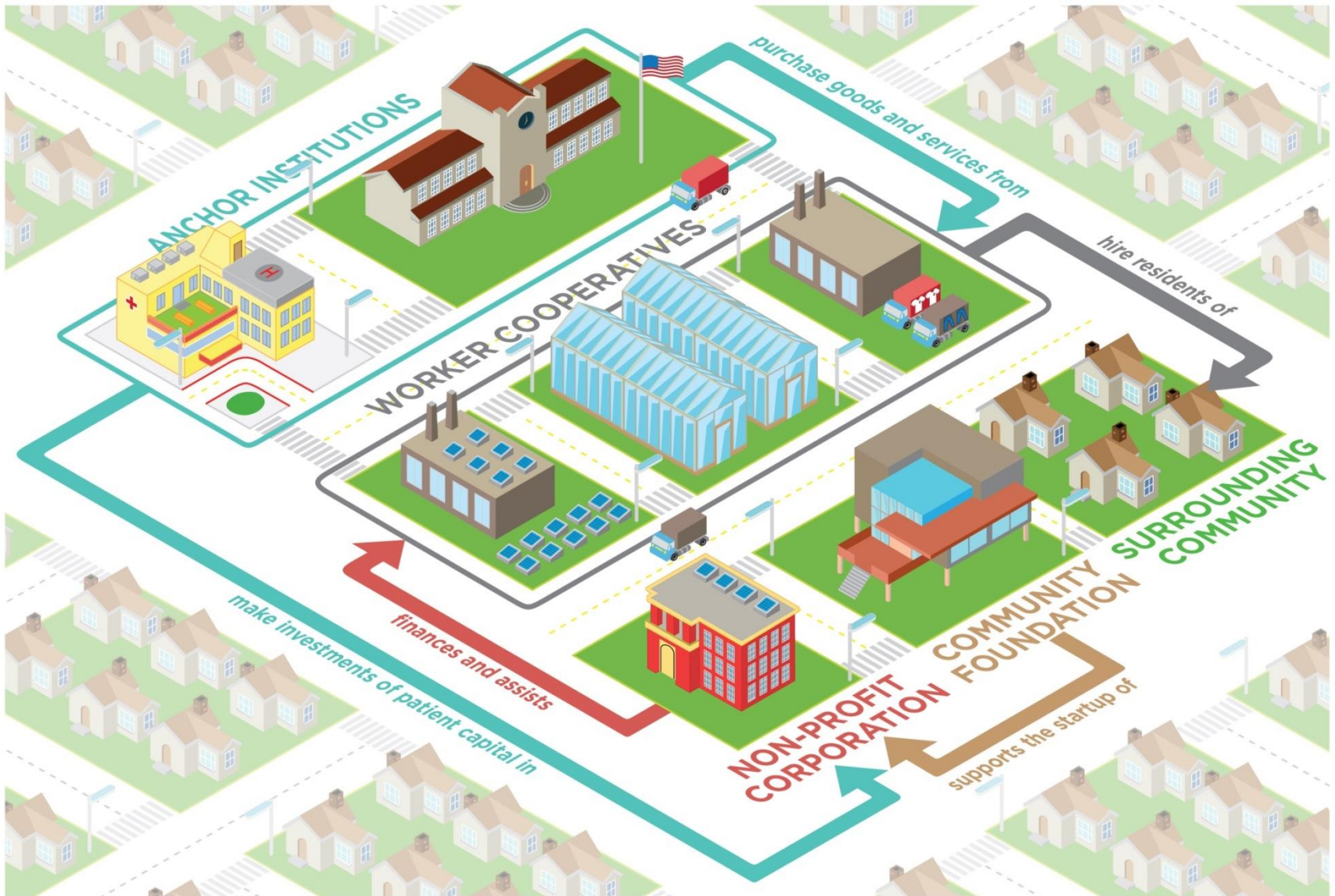
Tool #4: Promote Shared Ownership



Strategies for Promoting Shared Ownership & Community Wealth Building

- **Cities are beginning to embrace coops and other CWB strategies** (NYC, Madison, Denver, Richmond, Jacksonville)
- **Create local awareness and education** (e.g., “Shift Change”; use of other models to open imagination and vision)
- **Access expertise and knowledge** (USFWC, C-W.org toolkits, Evergreen; CDFI intermediaries)
- **Identify local social enterprise development opportunities** (the demand side)
- **Create opportunities for individuals to participate** in building a new economy (*What Then Can We Do?*)
- **Build a new local “politics”** for the kind of equitable and inclusive economic development we want!

Tool #5: Create an Ecosystem: the Cleveland Model



COMMUNITY-WEALTH.ORG


THE ROAD HALF TRAVELED

UNIVERSITY ENGAGEMENT at a CROSSROADS

RITA AXELROTH HODGES and STEVE DUBB
Foreword by CHARLES RUTHEISER

RAISING STUDENT VOICES

Student Action for University Community Investment




HOSPITALS BUILDING HEALTHIER COMMUNITIES

Embracing the anchor mission

by David Zuckerman
with contributions from Holly Jo Sparks, Steve Dobb, and Ted Howard

The Democracy Collaborative at the University of Maryland
March 2013



THE ANCHOR MISSION

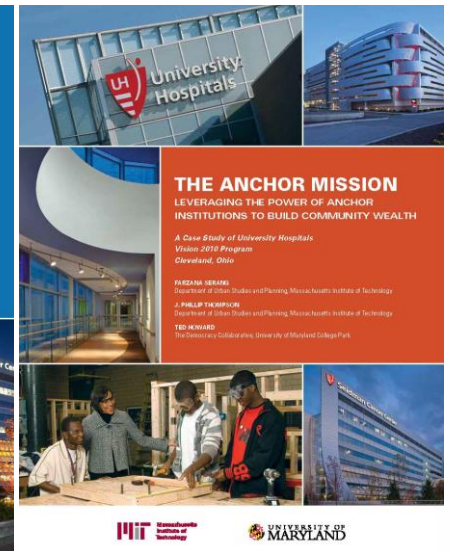
LEVERAGING THE POWER OF ANCHOR INSTITUTIONS TO BUILD COMMUNITY WEALTH

A Case Study of University Hospitals
Vision 2010 Program
Cleveland, Ohio

FRANCESCA VERONESI
Department of Urban Studies and Planning, Massachusetts Institute of Technology

J. PAUL FLEISHMAN
Department of Urban Studies and Planning, Massachusetts Institute of Technology


TED HOWARD
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THE ANCHOR DASHBOARD

Aligning Institutional Practice to Meet Low-Income Community Needs

August 2013
The Democracy Collaborative at the University of Maryland



DEMOCRACY COLLABORATIVE WORKING PAPER

What Then Can I Do?

Ten ways to democratize the economy
Gar Alperovitz and Keane Bhatt


The richest 400 Americans now own more wealth than the bottom 180 million taken together. The political system is in deadlock. Social and economic pain continue to grow. Environmental devastation and global warming present growing challenges. Is there any path toward a more democratic, equal and ecologically sustainable society? What can one person do?

In fact, there is a great deal one person working with others can do. Experiments across the country already focus on concrete actions that point toward a larger vision of long-term systemic change—especially the development of alternative economic institutions. Practical problem-solving activities on Main Streets across the country have begun to lay down the elements and principles of what might one day become the direction of a new system—one centered around building egalitarian wealth, nurturing democracy and community life, avoiding climate catastrophe and fostering liberty through greater economic security and free time.

Margaret Mead famously observed, “Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it’s the only thing that ever has.” Some of the ten steps described below may be too big for one person to take on in isolation, but many are exactly the right size for a small and thoughtful group committed to building a new economy, restoring democracy and displacing corporate power.

As the history of the civil rights movement, women’s movement, and gay-liberation movement ought to remind us, it’s precisely actions of this sort at the local level that have triggered the seismic shifts of progressive change in American history.



Gar Alperovitz, Lionel R. Bauman Professor of Political Economy at the University of Maryland, and cofounder of the Democracy Collaborative, is the author of *War, One Mile At A Time: The Fight To Democratize Postwar American Industry*. Keane Bhatt is a Community Development Associate at the Democracy Collaborative.



WORKER COOPERATIVES: PATHWAYS TO SCALE

Hilary Abell

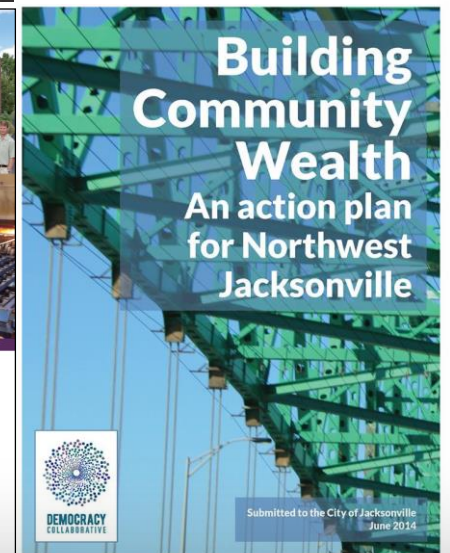

The Democracy Collaborative
June 2016

Building Community Wealth

An action plan for Northwest Jacksonville

Submitted to the City of Jacksonville
June 2014

Thank you!

For more information:

www.community-wealth.org

www.democracycollaborative.org

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