



CLANCY QUAY

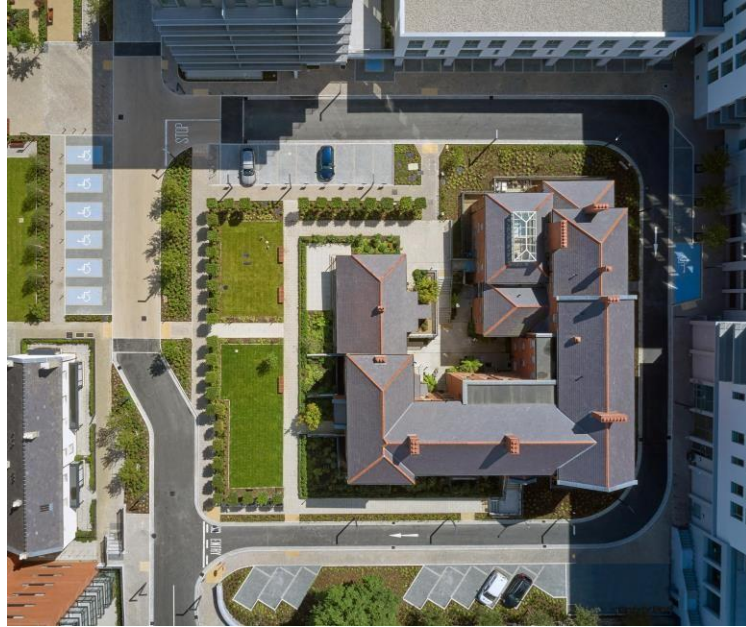
Clancy Quay Photographs



Clancy Quay

Overview of site





Conservation v Contemporary



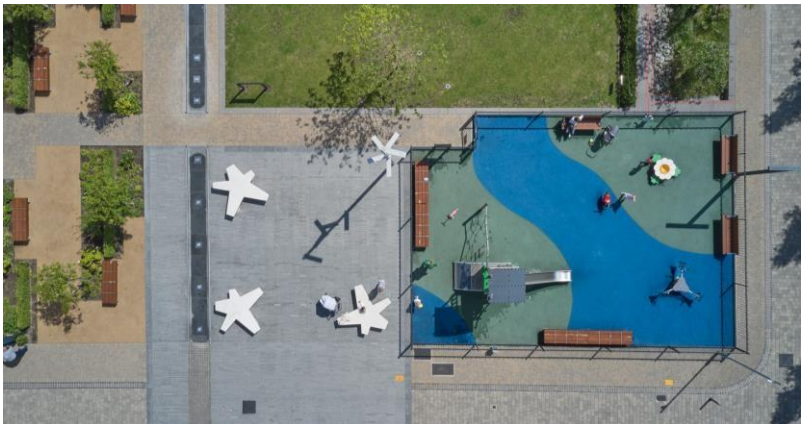
CLANCY QUAY



Cambridge Square



CLANCY QUAY



Playground



CLANCY QUAY



Roof and Podium Terraces



CLANCY QUAY



Other External Amenities

Putting Green, Bark Park, Herb Garden



CLANCY QUAY



Events - Summer BBQ



CLANCY QUAY

Clancy Quay - The Stables Before



Clancy Quay - The Stables After



An Diallatra Saddlery 1-11

HACKING INEQUITY

in Real Estate financing

(through crowdfunding)



**When I was little, I liked to
play with lego blocks.**



so I became an architect



and an urban designer



I moved to Pittsburgh

An aerial photograph of a city grid is shown, overlaid with a white grid. Several hands are visible, pointing to various locations on the map. Some areas are highlighted with colored markers: a blue line, a red area, and a yellow area. The text "worked as a city planner" is overlaid in white on a semi-transparent dark background.

worked as a city planner



and fell in love with the city's grit.



I began to remake buildings.



QUESTIONS FOR MY NEW BLOG:
WHO INVENTED TAPE,
HOW WERE FEELINGS DISCOVERED,
WHEN DID "SKINNY" BECOME
FASHIONABLE.

Storefront for rent 412.434.7080

ENTER
HERE

Carnegie
Library
→
Bus Stop











223



sburgh Press
The next evolution of the sandw



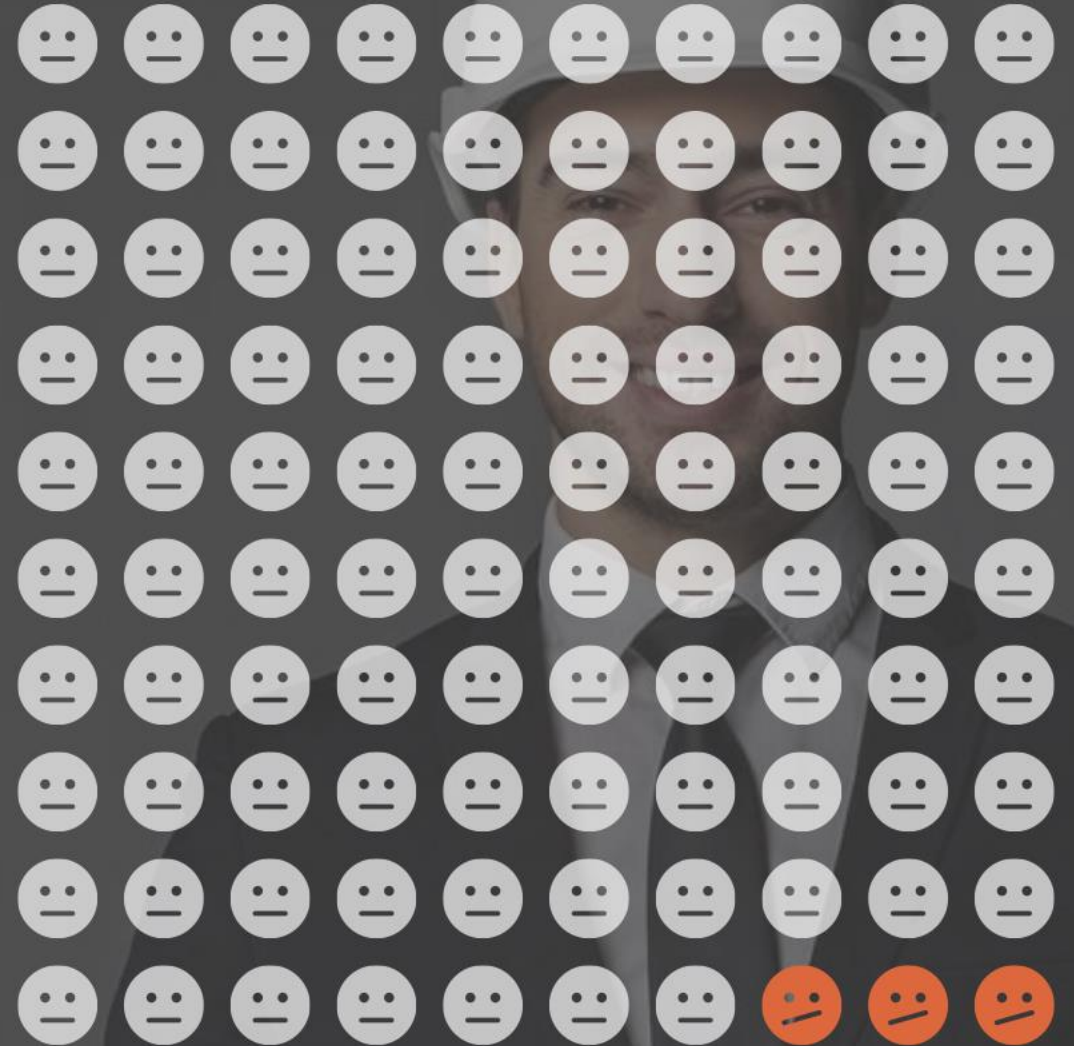
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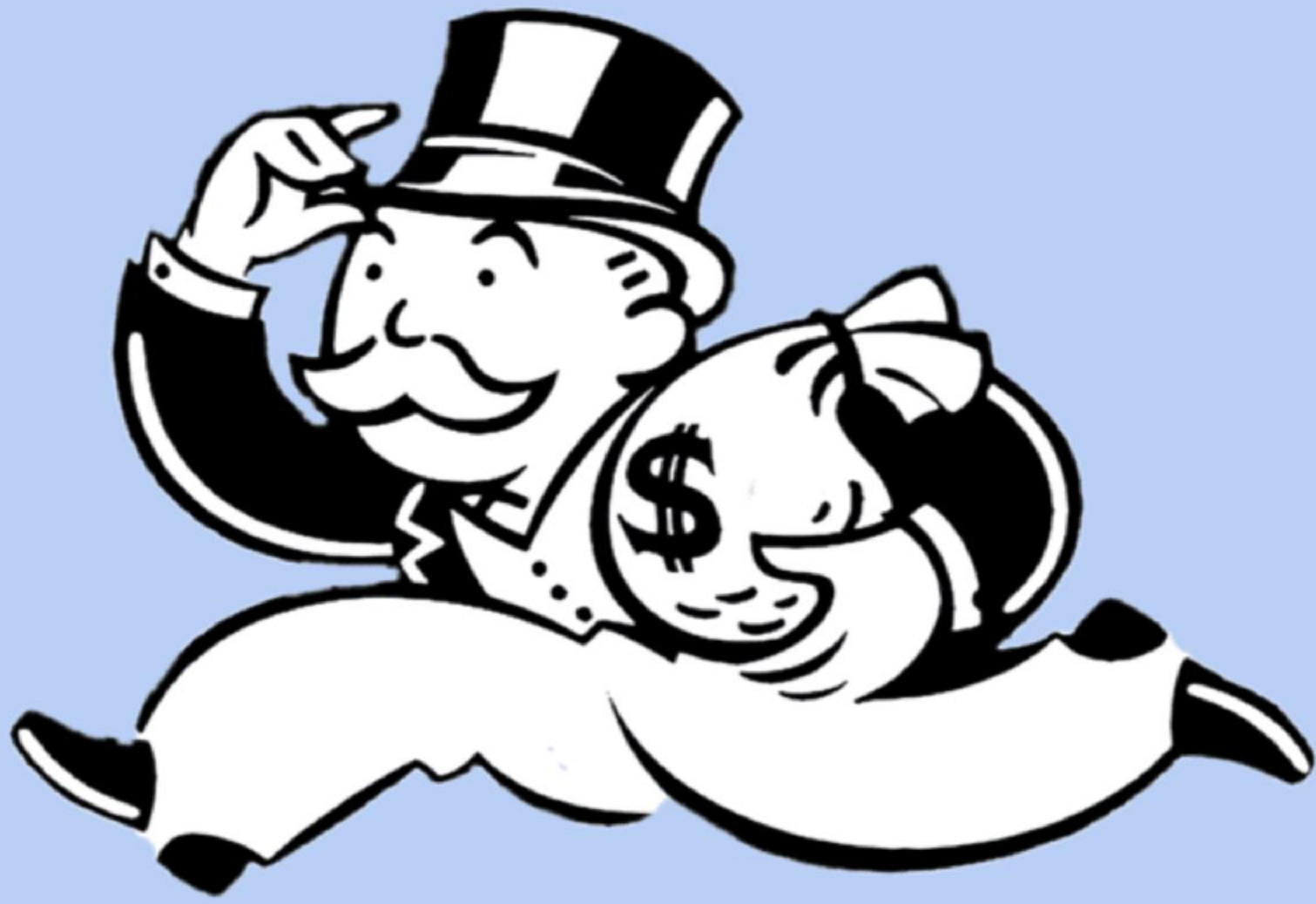
of VC funds were invested in women-led companies in 2022

1%

of VC funds went to minority-led companies.

Is **real estate** any different?







SmallChange.co

**Inequity in the Real Estate industry is real.
(We're hacking away!)**

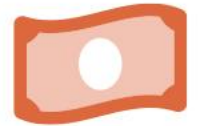
Small Change is the only equity crowdfunding platform focused on:



Equitable & innovative projects



Emerging minority & women developers



Everyday investors





What we're up against ...









Brinda Devine · 1st

Servant, Commercial Real Estate, Small Build/ ESG/ Sustainability Enthusiast, M.B.A, Author, Developer, CEO #Kornr Store, Virtual CRE Services, co-founding member Womens Sustainable Development Initiative (WSDI)

Detroit, Michigan, United States · [Contact info](#)

<https://www.p8realestatesolutions.com/>

686 followers · [500+ connections](#)



28 mutual connections: Rebecca Möller, Mario A. Guel, M. Jur., and 26 others

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Providing services

Real Estate, Commercial Real Estate, and Virtual Assistance

[See all details](#)



Larson Center For Leadership - ULI of Michigan

Issued Jan 2014



IREM - Certified Property Manager (CPM)

Institute of Real Estate Management (IREM)

Issued Jan 2013



2020 Cohort Graduate/EDI/Capital Impact

Capital Impact Partners



Michigan Real Estate Broker's License

State of Michigan



State of Michigan - Real Estate Broker's Licence

State of Michigan

Education



Cass Technical High School



Wayne State University - Mike Ilitch School of Business


Master of Business Administration - MBA, Entrepreneurship and Innovation

Kornr Store



Black woman developer gets back to basics with Detroit neighborhood marketplace.

KEY DEAL POINTS

-  **Black woman developer.** Focused on small scale development
-  **Black demographic.** 84% Black residents

\$43,000 raised

OPEN TO EVERYONE

Reg CF

100% of \$25,000 min goal raised

21% of \$200,000 max goal raised

23 investors with **0** days left to invest

[Click here to download disclosure packet](#)

Offering Closed

OFFERING HIGHLIGHTS

- > **8%** amortizing debt
- > Balance due in approx **5** years
- > Calculate **your return here**
- > Black female developer





"Wealth is created by **owning assets** that generate revenue and appreciate over time."

Black homeownership sits at 42%.

White homeownership is almost 1/3 higher.

Commercial real estate ownership is 3% for Black households.

Commercial real estate ownership is 8% for white households.

Average value of commercial real estate is \$3,600 for Black households.

Average value of commercial real estate is \$34,000 for white households.



"We want you to co-own this asset with us."

\$457,000 raised!



SmallChange.co

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ULI Health Leaders Virtual Forum

Creative Approaches to
Financing to Advance Health
Equity

July 2023

LISC



Objectives

- **Consider Creative Financing through the lens of a Community Development Financial Institution (CDFI)**
 - **Healthy Futures Fund overview**
- **How do Health Equity and Community Development intersect?**
- **Brief review of Case Study – The Conway Center**

Together with residents and partners, LISC forges resilient and inclusive communities of opportunity across America—great places to live, work, visit, do business and raise families.

Since 1979

\$29.7 Billion Invested



\$82 Billion Leveraged



489,000 Homes

Affordable homes and apartments built and/or preserved including:

- Multifamily rental
- Supportive housing for special populations such as chronically homeless, LGBTQ, seniors and veterans
- Affordable homeownership

We also emphasize sustainability through green, healthy housing and transit-oriented development.

81.5 Million Square Feet

Square feet of commercial, retail and community space, including:

- Early childhood centers
- Schools
- Fields/recreational spaces
- Healthcare centers
- Grocery stores
- Financial Opportunity Centers

\$548 Million

Total Net Assets

- Net worth has increased 90% in the past 5 years
- Raised \$192 million in private revenue in 2021

S&P 'AA-' Rating

LISC was the first CDFI to tap the general obligation bond market, with a \$100 million issuance in 2017

Our Reach

2,200+ Partners

Our national network includes nonprofits, businesses and government agencies in both rural and metropolitan areas

National Affiliates

National Equity Fund

www.nefinc.org

New Markets Support Company

www.newmarkets.org

LISC Strategic Investments

www.liscstrategicinvestments.org

38 Office Locations

Atlanta, GA

Boston, MA

Buffalo, NY

Charlotte, NC

Chicago, IL

Cincinnati, OH

Cleveland, OH

Denver, CO

Detroit, MI

Duluth, MN

Flint, MI

Greenville, SC

Hartford, CT

Honolulu, HI

Houston, TX

Indianapolis, IN

Jacksonville, FL

Kalamazoo, MI

Kansas City, MO

Los Angeles, CA

Louisville, KY

Memphis, TN

Milwaukee, WI

Minneapolis/
St. Paul, MN

New York, NY

Newark, NJ

Norfolk, VA

Oakland, CA

Peoria, IL

Philadelphia, PA

Phoenix, AZ

Providence, RI

Richmond, VA

San Antonio, TX

San Diego, CA

Seattle, WA

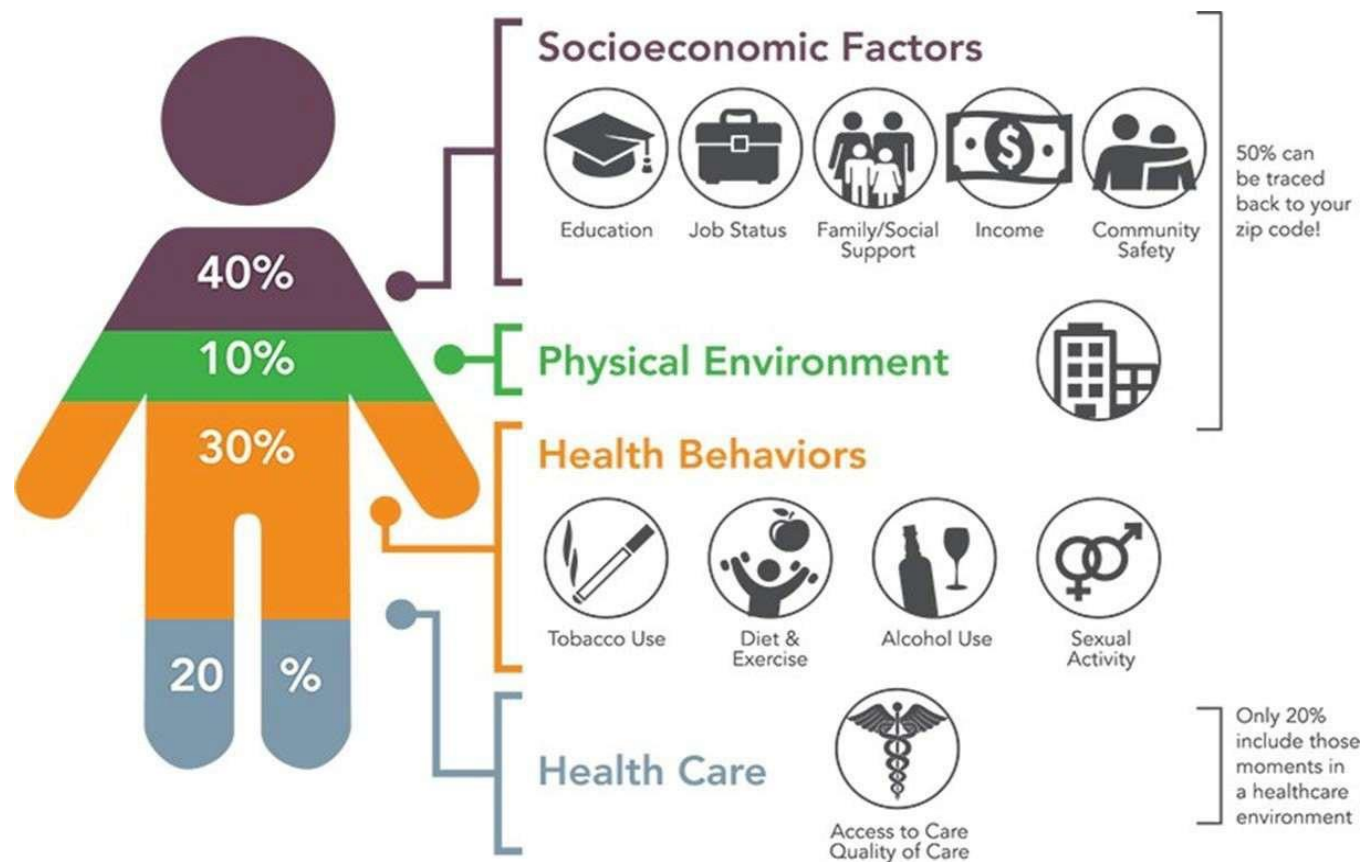
Toledo, OH

Washington, DC

Advancing Health Equity at LISC

LISC advances health opportunity through investments in affordable housing, inclusive economic development, community safety, food access and more.

LISC recognizes and takes aim at structural racism and related barriers to health equity as a core part of this work. Our [Project 10X](#) is one of our most ambitious efforts to close racial health, wealth and opportunity gaps.



Source: Institute for Clinical Systems Improvement, Going Beyond Clinical Walls: Solving Complex Problems (October 2014)

The Conway Center

Mixed-use, transit-oriented hub including a health center, affordable and transitional housing and job training center



Total Project Cost: \$89,000,000

HFF Loan Amount: \$13,500,000 (NMTC)
\$20,300,000 (LIHTC)

Grant: \$100,000 to support staff to integrate services among tenants and patients

Total Square footage: 195,300

FQHC: 37,700

Affordable Housing: 110,900

Transitional Housing: 12,000

Center for Employment Training: 21,000

SOME administrative office space:
13,700

Community Need:

25.9% poverty rate

Family income: 35% of area median

Federally designated medically underserved area

Impact Measures:

8,700 new patients served

50 new permanent jobs

182 units of affordable housing

20 units of transitional housing

Direct access to public transportation

Location: Washington, DC

Sponsor: So Others Might Eat (SOME)

Partner: Unity Health Care

Project Completion: 2018

Erin Kelley
LISC | Director of Health Initiatives
ekelley2@lisc.org