



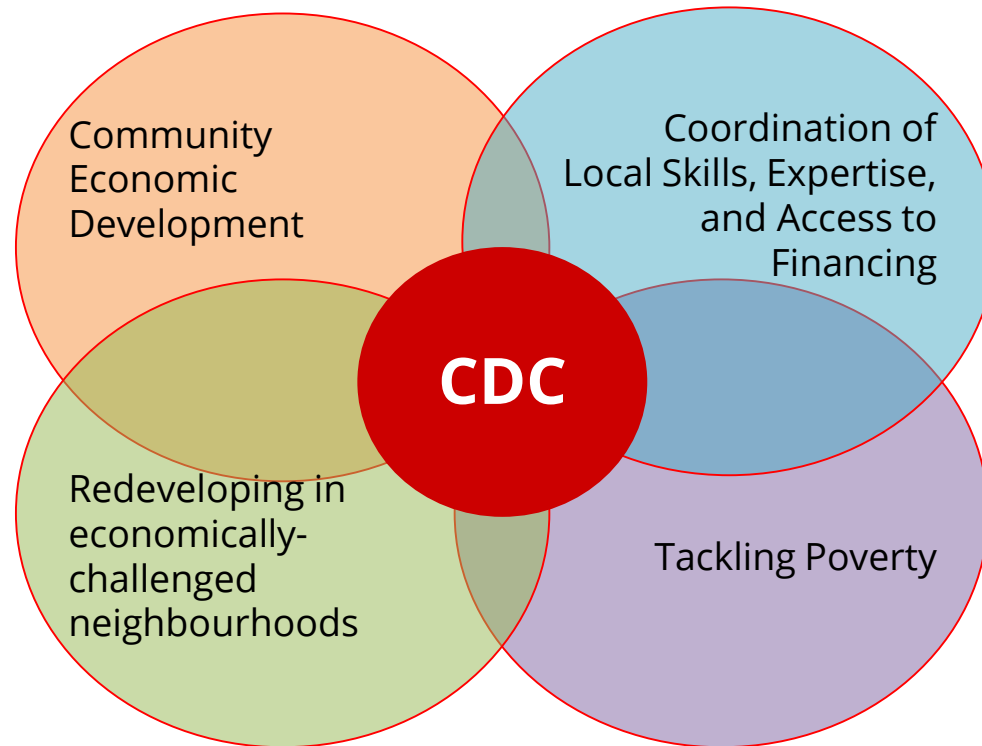
A 40 Year Gestation:  
Edmonton's Community Development Corporation

# What is a Community Development Corporation ?

A Community Development Corporation (CDC) is a non-profit company that creates and expands economic opportunities for individuals and families living in challenged communities.



# Why CDCs: Unique Value Proposition



# What do CDCs do?



- Build and repair homes
- Rehabilitate small businesses
- Develop vacant lots
- Teach job finding and financial literacy skills
- Train workers
- Educate and engage community members
- Create and implement plans for neighbourhood redevelopment

# What do CDCs look like in other places?



Saskatoon,  
Saskatchewan



Population and Public Health



# What do CDCs look like in other places?

## Sydney, Nova Scotia



Support local, innovative, growth-oriented companies. Earn competitive dividends.

# What do CDCs look like in other places?

## Brooklyn, New York



**Our Community.**  
**Our Future.**



# What do CDCs look like in other places?

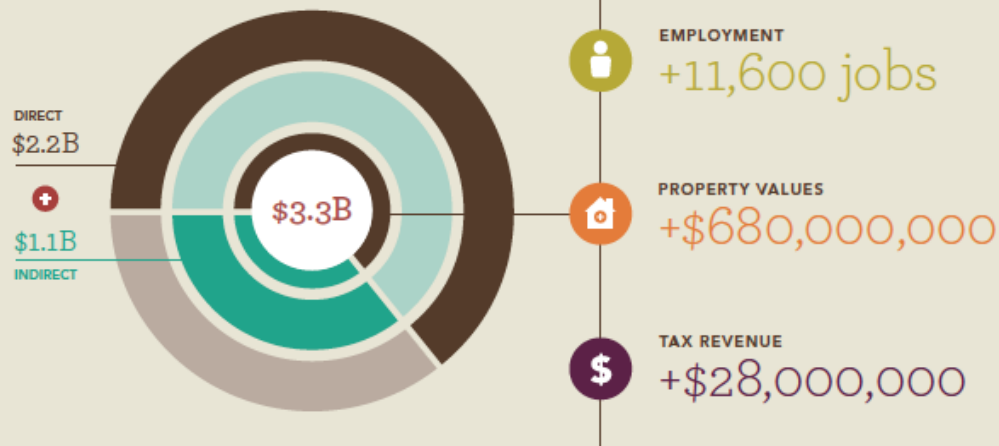
## PHILADELPHIA

### COLLECTIVE STRENGTH

## The \$3.3 Billion Impact of Philadelphia Community Development Corporations

### TOTAL CITY ECONOMIC IMPACT OVER THE PAST 20 YEARS

\$3.3 Billion





# Edmonton's Baby Born December, 2016

- City of Edmonton approved funding and transfer of land



# Edmonton's CDC: Vision and Mission

**Vision:** Distressed communities have the capacity to build stable housing, create employment and further the economic and social development of their neighbourhoods.

**Mission:** Promote the renewal of distressed neighbourhoods through a Community Economic Development approach.

Edmonton's Community Development Corporation will help families increase their financial security, enable inclusive economic development, and foster thriving communities.

# Scope of Service



**The Core Business of a CDC**

# CDC Start-up Budget (2017 - 2021)

	Initial Start-up Funding	Operating Cash	Pre-Development	In-Kind	Financing	Total
City of Edmonton	\$100,000	\$1,400,000	\$500,000	\$10,000 000	\$0	\$12,000,000
ECF		\$375,000	\$0	\$180,000	\$10,000,000	\$ 10,555,000
Homeward Trust		\$250 000	\$0	\$0	\$0	\$250,000
United Way		\$250 000	\$0	\$0	\$0	\$250,000
<b>Total</b>	\$100,000	\$2,275, 000	\$500 000	\$10,180 ,000	\$10,000,000	\$23,055,000

# First Baby Steps



# Not even a toddler and we have:

- Completed Incorporation of **Edmonton Community Development Company** (under Part IX of the Alberta Company's Act)
- Negotiated the Grant Agreement with the City
- Completed Due Diligence on potential parcels of Land for the City to transfer to ECDC
- Appointed the initial ECDC Board members
- Bought two parcels of land adjacent to a prospective project
- Met with Community League representatives from the neighbourhoods with land being transferred by the City to ECDC.
- Land "sales" approved by City Council in September 2017
- Initial parcels of land transferred by end of 2017

# McCauley – Site No. 00041 (including lot 22)



# McCauley – Site No. 00043 (possible future site)





# McCauley – Site No. 00047



# Fraser – Site No. 00040



# Eastwood – Site No. 00044



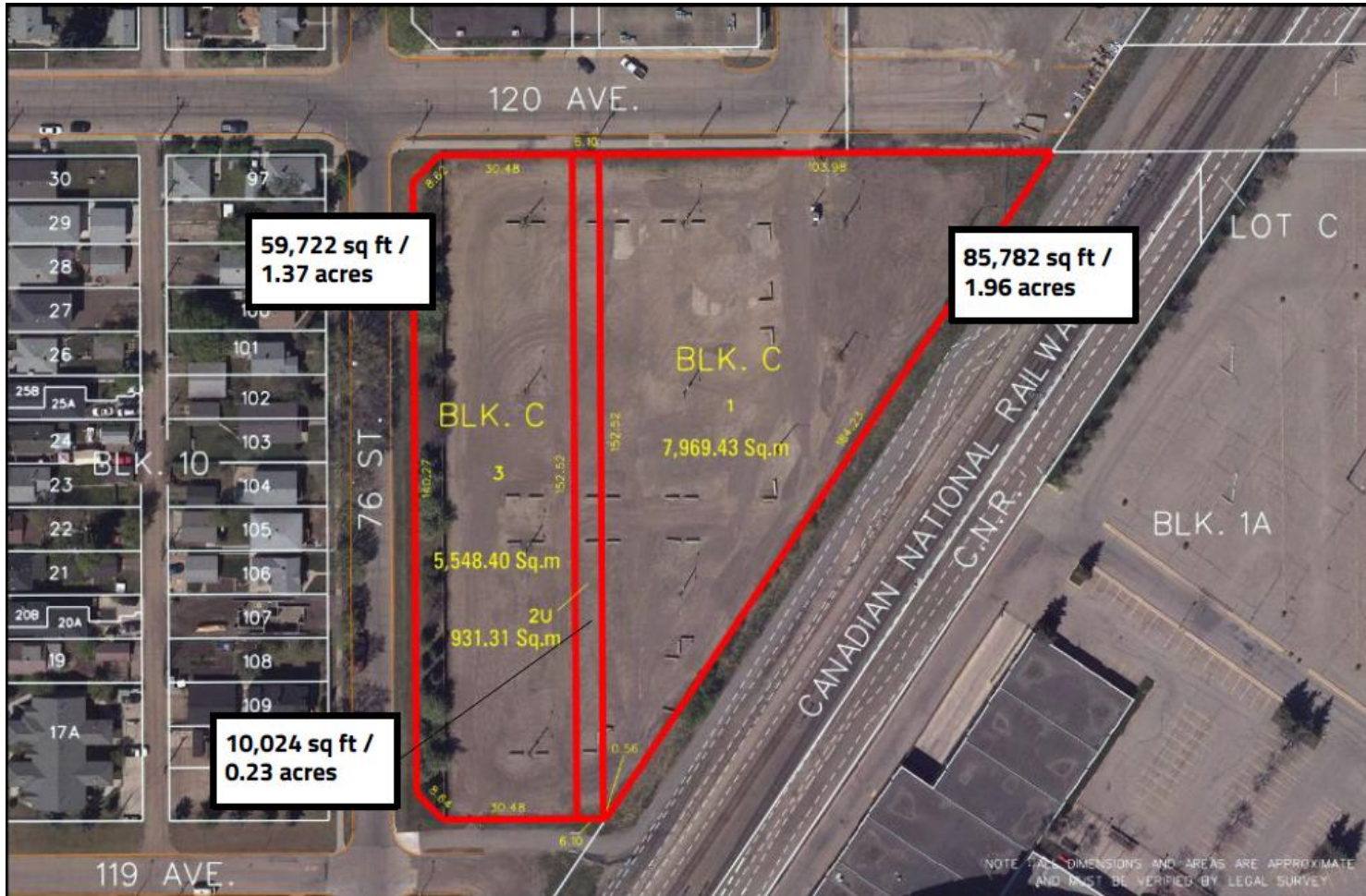
# Eastwood – Site No. 00045



# Eastwood – Site No. 00046



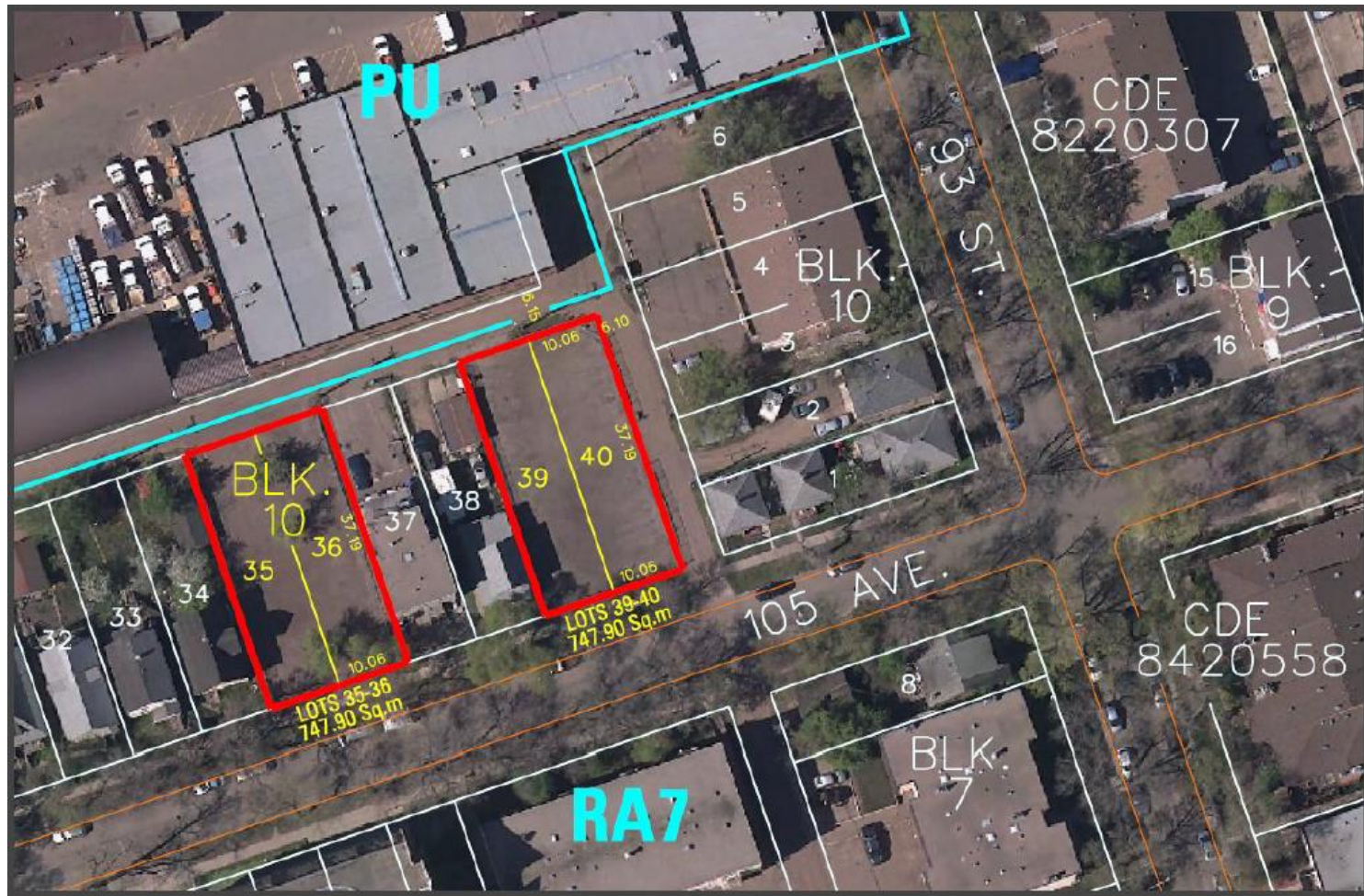
# Eastwood – Site No. 00051 & 00052



# Alberta Avenue – Site No. 00054



# Boyle Street – Site No. 00134





# Goals for 2018

- Board to appoint an Executive Director by end of November with an early 2018 start date
- Establish ECDC office and hire additional staff
- Engage Communities in Identifying Opportunities
- Develop Business Plan for ECDC
- Confirm Concept Plan for Project 1
- Begin planning for next project(s)

# More Information

- Other documents:
  - Business Case prepared for City Council in 2016
- For more information, contact **Martin Garber-Conrad**
  - 780-426-0015 ext.103 to schedule an appointment or, even better:
  - Email: [martin@ecfoundation.org](mailto:martin@ecfoundation.org)

# DILBERT

I'M GETTING WILDLY DIFFERENT ESTIMATES FOR HOW LONG IT WILL TAKE TO WRITE THE SOFTWARE.



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IS EXPERIENCE EXACTLY THE SAME AS PESSIMISM?



EXPERIENCE IS MUCH WORSE.

A blue-tinted photograph of a city skyline with various skyscrapers and buildings.

Questions?

Thank You.

A dark blue-tinted photograph of a dense forest with tall trees.