Nwamaka Agbo Consulting

RESTORATIVE ECONOMICS For people and the planet

Industrial and Maritime Strategy Advisory Group October 23, 2020

AGENDA – October 23, 2020

- Welcome & Introduction
- Overview of Restorative Economics framework
- Case Study Restore Oakland
- Small Groups Discussion
- Large Group Report-out
- Close & Next Steps

Part I: Restorative Economics Overview

Redefining **ECONOMY**:

Old Paradigm

Supply & Demand

GDP

Elasticity

"The Market"

Import & Export

"The management of home" **New Paradigm**

Relationships

Culture & Tradition

Health & Wellbeing

Spiritual Practices

Family & Friends

Traditional Economic Models:



DO NOT DISTRIBUTE

Restorative Economic Models:



Values & Practices for Just Transition



Restorative Economics: Theory of Liberation



Self-Determination, Share Prosperity, Sovereignty for **POLITICAL**, **CULTURAL & ECONOMIC POWER**

Restorative Economics

Definition:

The process of prioritizing socioeconomic and political resources for communities and the planet most impacted by structural economic disinvestment and political disenfranchisement, resulting in systemic oppression and extraction.





1. Acknowledge & Repair harm caused by unjust and oppressive economic policies and practices



"Complex trauma shows up in our relationship with money because money is so deeply connected to our survival and sense of safety in the world." @janetheclapp

- Habits & Patterns
 - Choice Points & Interventions
- Embodied Practices



Nested Layers of Transformation



Structural & Cultural – Confront inequalities and systemic barriers at all levels of societal change through resource allocation, legislation, democratic processes, economic development strategies, etc.

Institutional – Transform and cultivate new cultures within the organization and institution through intentional and explicit antiracist systems, policies and practices.

Inter-Personal & Inter-Group – Transform interpersonal and group dynamics on a small scale to form a foundation for broader institutional change. Engage teams, working groups, committees, etc. in disruptive and generative conversation that interrupt white male supremacy and promote equitable and just strategies and outcomes.

Internal/ Individual – Activate, sustain and promote change at the personal and individual level. Having the capacity to do this depends on the psychological, emotional, spiritual and intellectual level of change in individuals.

GROUP REFLECTION

What might repair look like in Seattle's

land use policies and planning processes?



2. Deep Democracy & Governing for the Whole for community-centered decisionmaking processes and structures that build community capacity and power



Governing for the Common Good

Systems, Structures & Power Dynamics Impacted Population Friends & Family

Neighbors

Broader Community

Region

GOVERNING FOR THE COMMON GOOD *Collaborative Governance*



GROUP REFLECTION

Does Seattle currently have accessible and meaningful opportunities for community members to be decisionmakers in the City's planning projects?

If so, what are they?



3. Building Power for Transformation create economic, cultural and political power to transform society





GROUP REFLECTION

How can the planning process help to build the power

of residents that have been impacted by exclusionary

planning processes and projects?





Restorative Economics



Self-Determination, Share Prosperity, Sovereignty for **POLITICAL**, **CULTURAL & ECONOMIC POWER**

Support HUMAN DEVELOPMENT & CAPACITY BUILDING

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REMEMBER & RECLAIM OUR TRADITIONS and our COLLECTIVE WISDOM



RESTORATIVE ECONOMICS

The Principles

- Use regenerative, non-extractive, integrated capital to develop community ownership structures that evidence long-term commitment to community where the return on investment will primarily stay within the local community
- Establish community governance structures that create pathways for all community members to express their needs, concerns and interests in meaningful and productive ways to help inform decisions being made on their behalf
- Establish a movement building strategy designed to build political, economic and cultural power for the governing community
- Develop strategic partnerships and relationships with values aligned technical assistance providers, public sector agencies, service providers and community based organizations

Part II: Restorative Economics in the Field





About Us

Restore Oakland is a community advocacy and training center that will mobilize Bay Area community members to transform our economic and justice systems and make a safe and secure future possible for themselves and for their families.

Restore Oakland is a joint initiative between Ella Baker Center for Human Rights and Restaurant Opportunities Centers United (ROC United),





Why

Restore Oakland works to reverse a decades-long cycle of unjust economic and criminal justice policies that have had devastating impacts on communities of color and immigrant communities.

50%

32%

MASS INCARCERATION

THE PROBLEM: People of color make up about **30% of the U.S. population** but account for **60% of those imprisoned.**

THE SOLUTION: We will build power and self-determination to shift resources away from prisons and punishment and toward community reinvestment and restorative justice.



ECONOMIC INJUSTICE

THE PROBLEM: People of color represent32% of the U.S. workforce but make up50% of workers with incomes below poverty.

THE SOLUTION: Restore Oakland will create opportunities to secure living wage jobs in the restaurant industry—an important Bay Area economic driver—for everyone: people who have been incarcerated, working people, immigrants and people of color.



What Restore Oakland Will Do

Our community organizing and research efforts highlighted the need for a space where community members can come together to transform Oakland. Every year, Restore Oakland will work with hundreds of local community members to hold our institutions and decision makers accountable to our community's collective needs and vision for the future.





Funding Model

Seed funding

The San Francisco Foundation and Google.org joined as early supporters of the vision of Restore Oakland by providing the partners with funds to kick start the pre-development and planning work needed to launch Restore Oakland.

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Feasibility study

ROC United and Ella Baker Center hired CALSO to conduct a feasibility study and produce a business plan for the management and operations of Restore Oakland.



Scout location

Using the business plan and the feasibility study as a guide, Restore Oakland identified 1419 34th Ave as the property located in the Fruitvale that can comfortably hold the programs and operations for Restore Oakland, while also providing below market rate non-profit office space.



Building loan

Restore Oakland partnered with the Community Vision (formerly NCCLF) as a partner to support the due diligence activities on the building before proceeding with acquisition. NCCLF also approved Restore Oakland's application for a favorable acquisition loan, making it possible for EBC and ROC United to purchase the building on December 31, 2016.

New market tax credit

After purchasing the property, Restore Oakland successfully secured New Market Tax Credit allocations from Telacu and Capital One amounting to a \$4M equity investment in the project.

Dream, Organize, Act – Together

Funding Model (continued)

Bridge loan

Restore

Oakland

After securing the NMTC allocations, Community Vision decided to deepen its partnership with Restore Oakland by refinancing the acquisition loan into a bridge loan designed to cover costs during the campaign. NMTCs must come in as the last stage of funding on any transaction therefore, the bridge loan allowed Restore Oakland to complete the NMTC transaction so that Restore Oakland could break ground in late 2017.

Community and allies engagement

Campaign Director Jocelyn Wong is working with ROC United and EBC staff to identify members, volunteers, and donors who can play leadership roles and help make the Campaign a success.



The campaign

The Campaign will cover any outstanding costs related to acquisition, renovation and the first 3.5 years of operations for COLORS Oakland.



Below market rent

Once open, Restore Oakland will collect below market rate rents from its tenants to resource the management and operations of the building.



Affordable community space

At the end of 7 years, Restore Oakland will have fulfilled its NMTC community benefit obligations and will no longer have any conditions tied to the ownership, management or operations of the building. Restore Oakland will continue to provide its programs and services to Oakland residents, while also helping to stabilize the commercial real estate market by continuing to provide affordable office space to communityserving organizations.

DISCERNING A COMMUNITY WEALTH BUILDING APPROACH Screening Questions

Engagement

- Who are the stakeholders of the project and how are they being engaged in the vision, design and implementation of the project?
- Are there multiple entry points for people to engage with the project (i.e. diversity in meeting venues and times; language justice; childcare; online and offline engagement, etc.)?

Governance & Decision-Making

- What is the governance structure of the project?
- Is the community being informed, consulted or actively engaged in the decision-making process and structure?
- How is the project being managed over the short-term and long-term?

Impacted Populations

- Who stands to be most directly impacted by this development project?
- How will they be impacted?

Nwamaka How are the negative and positive impacts of the project being distributed across the community? Consulting

DISCERNING A COMMUNITY WEALTH BUILDING APPROACH Screening Questions

Distribution of Risks and Rewards

- How are benefits and returns being distributed across the community?
- Who is receiving the financial returns of the project?
- Who is taking on the financial burden (debt, loss in equity, etc.) of the project?

Financing

- How will the financing strategy and capital stack impact that equitable design elements and process of this project?
- Is there an opportunity or strategy for non-extractive investmentment into the project?

Project Design and Programming

- Who is the "user" that this project is being designed for?
- How is the current and historical culture of that place being incorporated into the new development?
- What programs, services and amenities will be provided in the space? Are they culturally competent and accessible to low-income, immigrant, indegenous, youth, trans, communities of color, etc.?
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Part III: Facilitated Breakout Groups



BREAKOUT GROUPS

Discussion Questions

- What elements of the Restorative Economics framework resonate with you? Why?
- What elements of the Restorative Economics framework do not resonate with you? Why?
- What are the ways that you see race still impacting Seattle's development decisions and planning efforts to this day? What interventions can that city make to disrupt systemic racism in the planning process?
- What are the most impactful racial justice strategies that have helped to advance equitable development in your community?
- Given the explicitly racist history of urban planning in Seattle, what are the explicit anti-racist urban planning policies and practices that the city can commit to and implement?

Thank You

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