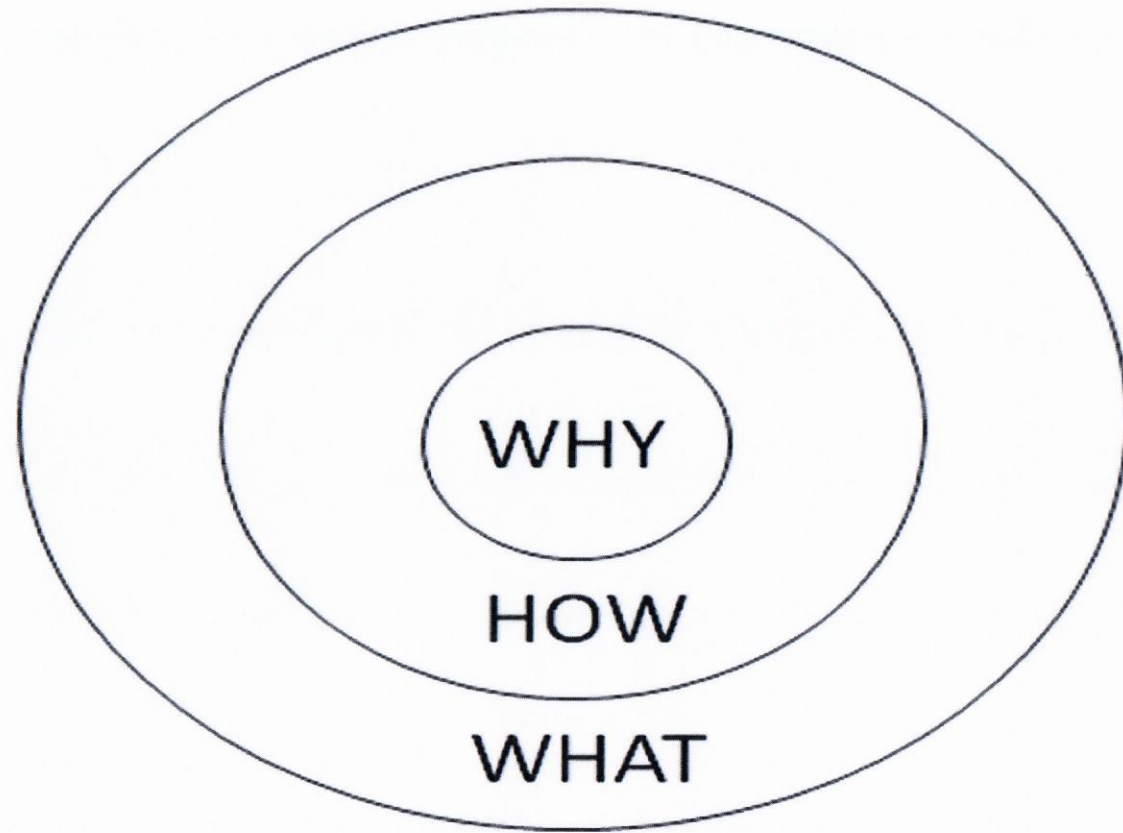
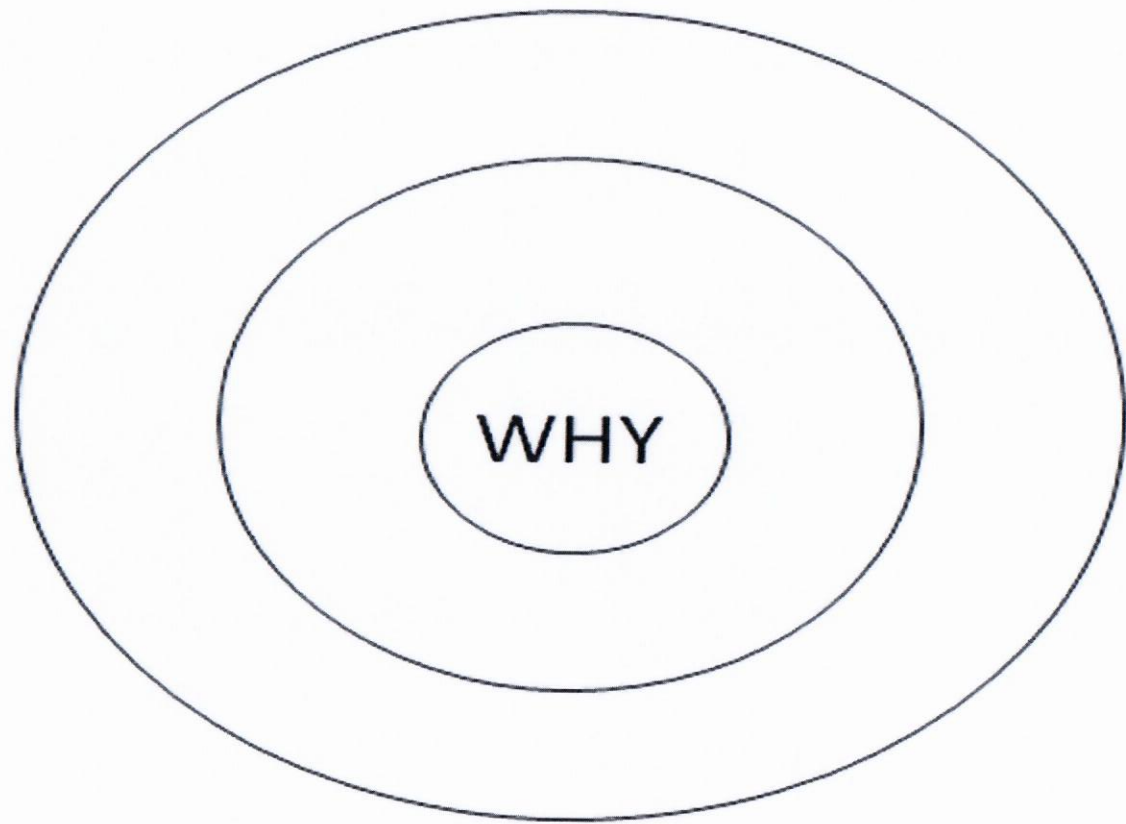
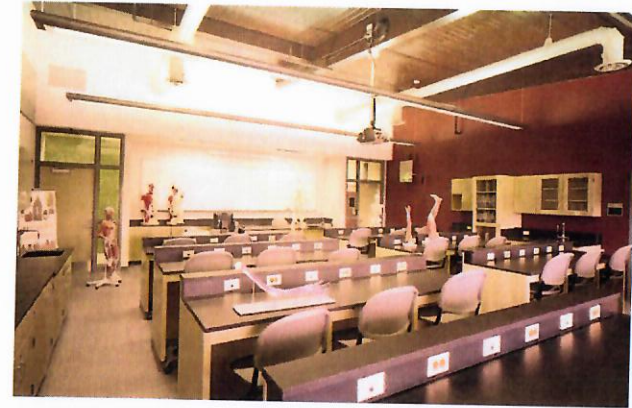


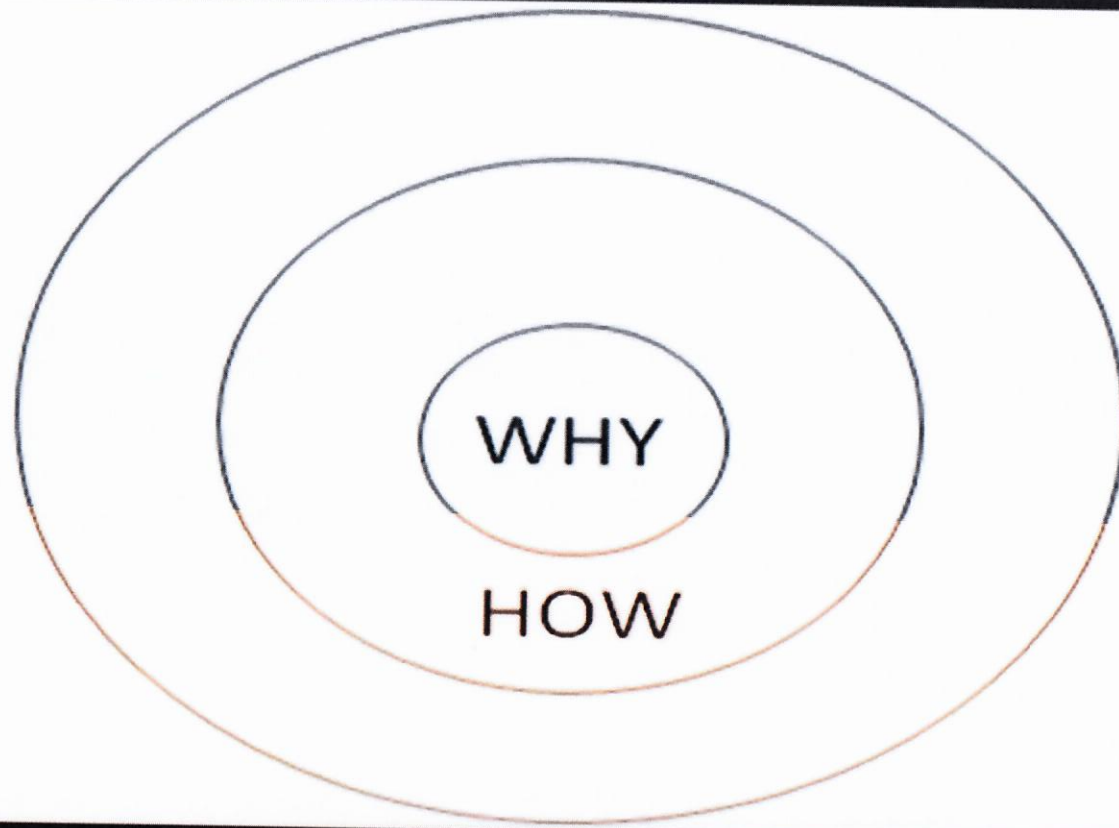
The most powerful thing in the world:
Turning an idea into a movement.
Using affordable educator housing to
help transform communities

ULI
SAN ANTONIO
MAY 14, 2019

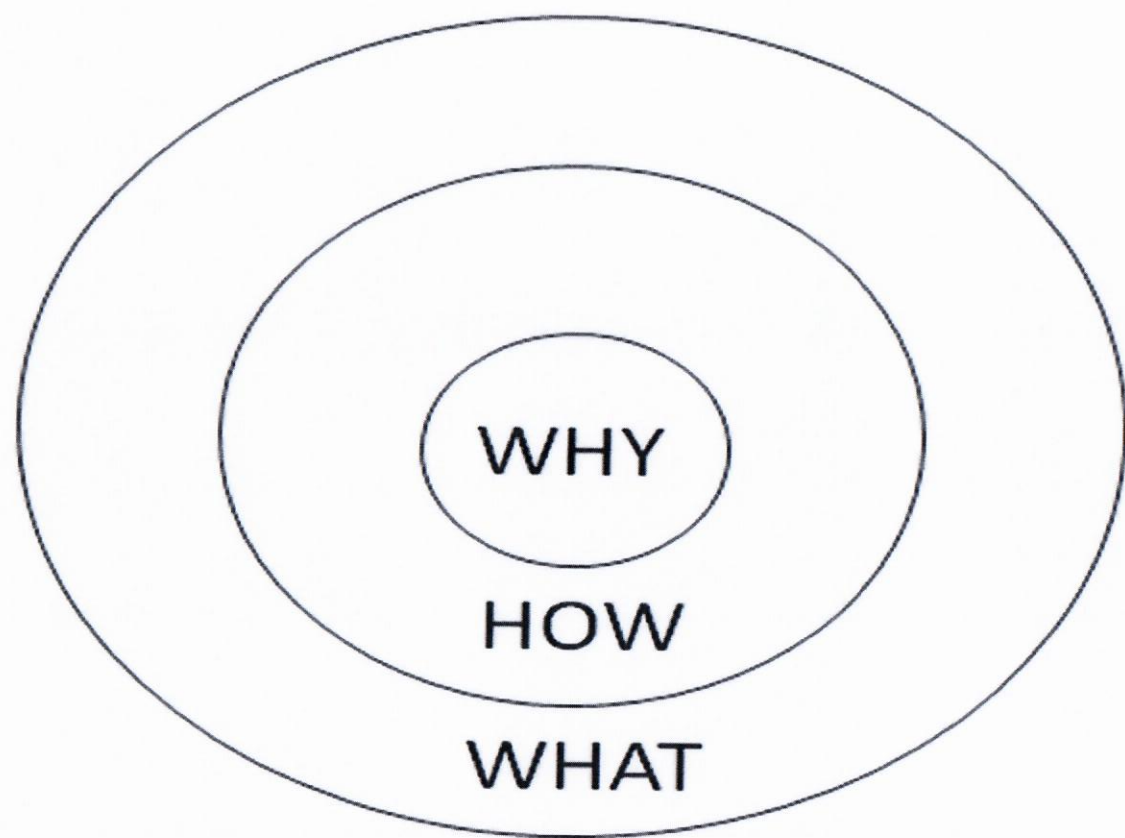














Beauty Is In the Eyes of the Beholder



Beauty Is In the Eyes of the Beholder



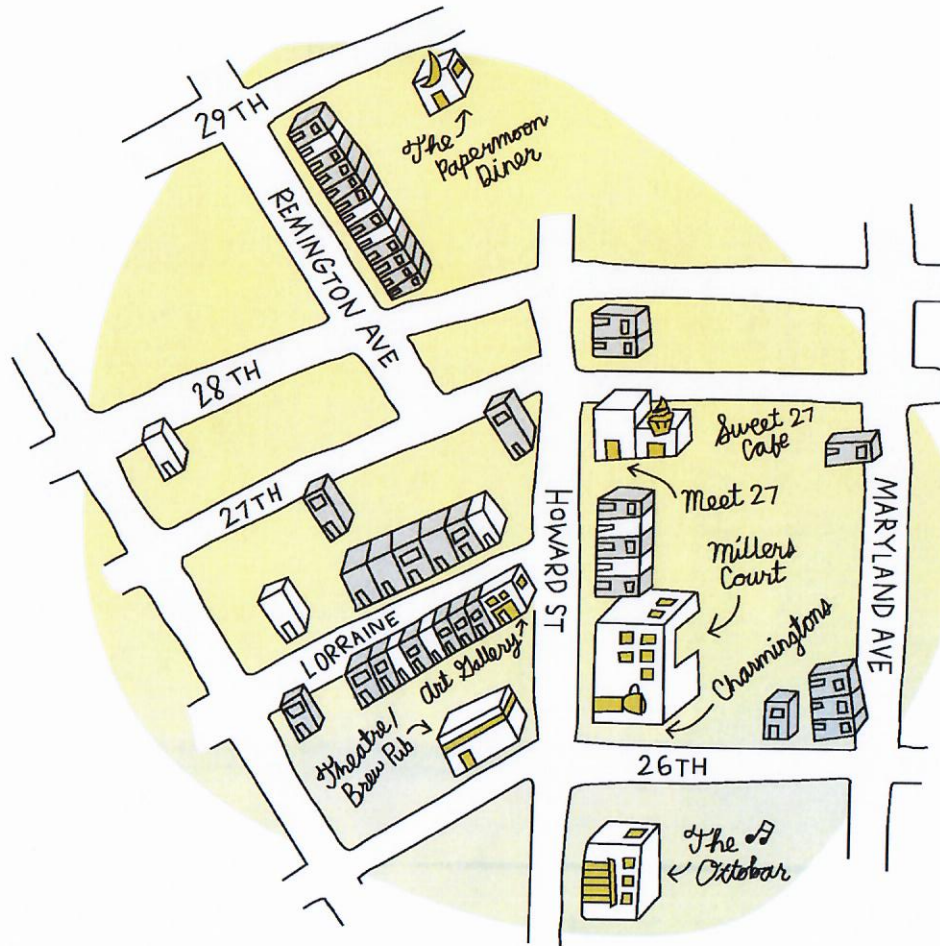
Beauty Is In the Eyes of the Beholder



Beauty Is In the Eyes of the Beholder

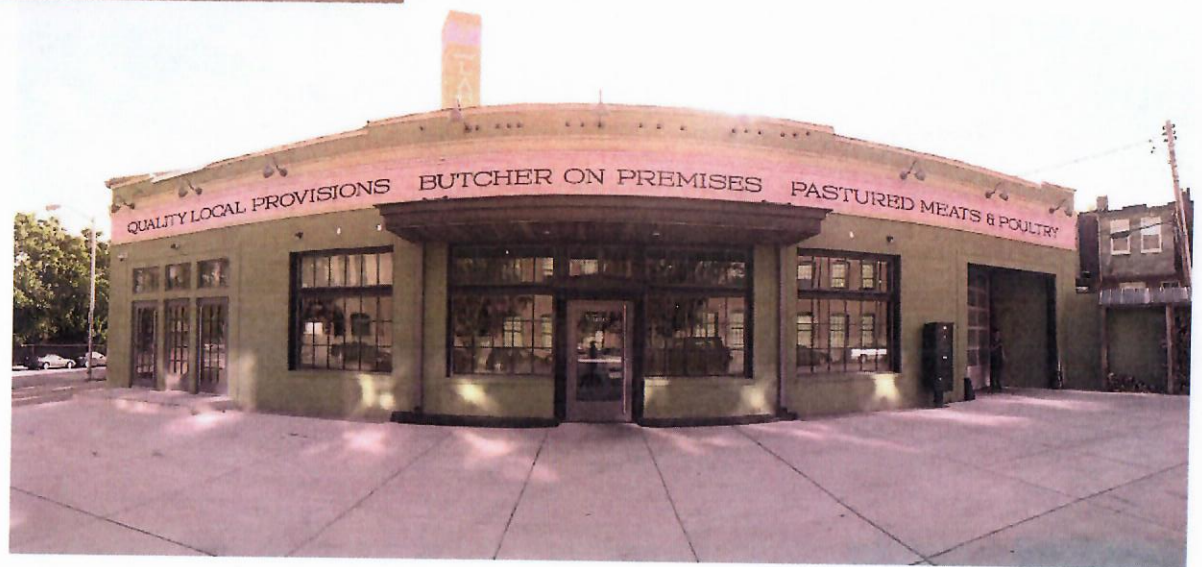


Ripple Effect: Looking Beyond to See What's Possible











© 2016 Google

Google Earth

39°19'14.78" N 76°37'16.87" W elev 167 ft eye alt 378 ft

1994

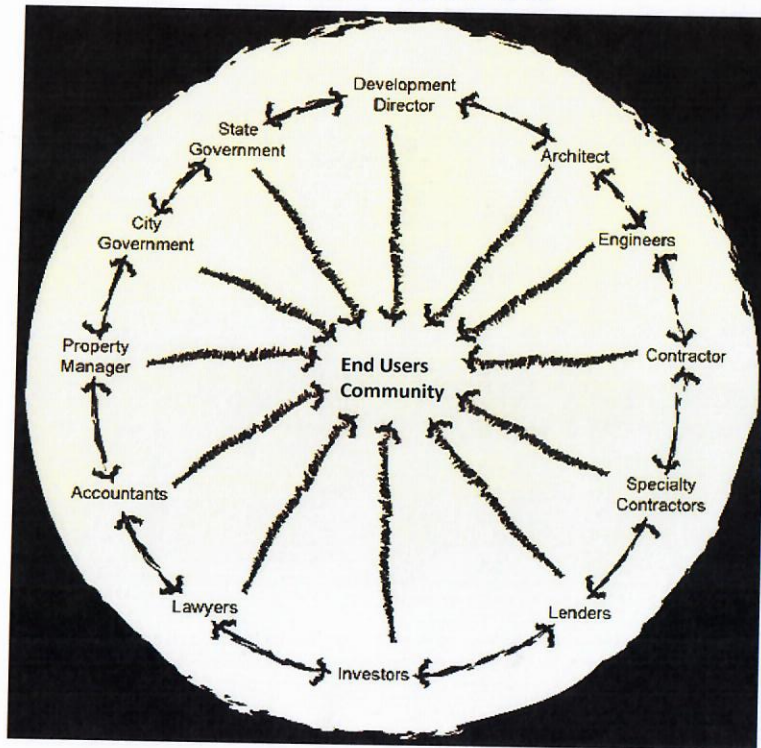








How we implement: It's Not Just Us



Financing Partners

STATE HISTORIC TAX CREDITS

STATE COMMUNITY LEGACY

FEDERAL HISTORIC TAX CREDITS

VACANTS TO VALUE: BALTIMORE

NEW MARKET TAX CREDITS

LIVE WHERE YOU WORK

STATE GRANTS

PHILANTHROPY

FOUNDATION GRANTS

INSTITUTIONS

INVESTORS

Lessons Learned

Work from inside out

Listen First

Implement Next

Surround Yourself With Stakeholders

Acknowledge the unsung heroes

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