



# 2022 ANNUAL REPORT

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**"Utilizing collective ownership a neighborhood can quickly intercede when gentrification is looming; the power is placed back into the hands of residents and small business owners to decide the future of their neighborhood."**

**- Adriana Abizadeh, Executive Director**

# LETTER FROM OUR EXECUTIVE DIRECTOR



Dear Friends,

Reflecting on the past year, I am pleased to present the Annual Report for Kensington Corridor Trust. It is with great excitement and gratitude that we share the progress and achievements made possible through the dedication and collaboration of our team, supporters, and community partners.

I am thrilled that we added two new outstanding members to our team: Jasmin Velez and Josh Harris. Their expertise and passion for community development have already enriched our efforts and expanded our capacity to serve the Kensington community.

We developed our organization's first-ever three-year strategic plan. This plan serves as a roadmap, guiding us as we work towards our shared goals and objectives. Through community engagement and partner feedback, we have identified key priorities and strategies that will enable us to maximize our impact and sustain our efforts.

I am also delighted to report that we have seen growing support for our model and initiatives over the past year. Our collective efforts have garnered increased recognition and investment from philanthropic partners across the country. This growing support is a testament to the impact of our work and the strength of our partnerships.

On behalf of the Kensington Corridor Trust, I would like to thank our staff, board members, volunteers, donors, and community partners for their unwavering commitment and support. Together, we will build a brighter future for Kensington.

**Onward and upward.**

In Solidarity,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Adriana Abizadeh

# OUR TEAM

## STAFF AND BOARD OF DIRECTORS

**Executive Director:**  
Adriana Abizadeh

**Community Organizer:**  
Jasmin Velez

**Construction Project Manager:**  
Josh Harris



Jonathan Arrieta  
John Chun  
Jimmy Duran  
Charles Evans  
Tayyib Smith  
Darlene Burton  
Juan Perez  
Alex Robles

# OUR STORY SO FAR



## Who We Are

The Kensington Corridor Trust (KCT) fosters the equitable economic revitalization of a commercial corridor and its surrounding neighborhood through local partnerships, strategic programming, and an innovative approach to moving real estate assets out of the speculative private market. Leveraging patient, flexible capital and a long-term trust vehicle, the KCT de-commodifies real estate assets and transition them to neighborhood control. This pioneering model of neighborhood ownership, governance and local economic development has the potential to keep control within the neighborhood and ensure long-term affordability. The KCT introduces neighborhood-based property control for long-term, equitable revitalization of a key commercial corridor.

**"The Neighborhood Trust vests ownership and control with the neighborhood, rather than with outsiders, and protects and maintains long-term affordability."**

**- Joseph Margulies, Stanford Social Innovation Review, "Communities Need Neighborhood Trusts"**

## Our Mission

Utilize collective ownership to direct investments on the corridor that preserve culture and affordability while building neighborhood power and wealth in Kensington.

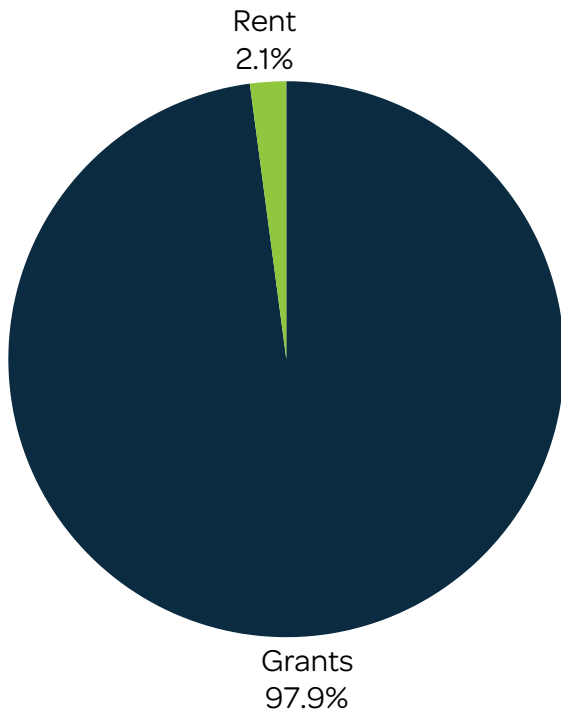
## Our Vision

Kensington Avenue is a safe, healthy, and socioeconomically diverse commercial corridor with accessible opportunities for the existing and future residents of Kensington.

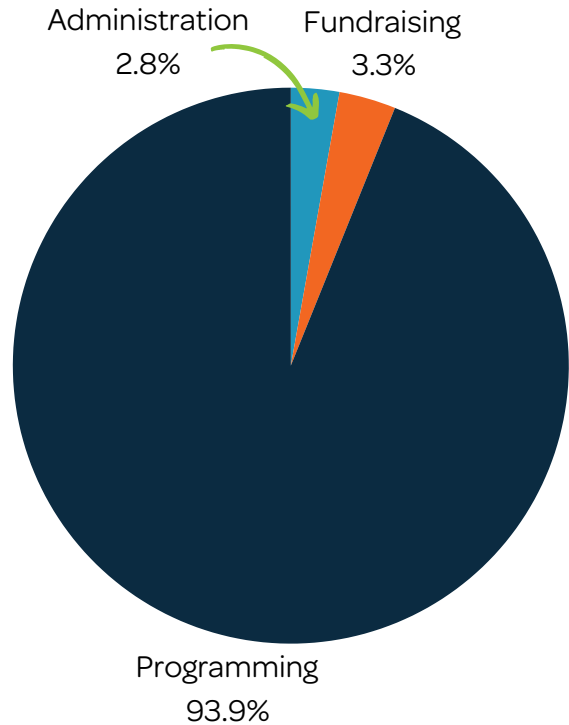
## Our Values

- Equity
- Community
- Stewardship
- Transparency

# MEASURING PROGRESS



**REVENUE**



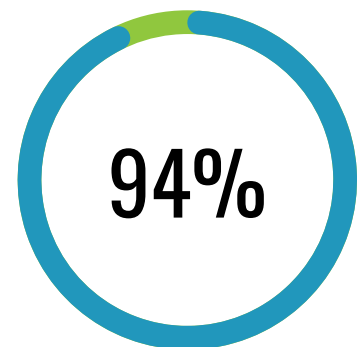
**EXPENSES**

## THANK YOU TO OUR SUPPORTERS



**COMMON  
FUTURE.**

The McLean  
Contributionship



of every dollar went  
directly towards  
programming expenses



# OUR COMMUNITY



## Spotlight Event: Lots of Love Mural

On June 3, 2022, local artist and muralist John Zerbe completed the Lots of Lots of Love Mural. In partnership with Impact Services and Mural Arts, the mural was installed in the Kensington Corridor Trust Community Garden. Through community workshops, Zerbe engaged residents and local youth through art activities over the course of 6 months. The mural includes images of the local youth that participated in the workshop series, inspired by photographs taken by a local photographer, Daisie Cardona. The mural's bright colors stand out when walking past the garden on the corridor or when riding the el, and has really been a transformational work of art in the community.

## Community Events

Throughout Spring-Fall, the Kensington Corridor Trust has partnered with at least 6 different community groups to host community events. Over 15 events have taken place, including workshops for recipe collections, health and wellness, and resource fairs. Increasing relationships with community residents and partners is an important value for us. Without them, our Neighborhood Trust model cannot work. We hope for continued partnership and activation of the Community Garden will continue in 2023 and beyond. If you are interested in utilizing the KCT Garden to host your events, please reach out to us!

# SIX

## Community Partners

Utilized the KCT Garden to host free events for the Kensington Community!

# KCT NEIGHBORHOOD TRUST



## 2 The Magic Number!

The KCT Community Working Group defined that the Neighborhood Trust should always include the following committee: 2 Youth Leaders, 2 Community Residents, 2 Community Leaders, and 2 Businesses Owners. In addition to these folks, they would select a board member from the Kensington Corridor Trust each term after the formation of the first committee.

**“...It was such a diversity of individuals in this group and it was just amazing.”**

**- Cristina Laboy in the Philadelphia Citizen**

### KCT Community Working Group

This year we launched a 6 month engagement process with community residents and businesses for defining the purpose and governance of the Neighborhood Trust. In partnership with Purpose, Strategic Arts, and Illustrating Progress, the process was completed in July. On August 31st, a public meeting was hosted where the details were shared on the finalization of the perpetual purpose trust.



### Working Group Members:

- Cristina Laboy
- Jeremy Chen
- John Zerbe
- Miguel Diaz
- Marcos Laguna
- Neyda Rios
- Gloria Cartagena
- Erin Popoli
- Darlene Burton
- Yari Baez



# STEWARDED PROPERTIES



Kensington Corridor Trust is dedicated to activating our vacant lots for positive impact, as well as the development of affordable commercial and residential units in Kensington.



To date, there are currently fifteen (15) protected assets in the Neighborhood Trust. Twelve (12) of those parcels are vacant lots, eleven (11) of which are being utilized as the KCT Community Garden. In 2024, construction will begin on the first new build for the final vacant lot. In addition to those parcels, KCT acquired three (3) mixed commercial residential assets. In October, we also welcomed our first commercial business into a KCT stewarded space!

# BUSINESS SPOTLIGHT



KCT welcomed its very first business into a KCT stewarded commercial space this year! Waxery is a Latina-owned and operated candle making business. It was founded and is run by Crystal Ortiz, who was born and raised in Kensington. Her candle-making classes are "BYO", with bottles and snacks encouraged. Crystal created Waxery because she wanted to see fun activities in the community, without having to leave the neighborhood. Waxery officially opened its doors at 3314 Kensington Avenue in October 2022.



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**THANK YOU**  
FOR YOUR CONTINUED SUPPORT