

I. Organization Background Information

Name of Organization:

Fideicomiso de la Tierra del Caño Martín Peña (Caño Martín Peña Community Land Trust, CMP-CLT)

Mission Statement:

Please limit to 1000 characters. Please be aware that your content may be truncated if you are pasting from another source.

The Fideicomiso de la Tierra del Caño Martín Peña (CMP-CLT) is a community land trust and a private, nonprofit organization. Its mission is to hold title and manage real estate and other assets for the benefit of the residents of the Caño Martín Peña Special Planning District (District), to promote comprehensive and sustainable community development, overcome poverty, and foster a healthy relationship between the communities and the natural and urban environment. The CMP-CLT carries out its mission in coordination with the Corporación del Proyecto ENLACE, and with the effective and protagonic participation of residents, and community-based organizations, through partnerships between communities and the public and private sectors, and in accordance with the District's Land Use and Comprehensive Development Plan.

Overview of Organization:

Please limit to 2500 characters. Please be aware that your content may be truncated if you are pasting from another source.

The Fideicomiso de la Tierra del Caño Martín Peña (Martin Peña Channel Community Land Trust, CMP-CLT) was designed by the communities along Caño Martín Peña to facilitate the implementation of the ENLACE Caño Martín Peña Project.

The Caño Martín Peña (CMP) is a 3.75-mile-long, highly polluted tidal channel. Originally navigable, between 200 – 400 feet wide, it's currently sediment and debris clogged, resulting in frequent wastewater floods that affect 70% of the community. In response, using a participatory approach, CMP communities created the ENLACE Caño Martin Peña Project (ENLACE Project), an innovative environmental justice and social transformation initiative that pursues a livable, inclusive and resilient city through the ecosystem restoration of the CMP, affordable and safe housing, adequate infrastructure, quality public spaces, and socioeconomic development. The organized communities, and the institutions they created implement a comprehensive plan that generates equitable socioeconomic development.

The CMP-CLT implements the ENLACE Project with the Corporación del Proyecto ENLACE del Caño Martín Peña (ENLACE Corporation); and the G-8, Grupo de las Ocho Comunidades Aledañas al Caño Martín Peña, Inc. (G-8). These three organizations, public policy PR Law No. 489-2004, and the area's comprehensive development plan were designed through 700 participatory planning-action-reflection activities.

The CMP-CLT is a community land trust and a private, nonprofit organization that regularizes land tenure of approximately 1,500 families living in informal settlements through collective land ownership, preventing gentrification as an unintended consequence of CMP's environmental restoration. It owns and manages 200 acres of land for the benefit of all the residents of seven densely populated, low - moderate income communities along the CMP, and engages in housing development, long-term affordability, and socioeconomic development.

The ENLACE Corporation is a government agency created to implement the ENLACE Project. ENLACE implements projects and programs that transform CMP communities and the city through socioeconomic development; improvements to the public space, infrastructure, and housing; as well as the environmental restoration of the CMP.

G-8 is a private, nonprofit organization that brings together 12 grassroots organizations from the eight communities along the Caño, to ensure community participation in the decision-making process.

Website:

<http://fideicomisomartinpena.org/>

II. Proposal Contacts - Please enter information for the Primary and Secondary Proposal Contacts

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III. Proposal Information

Proposal Title:

Caño Martín Peña Community Microenterprise Incubator Program: Development of Solidary Economy Business Incubator Hub

Support Request (check all that apply):

Investment/Grant

Requested Dollar Amount:

\$290,000

Please list other Significant Partners in the Proposal:

As previously stated, the CMP-CLT collaborates with G-8 and the ENLACE Corporation to accomplish the District's socioeconomic development. For this specific project, the ENLACE Corporation will be providing support through its Community Economic Development Area, which currently houses the business incubator. As both organizations will be collaborating, so the strategic plan for the ENLACE Corporation is included as an attachment.

Proposal Description:

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Currently, the ENLACE Corporation has a Community Business Incubator that helps initiate and/or support enterprises in the marginalized communities surrounding the CMP. In addition to developing entrepreneurs, its goal is to transition to a solidary economy within the community, which serves both economic development and community needs. The incubation process has three phases:

Pre-Incubation: which helps residents develop their idea and create a Business Plan; Incubation: which helps with the permits and financial processes regarding equipment and establishing needs; and Post-Incubation: which offers business education through capacity building workshops, legal advice, among others. The Incubator has provided capacity-building workshops using voluntary services through collaborative agreements with entities and universities, but relying on volunteers limits the subjects and frequency of workshops. The incubator has been a successful initiative, so it needs to grow.

Funding is needed to create a Business Incubator Hub for CMP communities that has the appropriate equipment and office space for successful incubation. A vacated building in CMP communities would be rehabilitated for this purpose, providing the added benefit of preventing blight and fostering urban development. The hub will have space to provide all services of the three incubation stages, including conference rooms for workshops and adequate office equipment. Our goal is to design a sustainable headquarter that provides: (a) temporary work offices for the microenterprises that are in the Post-Incubation phase; (b) office space at an affordable rent for community entrepreneurs; (c) continued support from facilitators for businesses that are in the Post-Incubation phase; and (d) additional business education tools while residents develop enterprises based on their goals and abilities, but also community needs. Funding will also be used to hire experts to more frequently provide workshops tailored to entrepreneur needs, including diverse, relevant themes and strategies in entrepreneurship. The solidary economy model promotes individual and community economic development. Our community solidary enterprises give CMP residents priority when contracting services, locally acquiring equipment or materials and supporting social programs. An additional component of the Business Incubation Hub can also include providing education to youth in CMP schools, developing leadership and entrepreneurship skills

Issues Addressed (check all that apply):

Community Services and Facilities, Small Business Development / Microlending, Workforce Development / Economic Development

If your project affects multiple states or counties, please use the CTRL key to multi-select.

Geographic Impact

Neighborhood(s)

U.S. States & Territories:

Puerto Rico

Population Served:

Please limit to 500 characters. Please be aware that your content may be truncated if you are pasting from another source.

This project will serve microentrepreneurs from Caño Martín Peña communities, as well as existing and emerging community owned small businesses. CMP entrepreneurs are usually also active community leaders, who take the communities' vision into their work, to create a solidary economy and an environment of good humanitarian service. Most of the entrepreneurs have low or moderate income, and did not go to college or barely finished high school.

Population Income by Area Median Income (AMI) and other identifiers (percentage of Free and Reduced Lunch for youth or designated "Disaster Area" or designated "Distressed or Underserved" served by proposal:

The eight communities along the CMP have a long history of poverty, overcrowding, unsafe living conditions, exposure to environmental and health hazards, marginalization, blight, social invisibility, and governmental neglect. According to 2017 (ACS), 59% of the population is below the poverty level; 12% is unemployed; 27% aged 25 or older lacks a high school diploma; and 24% is immigrants.

The new Business Incubator Hub would be developed in CMP communities, specifically, in either Barrio Obrero Marina or Buena Vista Santurce. Both communities are in the same census tract and have the same socioeconomic profile. According to data published by the FFIEC, 69.4% of the population is below the poverty line, and the 2019 Estimated Tract Median Family Income is \$16,584, which is 58.6% of the AMI of \$28,300. This is well below 80% of the AMI to qualify as a moderate income, and close to the 50% required to qualify as low income.

Anticipated Outcomes/Impact:

Please limit to 2000 characters. Please be aware that your content may be truncated if you are pasting from another source.

We will remove some of the barriers that our entrepreneurs face by giving them access to spaces, reducing their limitations due to their social and economic status. The space currently used for workshops and meetings is shared with other community programs, which complicates scheduling and limits the amount capacity building that can be provided to entrepreneurs. Having a private space continuously available for businesses and workshops will motivate and encourage entrepreneurship.

For the Incubation Program, we intend to maximize the support provided to community entrepreneurs by helping in the development of 5 businesses per year instead of the usual 2-3. During past years, the incubation program has provided ongoing support to 10 businesses, and we foresee duplicating our impact, supporting 20 businesses by the end of the two-year project. By the end of the project period, we expect to have the experienced entrepreneurs that have gone through incubation mentoring the upcoming participants of the Incubator. The development of new businesses and the growth of existing ones will create a ripple effect that will foster economic development in Caño Martín Peña communities.

In addition, through the program we can identify residents that can become active participants in comprehensive community development initiatives of the ENLACE Project that require citizen participation, such as the environmental restoration of the CMP, among others.

Describe evaluation methods used to measure success:

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We will track the number of business incubated, and, as per our current approach, we have the capacity to measure the progress achieved for each entrepreneur that goes through our program based on their workplan and the phases they've completed. However, individual workplans may vary greatly for each enterprise, so expectations for accomplishments must be adjusted accordingly.

The entrepreneurs that receive capacity building through workshops can be documented through attendance sheets. After workshops, entrepreneurs also evaluate the quality of the services received through satisfaction questionnaires. At the end of each semester, the Incubator evaluates the workshops and asks the participants to identify what subjects they want to work on the next semester.

We are open to try new ways of tracking skills and knowledge progress in a measurable way, such as tests and other practical ways. For instance, we are willing to include tests at the beginning and the end of each cycle in order to measure knowledge acquired through the project for each entrepreneur.

Project time frame - Is your request for an existing or new program?

Existing Program

IV. Submit Supporting Documentation - Please attach your most recent audited or reviewed financials in PDF format to this proposal application. Your proposal application will be considered incomplete until the appropriate financial documentation is provided. By submitting a proposal application you agree to share with the Federal Reserve information regarding connections that were made with funders regarding the proposal or other work your organization conducts that was identified by a funder that used the Investment Connection platform. After you submit a proposal application, we will follow up with you to see if Investment Connection was helpful with your informational and business needs.

Upload your most recent audited or reviewed financials

(for internal uses only)

AG-01 - FIDEICOMISO FINANCIAL STATEMENTS 2017 AND 2016.pdf

V. Other Supporting Documentation - You may submit a photo (jpeg) and/or a video (mp3 or mp4) that helps describe your proposal. (information available to funders)

Upload a picture or video that helps describe your proposal or organization

(information available to funders)

Upload additional picture or video

(information available to funders)

PlanEstrategico_ENLACE_2022Final.pdf

Add any additional links to supporting documentation

(information available to funders)

VI. Disclaimer - The Federal Reserve Banks do not endorse or make any representations as to the propriety or suitability of organizations, investments or programs listed. Organizations should perform their own due diligence before engaging in any transactions with these entities to ensure that any such transactions meet the organization's objectives.

