

# Framework

## an urban + rural ecology

### BENEFITS TO THE STATE OF OREGON

*Framework embodies a spirit of adventure to seek excellence by exploring the boundaries of traditional industries*

#### **Transformative Economic Development**

- Catalyze a new wood products economy in Oregon / United States
- International Innovation Hub – influx of private companies due to Framework
  - New architecture, engineering, and timber consultancy offices. Inquiries from two private equity groups and a mass timber fund.
- Reinforce a new manufacturing cluster in a community that prides itself on being home to makers
- Place Oregon on the map for national-worldwide “Firsts”
  - Pioneer a new state and national zoning code for tall wood buildings
- Create collaborative spaces for B-Corp change makers in Portland

#### **Inter-dependence between Rural and Urban Oregon**

- Connect rural and urban expertise to create new jobs in rural Oregon
- Transform 20th Century technology (lumber) into new innovative tech (value add CLT)
- Build on our heritage of leading wood products production

#### **Climate Change**

- Tap a local renewable resource for a meaningful low carbon solution
- Showcase for Sustainability 2.0 here in Oregon

#### **Community Support and Partnership**

- Supports broader Oregon efforts in leading an industry backed by Senators and Governor
- Partner with institutions: OSU Forest Science Complex, PSU, OSU/UO TallWood Design Institute

#### **Social Equity**

- Provide economic opportunity for the underserved through beneficial banking
- Meet City’s Equity goals via Home Forward’s mission focus and track record

#### **Public-Private Partnership**

- Joint Venture (private developer, progressive financial institution and public agency)
- Public and private investments: USDA, Softwood Lumber Board, Binational Softwood Lumber Council, TomKat Foundation, Beneficial State Bank, Home Forward, and \$15M of private equity

#### **Affordable Housing**

- New affordable housing in a high-opportunity neighborhood
- Leveraged model that incorporates private equity and complements unleveraged GO Bond efforts
- **SHOVEL READY** project in URA with documented affordable housing shortfall