

# Keep Montavilla's Heart in Community Hands

A Neighborhood Land Trust for 7700 SE Stark Street

0.84 acres · 36,590 sq ft · CM2 Zoning    70+ Farmers Market Vendors    Land Lease Expires July 2027

**TIME-SENSITIVE:** 7700 SE Stark is listed for \$4,999,000. MFM's lease expires July 30, 2027. Community acquisition is possible — the window is now.

We are a Montavilla neighborhood coalition seeking to permanently protect 7700 SE Stark as community land — keeping the Farmers Market in place, creating year-round food infrastructure, and building a mass timber hub with commissary kitchen, cold storage, and outdoor pavilion. Through a community land trust, this parcel would be protected from speculative development in perpetuity, serving Montavilla for generations.

<p><b>70+</b> Active market vendors at risk of displacement</p>	<p><b>19 Years</b> Montavilla Farmers Market serving this community</p>	<p><b>Forever</b> How long a land trust protects this parcel</p>
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## THE OPPORTUNITY A Once-in-a-Generation Chance

The private trust that has owned 7700 SE Stark since 2018 has listed the property for sale. The Montavilla Farmers Market — operating here since 2007, now hosting 70+ vendors weekly — faces displacement unless the community acts.

This 0.84-acre corner lot is zoned CM2, allowing exactly the mix of uses our community needs: food infrastructure, gathering space, and permanent green space. No rezoning required.

A community land trust acquisition removes this parcel from the speculative market permanently. The land stays in community ownership. Future generations inherit an asset — not a parking garage.

## WHY A LAND TRUST? Permanent Community Control

A Community Land Trust (CLT) permanently separates land ownership from building ownership. The community owns the land — forever. Buildings are leased at affordable rates to mission-aligned operators. No future owner can flip or develop speculatively.

CLT boards are elected by community members — neighbors, market vendors, and the broader public all have a voice. Proud Ground has used this model to protect hundreds of Portland properties. We can build on that proven foundation.

## THE PLAN What We'll Build

- Mass Timber Community Hub — 3,000–5,000 sq ft**
- Licensed commissary kitchen
  - Walk-in cold storage & freezer
  - Flexible community room
  - Market manager office
  - Rooftop solar (net-zero target)
  - Accessible restrooms & storage

**Year-Round Outdoor Pavilion**  
Industrial shade structures, rain gardens, native plantings, and permanent vendor stall infrastructure — transforming a gravel lot into a beautiful community commons that operates 52 weeks a year.

## FUNDING STRATEGY How We Pay for It

Source	Target
Community crowdfund (Patronicity)	\$200K – 500K
USDA Farmers Market Promotion Program	\$100K – 500K
Meyer Memorial Trust	\$250K – 750K
Prosper Portland / City CDBG	\$500K – 1M
CDFI bridge loan (Craft3 / Community Vision)	\$2M – 3M
Community bonds / neighbor notes	\$250K – 500K
<b>Total Land Acquisition Target</b>	<b>~\$4 – 5M</b>

**NEXT STEPS**

<p><b>1</b> <b>Coalition &amp; Partner Outreach</b> Now Engage MFM leadership, Proud Ground, Craft3, and the listing broker.</p>	<p><b>2</b> <b>Legal Structure &amp; Crowdfund</b> Months 1–3 Form 501(c)(3) or partner with CLT. Launch Patronicity campaign.</p>	<p><b>3</b> <b>Grants &amp; CDFI Financing</b> Months 3–9 Apply to USDA, Meyer, Prosper Portland. Secure bridge loan to enable offer.</p>	<p><b>4</b> <b>Acquisition &amp; Design</b> Months 9–15 Close on land. Commission site design. MFM continues operating throughout.</p>
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