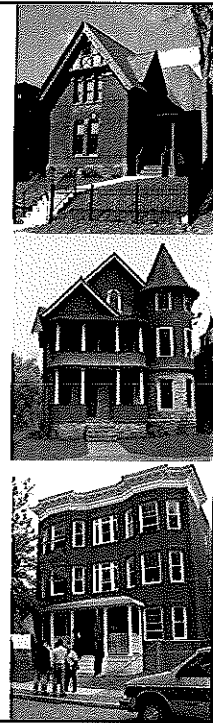


Blight to Beauty: Creating Neighborhood Assets



Local Initiatives Support Corporation
November 19, 2013

Connecticut General Assembly
Planning & Development Committee – Anti-Blight Task Force



Local Initiatives Support
Corporation

- National community development organization
- Created by Ford Foundation in 1979
- To **support local initiatives** to revitalize communities
 - Financial resources
 - Technical assistance
 - Public policy
- A national organization with local roots in Connecticut.

LISC Mission

LISC helps community residents create healthy and sustainable communities of choice and opportunity — good places to live, work, do business and raise children.



Connecticut LISC Strategy

- The “Two Connecticuts”
 - very poor cities surrounded by high income, high cost suburbs and rural areas
- Dual strategy: cities & towns
 - Targeted investment in inner city neighborhood revitalization
 - Increase affordable housing for low and moderate income residents and families statewide

Neighborhood Revitalization Strategy

- Invest financial and technical resources to advance neighborhood development to:
 - improve quality of life
 - increase economic stability & opportunity
 - attract investment
 - restore economic value
 - reinvigorate local cultural and historic assets

Methodology

- Increase scale and impact of development
 - targeted, block-wide strategies
- Encourage comprehensive revitalization
 - address physical, social and economic development
- Engage local residents and partners
 - expand support and sustainability
- Promote policies and programs to support neighborhood revitalization

Transforming Blight

- Opportunity to convert problems to assets
 - housing, commercial and community facilities
- Essential to restoring quality of life
- Improves community safety
- Restores economic value to property and neighborhood
- Strengthens tax base
- Creates jobs and business opportunities
- Attracts reinvestment

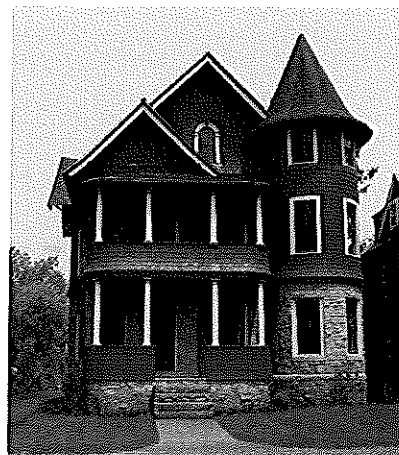
How does LISC work?

- Provide technical and financial assistance to locally based development organizations
- Support planning assistance to identify and evaluate properties
- Invest in revitalization projects
 - predevelopment, acquisition & construction financing
- Develop tools and financing products to increase the scale of the work
 - Historic Homes Tax Credit
- Provide training to apply best practices
 - SafeGrowth, Community Safety teams

Examples – Common Themes

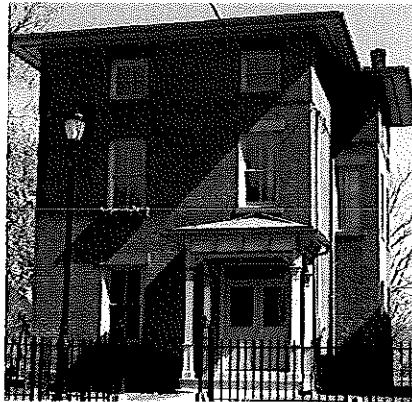
- Non-profit, community-based developers
- Targeted, block-wide strategies
- Multi-year commitments to a targeted area
- Re-use of historic assets
- Expansion of homeownership
- Use of local contractors and suppliers
- Mixed income development
- Convening of partners to strengthen comprehensive approaches
 - Community safety; parks; streetscapes

246-248 Sargeant Street - Hartford



Northside Institutions Neighborhood Alliance

8 Ashley Street - Hartford

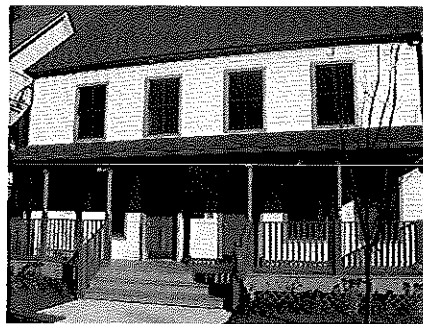


Northside Institutions Neighborhood Alliance

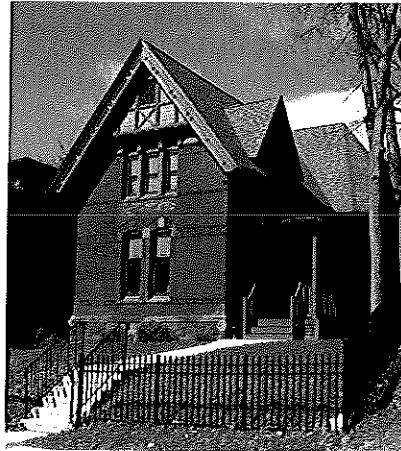
Madison Smith Apartments - Stamford



New Neighborhoods, Inc.



20 Belden Street - Hartford



Corporation for Independent Living

Belden Street View



339 West Division St. – New Haven



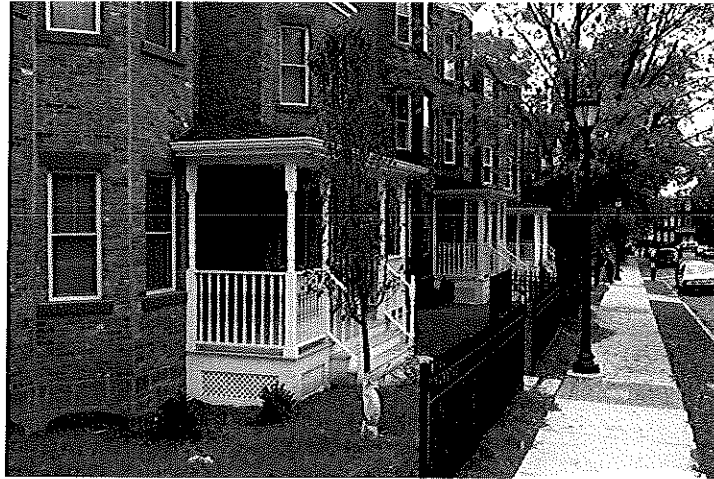
Neighborhood Housing Services of New Haven

26-28 Mortson Street - Hartford



Corporation for Independent Living

Mortson Street View



Policy Issues

- Effective use of property tax liens
 - Coordination of development & tax collection
 - Sales to investors losing properties
- Gap subsidy
 - Retreat from homeownership
 - Affordability vs. revitalization
- Preservation & expansion of tax credits
 - really effective* (- Housing Tax Credit Contribution (HTCC)
 - Historic Homes Tax Credit
- Support & technical assistance for interdepartmental blight teams

For more information:

- Local Initiatives Support Corporation
 - Hartford & Connecticut Statewide programs
 - www.lisc.org; apereira@lisc.org; 860-525-4821
- Center for Community Progress
 - www.communityprogress.net
- SafeGrowth – community safety blog
 - Gregory Saville
 - <http://www.safe-growth.blogspot.com>

Thank you!