



2015 IMPACT REPORT



LISC
Buffalo





BUFFALO LISC BY THE NUMBERS

\$116 M

total investment to date



2,238 affordable homes



\$232 M leveraged



345,000 sq. ft. retail & community space



9 football fields

What Makes Us Different?

We are on the ground.

LISC is in more places than any other community development organization. We have staff, expertise and relationships in 30 offices nationwide.

We leverage.

LISC invests in distressed neighborhoods for maximum impact. Every dollar we invest attracts another \$3 in private capital.

We listen.

LISC engages local leaders and neighbors to plan, set goals and measure progress. We bring local issues to state and national policy leaders.

We see the big picture.

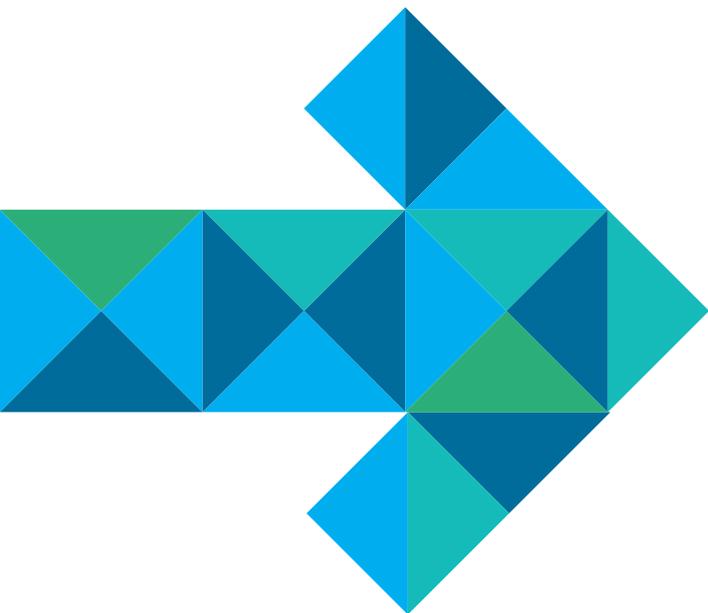
LISC's approach is comprehensive. We work on housing, jobs, education, health and safety in the same place at the same time.

We innovate.

LISC tests ground-breaking ideas locally and adapts them nationally for places as diverse as the Mississippi Delta and San Francisco Bay.

We persevere.

Markets go up and down, political winds shift, fads come and go. But LISC stays the course.



We Make a Difference.



Making a Difference in Neighborhoods across Buffalo

Belmont Housing and Buffalo Promise Neighborhood Acquisition, Rehabilitation & Resale Program

In collaboration with Belmont Housing Resources for WNY, Inc. and the Buffalo Promise Neighborhood, LISC supported the rehabilitation and resale of ten vacant homes located in the Kensington-Bailey neighborhood of Buffalo. LISC was able to offer a \$1 million line of credit to Belmont, thanks to the partial loan guarantee and purchase subsidy provided by the John R. Oishei Foundation, as part of its commitment to the Buffalo Promise Neighborhood effort. The project resulted in the substantial renovation of ten homes, replacing vacancy with first-time homeownership and helping stabilize the blocks surrounding the Westminster Community Charter School.

Massachusetts Avenue Community Homes

Good partnerships produce good housing results. Buffalo LISC helped forge a working alliance between People United for Sustainable Housing (PUSH) and Housing Visions – an accomplished affordable housing developer based in Syracuse, NY. The collaboration resulted in the completion of the Massachusetts Avenue Community Homes (MACH), an affordable housing development comprised of 46 apartments in 16 Energy Star Certified buildings within PUSH's Green Development Zone.

The energy efficiency elements of the MACH project also preserve the affordability of the homes for residents by lowering costs associated with water and energy consumption. Additionally, the project has created 800 square feet of commercial space, a business center, a community center, laundry facilities, and eight apartments that accommodate residents with physical disabilities.

Bellamy Commons

Belmont Housing Resources for WNY, Inc. alongside Herbert L. Bellamy Jr. and Creative Structures Services has renovated a former 66,000 sq. ft. warehouse into a combined 30-unit apartment complex that will include a community center and two commercial spaces. Buffalo LISC, through its subsidiary, the National Equity Fund (NEF), will invest \$5.5 million into the project.

Located at 1490 Jefferson Avenue in the City of Buffalo, the \$7.2 million adaptive re-use project is named after former Buffalo councilman and 1490 Enterprises Inc. founder, Herbert Bellamy, Sr. In addition to providing new rental housing opportunities, Bellamy Commons will also serve as the new headquarters for the Buffalo chapter of the NAACP.

Evergreen Lofts

Evergreen Health Services has redeveloped a vacant five-story warehouse on the edge of the Fruit Belt neighborhood into 56 units of affordable housing for low-income individuals and families. Twenty-eight units will be designated for homeless individuals with a chronic medical condition. Residents of Evergreen Lofts will have access to Evergreen's network of medical, pharmacy, mental health, nutrition, and transportation services.

Buffalo LISC, through its subsidiary, the National Equity Fund (NEF), will invest \$9 million into the project.

Massachusetts Avenue Community Homes



Belmont Housing and Buffalo Promise Neighborhood



Bellamy Commons



Evergreen Lofts



Franklin Campus Field



Walnut Avenue Homes



Walnut Avenue Homes

Walnut Avenue Homes

A partnership between the YWCA of Niagara and Housing Visions, the Walnut Avenue Homes neighborhood revitalization project transformed several blighted properties around the 600 block of Walnut Avenue in the City of Niagara Falls, including the preservation and rehabilitation of a vacant school administrative building.

A mix of new builds and renovated existing structures, the \$12 million project comprised eight buildings and created a total of 41 units of affordable, energy efficient housing. Of the 41 total units, five have been adapted for tenants who are mobility-impaired, three for tenants who are hearing- or vision- impaired, and 13 units are designated as long-term housing for survivors of domestic violence.

Buffalo LISC, through its subsidiary, the National Equity Fund (NEF), will invest \$7.8 million into the project.

Franklin Campus Field

Through the National Football League Foundation Grassroots Grant Program, the Buffalo Bills and LISC have donated \$200,000 to the Rochester City School District to help build a synthetic turf football field at the Franklin Campus. This is the ninth local site to be funded by the program, which supports the development of quality recreational facilities in low income neighborhoods nationwide. Organized recreation promotes healthy activities for youth in an environment where coaches can provide supervised team building. The Franklin Campus field will provide a safe playing surface for local youth football teams and community programs.



Bailey Avenue Mural



Commercial Corridor Revitalization Assistance

LISC provided technical application assistance to two local non-profit organizations in their requests for funding from the Better Buffalo Fund Main Streets Initiative, which is dedicated to projects that encourage density along transportation corridors and revitalize neighborhood commercial districts.

Located on the West Side of Buffalo, the Buffalo Neighborhood Stabilization Company, Inc. (BNSC) and Heart of the City Neighborhoods, Inc. (HOCN) were each awarded \$300,000 to support their work.

The BNSC project will include renovations to a long vacant and divested mixed-use building and a hardware store located along Grant and West Ferry Streets. Property improvements will include major façade repair, signage and lighting upgrades, and interior buildouts.

The HOCN project will focus on the Lower West Side, assisting with renovation of over 20 commercial and

residential units, while also providing streetscape enhancements along Niagara Street between Georgia Street and Porter Avenue, where a major City-sponsored upgrade of the commercial streets is already underway.

The University District Community Development Association (UDCDA) continues to work toward repositioning Bailey Avenue as a thriving East Side commercial corridor and hub for small business growth. Buffalo LISC, through the National LISC MetroEdge commercial markets advisory consulting service, assisted UDCDA and the Bailey Avenue Business Association with a commercial district market assessment report. These efforts led to UDCDA being awarded a Better Buffalo Fund Technical Assistance award from Empire State Development, which will help them to continue working with property owners along Bailey Avenue to renovate and rehabilitate commercial storefronts.



Buffalo LISC Community Development Awards



We held our inaugural Community Development Awards this past October at the newly redeveloped Foundry Hotel and Banquet on Elmwood. Over 150 were in attendance to recognize the individuals and organizations who have made significant contributions to comprehensive community development in the Buffalo Metro area through their leadership, innovation, and collaboration. Keynote remarks were made by Kathy Merchant, National LISC Board Member. Earlier this year, Merchant retired from The Greater Cincinnati Foundation after 18 years as its president/CEO.

Public nominations were collected and reviewed by members of Buffalo LISC’s local advisory committee.

This year’s winners included:



Neighborhood Development Project of the Year

True Bethel Townhomes & True Bethel Estates

A joint venture by co-developers True Community Development Corporation and Belmont Housing Resources for WNY, Inc., True Bethel Townhomes & True Bethel Estates are anchoring the revitalization of the Delavan-Grider neighborhood on the City of Buffalo’s East Side. The two projects created 80 well-designed, functional, energy efficient and affordable housing units for both families and senior citizens.



Buffalo LISC Building Sustainable Communities Award

The Buffalo Promise Neighborhood

The Buffalo Promise Neighborhood (BPN) is a unique public/private partnership that has been built on a foundation of improved academic performance at three neighborhood schools – the Buffalo Promise Neighborhood Children’s Academy, Highgate Heights Elementary and Westminster Community Charter School. The Buffalo Promise Neighborhood is working toward the development of a sustainable model for educational improvement coupled with neighborhood revitalization.



Buffalo Community Builder Award

Elizabeth Huckabone, Belmont Housing Resources for WNY, Inc.

In 1977, Liz Huckabone started Belmont Shelter Corporation as a means to administer a federally-funded Section 8 rental assistance program in Erie County. Starting with assistance to a few hundred low-income renter families, Liz established a program that now benefits over 5,000 households.

Dedicated to helping neighbors across Buffalo

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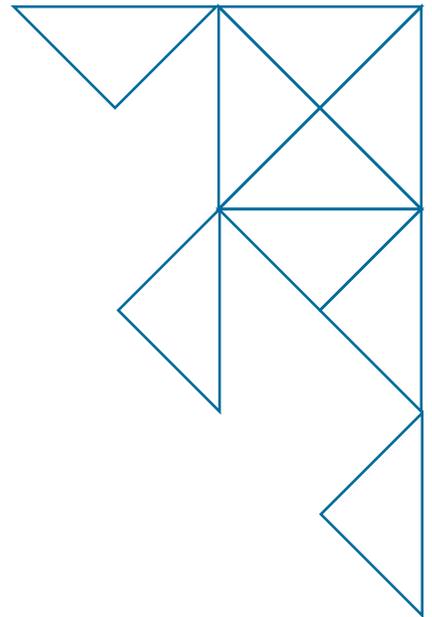
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Generous donors who are making a difference in our community

Buffalo LISC is privileged to be able to serve as convener, funder, capacity builder and catalyst for the efforts of our local community partners. Thank you to all of our generous financial supporters, our community-based not-for-profit partners, and engaged community leaders for their commitments to improving Buffalo neighborhoods.

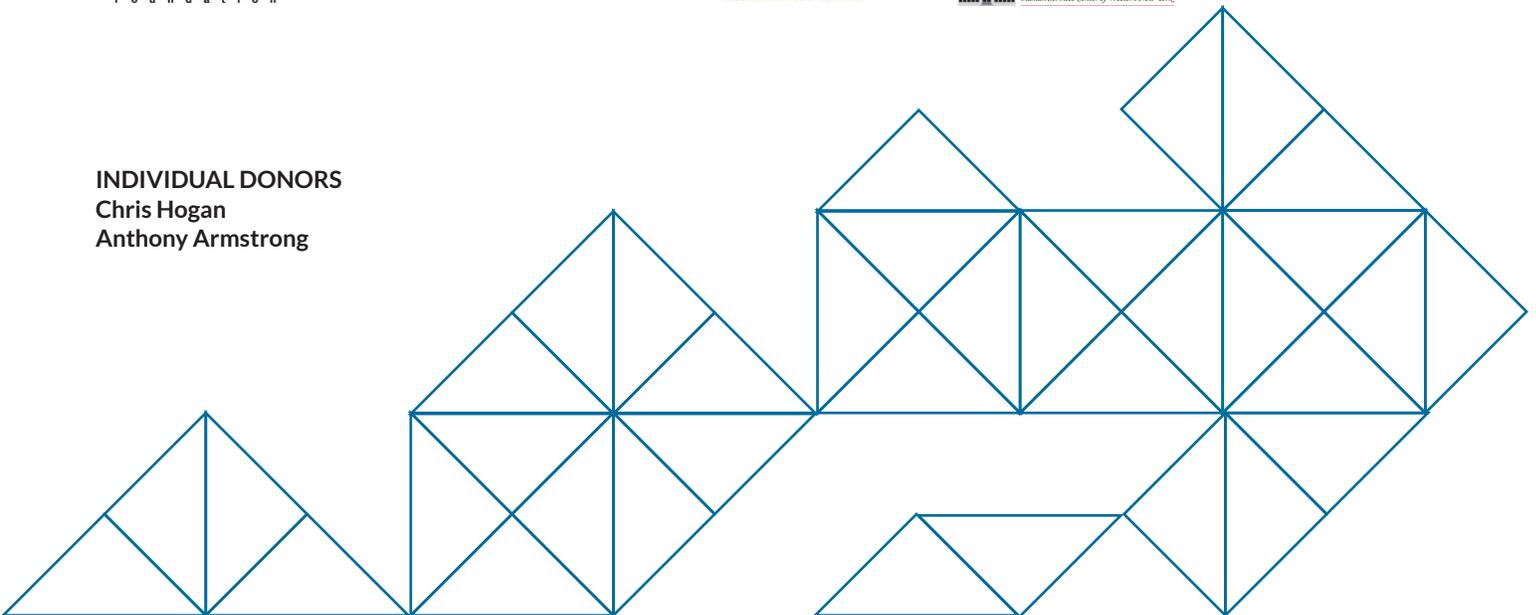
At LISC, we believe that every low-income community has a chance to thrive. Together we can make a difference!

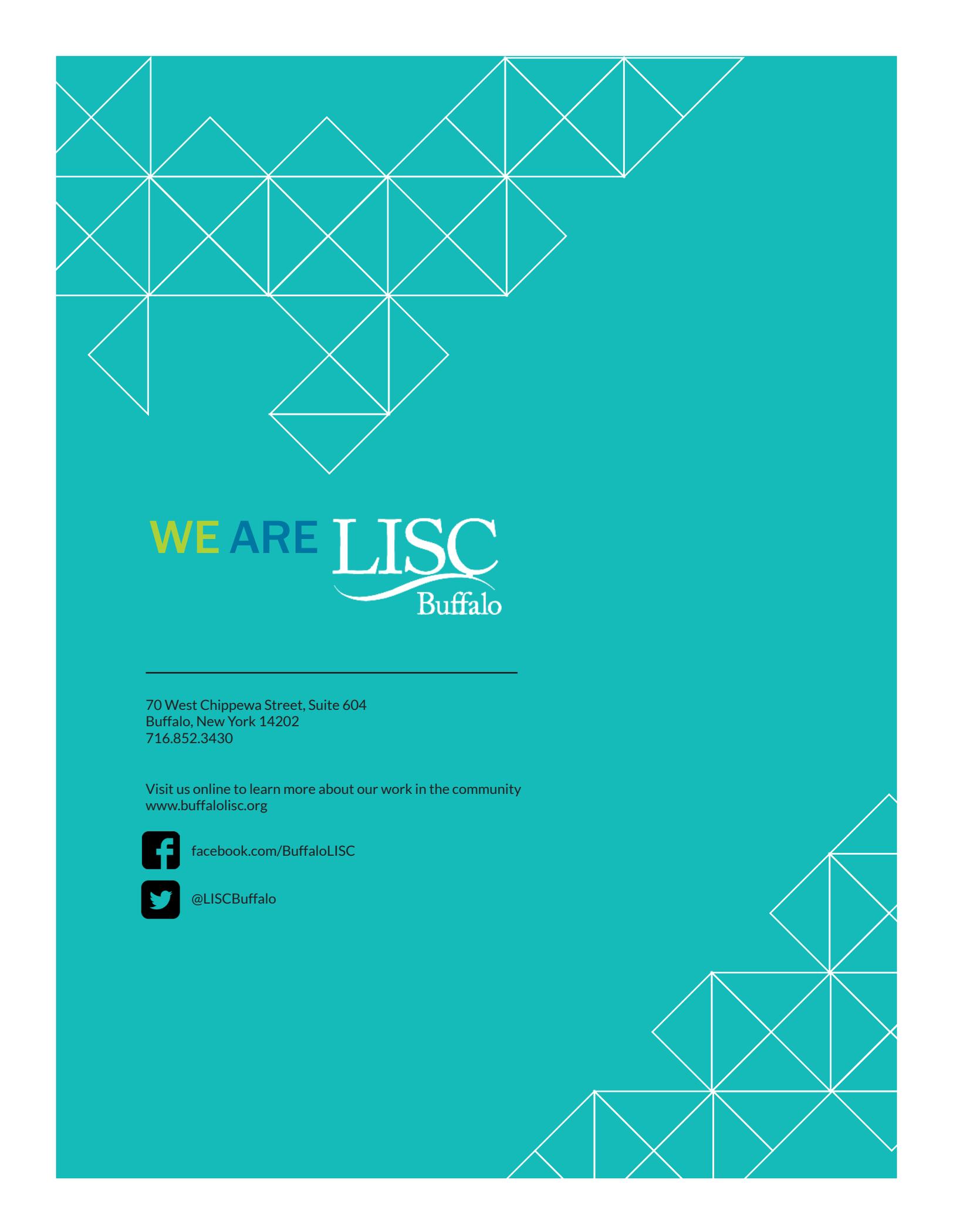


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