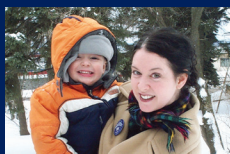




H E L P I N G
N E I G H B O R S
B U I L D
C O M M U N I T I E S

20 YEARS AND COUNTING



TOTAL LISC INVESTMENT IN DULUTH: \$89,747,780

JOBS CREATED OR RETAINED: 1,553

HOUSING UNITS DEVELOPED OR PRESERVED: 1,684

BLOCKS OF LIGHTING AND STREETScape IMPROVEMENTS: 147.5

CHILDCARE SPACES ADDED: 186

For 20 years, Duluth has counted on LISC to convene partners, leverage resources, and incubate solutions to pressing community challenges. Here are 20 ways Duluth LISC has delivered!

1997-2001

- 1. Duluth LISC opens in 1997 with a mission to help community-based development organizations transform neighborhoods** into great places to live, do business, work, and raise families. Initial funders include The McKnight Foundation, Northland Foundation, and Duluth Housing Trust Fund.
- 2. Duluth LISC organizes the *At Home in Duluth* collaborative in 1999 to address affordable housing and launches the Hillside Homeownership Incentive Program (HHIP) and Home Ownership Program with Employers (HOPE) in Lincoln Park.** These employer-assisted initiatives, funded primarily by Essentia Health and St. Luke's, have helped over 167 families purchase homes.

“In the last 20 years, LISC has helped Duluth access resources that would otherwise be unavailable, including millions of dollars for affordable housing.”

**Frank Jewell,
St. Louis County Commissioner**





2002-2006

3. Duluth LISC helps Duluth HRA and The Communities Group secure a \$20 million HUD HOPE VI grant to rebuild Harbor View (renamed Harbor Highlands). LISC provides a \$500,000 predevelopment loan and \$6 million in National Equity Fund (NEF) tax credits. The project replaces 200 units of public housing with 314 mixed-income homes, condos, and apartments. The \$20 million HOPE VI grant leveraged \$106 million.

4. Duluth LISC responds to a housing shortage by helping fund a revitalization plan for the distressed Ramsey Village neighborhood in West Duluth, including a 28-unit townhouse project. Duluth LISC provides loans for property acquisition and predevelopment, plus staffing support.

5. Duluth LISC and a broad coalition of housing advocates, businesses, and community groups persuade the Duluth City Council to capitalize a new Housing Investment Fund (HIF). The City dedicates \$3 million over five years. HIF achieves a net gain of 1,000 mixed-income housing units with 60% affordable in just three years.



“Duluth LISC matters. Their leadership, vision, and resources have provided transformational value – throughout our neighborhoods and in the lives of our neighbors.”

**Emily Larson,
Duluth Mayor**

“LISC is an important partner ... and has been instrumental in our success in moving families out of poverty and into financial security.”

**Angie Miller,
Community Action Duluth**



2007-2011

6. Duluth LISC enters its 10th year as one of 11 communities chosen to pilot LISC's Building Sustainable Communities project. This broadens its focus (and that of *At Home in Duluth*) to five goals: expanding investment in housing and other real estate, increasing family wealth and income, stimulating economic development, improving access to quality education, and supporting safe and healthy environments.

7. Duluth LISC investments help the New San Marco open in 2007 with 70 units of supportive housing for people with chronic homelessness or chemical dependency. They include a \$100,000 predevelopment grant to Center City Housing Corp., \$5.4 million in NEF tax credits, and technical assistance.

8. Duluth LISC assists developers of the Duluth Heritage Sports Center through LISC's NFL Youth Grassroots Field program, which, in partnership with the Minnesota Vikings, awarded \$200,000 to the Boys and Girls Clubs of the Northland for indoor turf at the sports center. **LISC also invests \$9 million in New Markets Tax Credits for the adjacent Clyde Iron Works** redevelopment, helping to revitalize a brownfield site, preserve historic buildings, attract the Duluth Children's Museum to the complex, and spur economic activity in Lincoln Park.

9. Duluth LISC and the City of Duluth partner to create *Duluth At Work* to help low income people secure and maintain jobs and increase income by 25% over three years. It also assists local businesses through the Entrepreneur Fund's Growing Neighborhood Businesses program. The workforce component serves 275 individuals before being transferred to SOAR Career Solutions in 2015.



10. Duluth LISC secures federal funds and taps Community Action Duluth to launch a Financial Opportunity Center (FOC). From 2010-2015, the FOC provides bundled services and helps 988 individuals secure jobs, increase assets, and access benefits. In 2016, LISC provides another \$200,000 so Community Action Duluth can build upon this success with a new Bridges to Career Opportunities program.

11. Duluth LISC supports the Duluth Veterans' Place project to transform blighted apartment buildings into 11 permanent and transitional housing units with supportive services for veterans. This includes financial and technical support for the Minnesota Assistance Council for Veterans and the Northern Communities Land Trust (now part of One Roof Community Housing).

12. Duluth LISC introduces LISC's Community Safety Initiative (CSI) in Duluth with a \$15,000 Department of Justice grant. Duluth LISC and *At Home in Duluth* partners engage property owners, residents, police, and neighborhood advocates in crime prevention. Duluth's CSI receives the 2011 MetLife Police Community Partnership Award.



2012-2016

13. Duluth LISC celebrates the American Indian Community Housing Organization's Gimaajii Mino-Bimaadizyann opening.

The project rehabilitated a historic former YWCA in downtown Duluth into 29 units of permanent supportive housing for homeless individuals and families and an arts, learning, and cultural center for Native Americans. LISC was an early investor with a \$100,000 predevelopment loan in 2007, plus operating support and technical assistance.

14. Duluth LISC helps ISD 709 (working in partnership with Myers Wilkins Community School Collaborative, the United Way, LISC, and Community Action Duluth) to secure a Blue Cross Blue Shield Building Health Equity Grant

to connect parents and families with financial coaching, employment counseling, and access to benefit services. This leads to Together for Health, a program that now provides extensive support to children, their families, and Hillside neighborhood residents in improving their health and quality of life.

15. Duluth LISC predevelopment funds pave the way for Steve O'Neil Apartments to open with 50 units of permanent supportive housing for long-term homeless families with children and six units of emergency family shelter.

Developers are One Roof Community Housing and Center City Housing, with services provided by CHUM.

"Duluth LISC has made a true impact on the community both with many specific projects and with elevating the community's sense of itself."

Bill Burns, Attorney



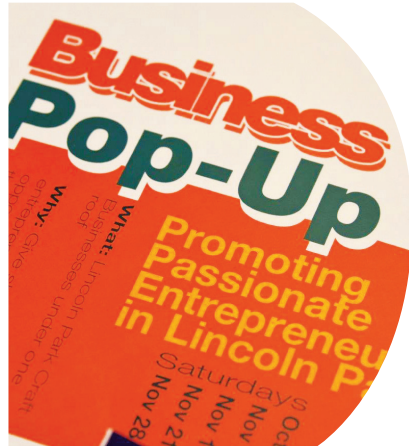
*“Duluth is extremely fortunate to have
LISC in our community.”*

**Jenny Peterson,
Generations Health Care Initiatives**

16. Duluth LISC provides \$25,000 in seed funding for the Fair Food Access (FFA) Campaign in Lincoln Park, resulting in a feasibility study and collaborative effort securing long-term Blue Cross Blue Shield Center for Prevention funds. Led by the Zeppa Foundation’s Healthy Duluth Area Coalition, CHUM, Community Action Duluth, and Duluth LISC, FFA mobilizes Lincoln Park residents and businesses and results in two community gardens, a farmer’s market, nutrition education programs, fresh food at new convenience stores and the new Denfeld Whole Foods Coop, and a Grocery Express partnership with the Duluth Transit Authority.

17. Duluth LISC invests in Lincoln Park Commons to help transform the former Lincoln Park Elementary School into a multi-use facility with 50 affordable housing units for families and space for multiple nonprofit service providers. Duluth LISC funds include \$400,000 in combined loans and grants to developer Sherman Associates and Community Action Duluth for the adaptive reuse.

18. Duluth LISC leadership helps guide St. Louis River Corridor plans. It helps create the River Corridor Coalition and partners with the St. Louis River Alliance and the University of Minnesota Design Duluth Studio to secure \$193,000 for students to study the area and generate design options as well as funding to plan and improve neighborhood parks along the Corridor.





19. Duluth LISC funding sets the stage for NorShor Theatre restoration plans. A \$750,000 predevelopment loan made in 2014 is repaid in June 2016. Other LISC support includes \$7 million in New Markets Tax Credits (NMTCs) for developer Sherman Associates, who also developed the nearby Sheraton Hotel Duluth and 311 Superior Condos with help from \$1.5 million in NMTCs through LISC.

20. Duluth LISC supports development of The Lincoln Park Craft Business District as a member of Advancing Lincoln Park, along with the Entrepreneur Fund, Ecolibrium3, and neighborhood business owners. In 2015, Duluth LISC cosponsors Gearing Up for a Vibrant Lincoln Park Business District, which brings a nationally known urban strategist to the neighborhood. Later that year, The Lincoln Park Craft Business District stages a "Pop-Up" experience to build excitement and momentum with entrepreneurs and shoppers. Duluth LISC provides financial, technical, and marketing assistance, and 17 new businesses develop during this time. The momentum shows no sign of stopping!

Work continues. Learn more about Duluth LISC's toolkit, partnerships, and priorities at www.duluthlisc.org.

Thank you to Michael K. Anderson for many of the photos used in our reports.



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Thank you

to all of our partners,
funders, and Local
Advisory Board members
for supporting the work
of Duluth LISC. These and
many more accomplishments
are possible because of you!