

LISC TOLEDO



2020 ANNUAL REPORT

Our Mission

With residents and partners, LISC forges resilient and inclusive communities of opportunity across America – great places to live, work, visit, do business, and raise families.

Our Model



Our Focus

In Toledo, we focus our work on comprehensive community development strategies that incorporate housing, family income and wealth building, community engagement, and greenspace and economic development. LISC Toledo targets resources in four neighborhoods: Cherry Street, Downtown, East Toledo, and Monroe Street.



Map showing LISC Toledo's four target neighborhoods for 2020-2025. We have made a commitment to make strategic investments totaling \$40M in these key neighborhoods over the next five years.

ON THE COVER: ARK Development owner Ambrea Mikolajczyk stands inside the former Wonder Bread factory that is undergoing a \$7,5 million redevelopment, utilizing \$4.6 million in LISC funds.. Photo credit: Neon Mtn Media.

LISC's 2020 National Footprint



**\$2 Billion
Total Invested**



**18,965
Affordable Housing
Units**



**\$4.6 Billion
Leveraged**



**20,500
Jobs Created**



**4.5 Million
Commercial Sq Ft**

LISC's 2020 Toledo Footprint



**\$6.7 Million
Total Investments**



**\$6.9 Million
Leveraged**



**\$4.6 Million
Loans to Businesses
and Developers**



**37
Healthy, Affordable
Homes Sold**



**4410
AmeriCorps Service
Hours**

Photo credits: Neon Mtn Media, Loretta Taylor, Kelly Hughes, Lucas County Land Bank.

Comprehensive Community Development

SPOTLIGHT: Pandemic Response

We maximize our investments' impact by working with residents and businesses to support initiatives that cut across multiple issue areas, improving neighborhood infrastructure and services. In short, **comprehensive community development** yields results. The pandemic that dominated 2020 made this work all the more essential.

In response to the pandemic, LISC:

Awarded more than **\$620,000** in small business relief grants to **69 Toledo-area businesses**, **88%** of which are owned by people of color, and **62%** owned by women. Grants were generously funded by the Board of Lucas County Commissioners, City of Toledo, KeyBank Business Boost powered by JumpStart, ProMedica, and Toledo-Lucas County Port Authority, as well as Lowe's, Synchrony, Truist, and Verizon.

Supported the Financial Opportunity Centers to disburse a total of nearly **\$2 million** in emergency rental assistance payments, benefiting over **500 households**.

Continued the healthcare Bridges to Career Opportunities (BCO) program, through which **128 people** earned a State-Tested Nurses' Assistant (STNA) credential enabling them to support the pandemic response. Those who earned credentials had an average starting wage of **\$14.20 per hour**.

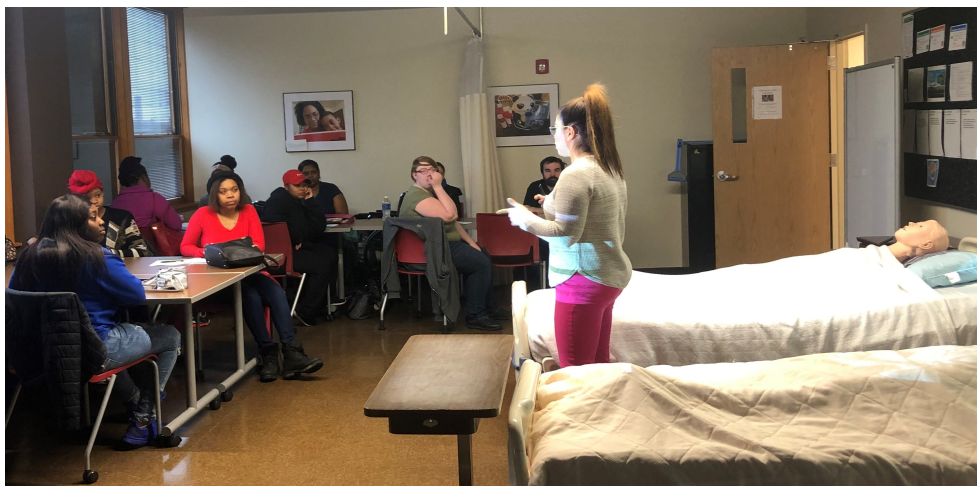


Portraits
of Impact

Congratulations to SONIA Organics for receiving a \$10,000 small business relief grant through LISC and Verizon!

Order online at soniaorganics.com
or stop by Tatum Park (1209 City Park) on Saturdays from 9-noon!

SONIA Organics received a \$10,000 small business relief grant through LISC and Verizon.



STNA BCO participants on the first day of orientation, about a week before the World Health Organization declared the COVID-19 outbreak a pandemic. Photo credit: Shaulonda Jones.

Toledo Financial Opportunity Center Network

1993

clients received one-on-one coaching

222

clients placed in jobs with an average wage of

\$13.49

an hour



Pre-pandemic, VITA volunteer Craig Holman helps a client with tax preparation. Despite the pandemic, 474 VITA clients received free services, with federal returns totaling \$624,000. Photo credit: Shaulonda Jones. Percentages are percent of clients engaged in financial coaching who completed a financial assessment.

54%

increased income by an average of

\$898

per month

32%

increased FICO scores by an average of

39

points

74%

increased net worth by paying down and eliminating debts.

Housing



Proud new homeowners Annetta and William pose outside their home, renovated and sold to them through the Core City program. Photo credit: Lucas County Land Bank.

LISC works with partners to create & preserve affordable housing for low and moderate income families.

In 2020, LISC Toledo:

Invested \$391,000 in rehabbing Core City homes, leveraging \$442,000.

Sold 10 Core City homes & sold 14 YR16 homes to first-time homeowners.

Financing

Accessing capital is essential to building wealth and supporting businesses to grow the economy. LISC's financing toolkit is focused on equity and inclusion, advancing our community development strategies. We work together to upgrade physical surroundings-- attracting new businesses, supporting existing ones, and planting seeds for neighborhood revitalization.

In 2020:

Planning activities wrapped up at Fort Industry Square, with assistance from LISC of over \$1.5 million as a predevelopment loan. Construction financing for phases 1 and 2 closed, paving the way for the \$59 million mixed-use redevelopment project to move forward.

*Construction underway at Fort Industry Square.
Photo credit: Neon Mtn Media.*



Construction officially began on the \$7.5 million mixed-use redevelopment of the former Wonder Bread factory on Summit Street. LISC provided nearly \$4.7 million to support the project and the growth of WBE/MBE developer ARK Restoration. When complete, the site will feature 4,000 square feet of commercial space, as well as 33 affordable apartments. The project brought together many partners, including the State of Ohio, City of Toledo, ProMedica, Finance Fund, Foss Group, the Lucas County Land Bank, and others.



Local dignitaries and partners, including Rep. Paula-Hicks Hudson, Mayor Wade Kapszukiewicz, and LISC CEO Maurice Jones, attend a ribbon-cutting to mark the start of construction at the former Wonder Bread factory on Summit Street. Photo credit: WTOL.

Support Us

To support comprehensive community development projects like the ongoing pandemic response, you can give online through our website at lisc.org/toledo. For corporate giving or to support a specific program or neighborhood, contact LISC Toledo Executive Director Kim Cutcher at kcutter@lisc.org.

THANK YOU

2020 SUPPORTERS

The Andersons ♦ Block Communications ♦ Board of Lucas County Commissioners ♦ The Catholic Foundation ♦ Citizens Bank ♦ City of Toledo ♦ Cleveland Cliffs ♦ Corporation for National and Community Service ♦ Kim Cutcher ♦ Helen Dunlap ♦ Enterprise Community Partners ♦ Fifth Third ♦ First Energy/Toledo Edison ♦ Georgia State University ♦ Greater Toledo Community Foundation ♦ Hugh Grefe ♦ Helping Hens Fund ♦ Huntington National Bank ♦ Jennifer Jarrett ♦ Jupmode ♦ Key Bank ♦ KeyBank Business Boost powered by JumpStart ♦ The Lathrop Company ♦ Louisville Title ♦ Lucas County Job & Family Services ♦ Lucas Metropolitan Housing Authority ♦ Thomas Manahan ♦ Mannik & Smith Group ♦ Marshall & Melhorn ♦ Martin-Wood Appraisal ♦ Mercy Health ♦ Ohio Capital Corporation for Housing ♦ Owens Corning Foundation ♦ Thomas & Susan Palmer ♦ PNC ♦ Premier Bank ♦ ProMedica ♦ Reichle-Klein Group ♦ Rudolph Libbe ♦ Signature Bank ♦ Toledo-Lucas County Port Authority ♦ United Way of Greater Cleveland ♦ United Way of Greater Toledo ♦ U.S. Department of Housing and Urban Development ♦ Walter E. Terhune Memorial Fund Waterford Bank ♦

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