

A Tapestry of Renewal

CELEBRATING PARTNERSHIPS THAT CREATE PROGRESS



LLSC JACKSONVILLE

1999-2020



This publication honors J.F. Bryan IV and his 20 years of dedication to the LISC mission and the people of Jacksonville.

Letter from the Executive Director



Our great city of Jacksonville encompasses a vast and vivid landscape of neighborhoods, each contributing its own distinctive personality to the intricate “tapestry” that we call home. I see similarities between LISC’s mission of revitalization and the complex task of restoring a faded and fraying wall tapestry to its former glory. Consider the weavers who perform spot repairs by carefully replacing damaged weft threads with strong new strands of color. Similarly, it takes many expert hands to perform the delicate work of strengthening fragile communities while preserving the qualities that make them special. Often, many different efforts take place simultaneously, requiring careful planning and coordination throughout the restoration process. Always, successful outcomes require the vision, artistry and resolve of a master restorer who is adept at problem-solving and team building.

Since LISC Jacksonville began in 1999, we have found this expert in J.F. Bryan IV, the man who built our board, rallied our partners and energized every project we undertook. As J.F. transitions from chair to chair emeritus, supporting Sherry Magill and the rest of our amazing board, I feel so fortunate that he was here in 1999 to help change the conversation around urban revitalization in Jacksonville. I thank him for guiding my predecessor Joni Foster and me as we worked to gain traction and momentum. My staff and I are grateful that he is leaving us in such good hands with Sherry Magill as his successor. Together with our partners from the private, corporate and philanthropic worlds and city government, J.F. has been at the forefront of catalytic change in Jacksonville. As we celebrate our first two decades, we look forward to continuing his charge to weave a lasting tapestry of change across the urban core.

A handwritten signature in gold ink that reads "Janet Owens". The signature is fluid and cursive.

Janet Owens
Executive Director

LISC
JACKSONVILLE

“The LISC model recognizes that neighborhoods know their own priorities best. I saw the chance to get a LISC chapter as an answer to prayer.”

— FORMER MAYOR JOHN DELANEY

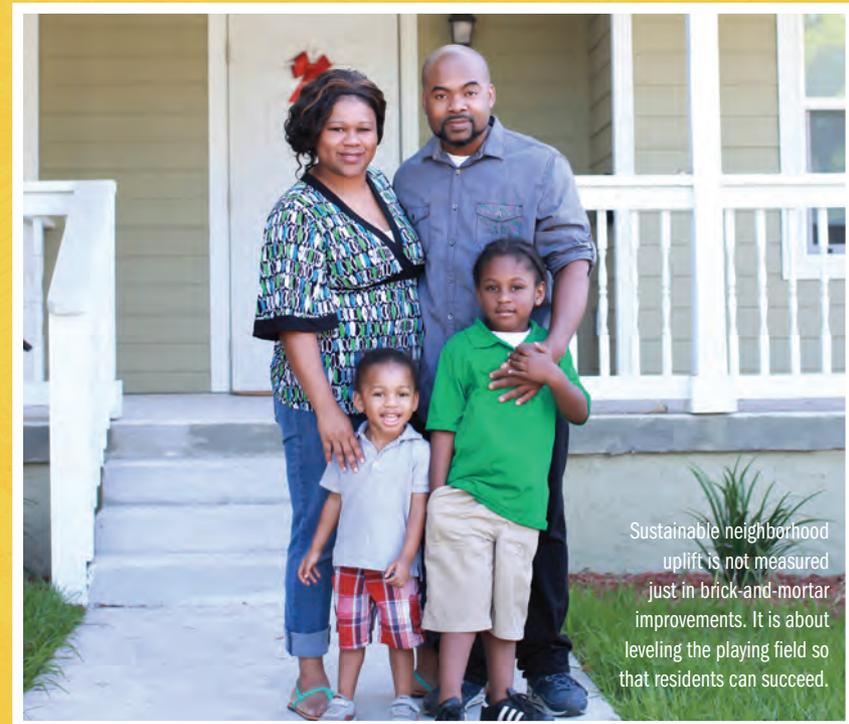
The Local Initiative Support Corporation, a community development financial institution, came to Jacksonville in 1999, after a group of Jacksonville leaders united to make their case to the national nonprofit. They included Mayor John Delaney, Andy Bell of The Community Foundation, Sherry Magill of the Jessie Ball duPont Fund, Dr. Greg Gross of the Jaguars Foundation and J.F. Bryan, then chair of The Community Foundation.

J.F. Bryan was appointed spokesman for the group. “I knew as a corporate citizen that we poured money into these neighborhoods and it never made a difference. But here was an organization that showed a different model, bottom-up, capitalizing on human resources already in place,” he says of the effort. “LISC had made a big difference elsewhere, and we were all aware of this.”

Bryan recruited a funders board and raised the more than \$1M needed to establish a chapter. They hired a LISC veteran, Joni Foster, as executive director. The next step — building trust in urban neighborhoods — proved more difficult. “We had a heck of a time changing minds and hearts,” says Bryan. “It turned out that there was a real fear that revitalization would mean razing neighborhoods or pricing people out.” In many communities, Foster says, “people were no longer connected, no longer sitting on their front porches. The board and I were very committed to not just physical revitalization, but also social changes that would knit people together again.”

The task of reweaving a fraying tapestry of urban neighborhoods would require a network of strong community development corporations. Beginning in 2000, LISC Jacksonville helped to organize and/or grow six locally based CDCs, including Ability Housing, Northwest Jacksonville Community

Development Corporation (NWJCDC), Operation New Hope (ONH), Metro North, Grace and Truth and Wealth Watchers. These groups were instrumental in addressing the acute issue of affordable housing shortages and physical blight.



Sustainable neighborhood uplift is not measured just in brick-and-mortar improvements. It is about leveling the playing field so that residents can succeed.

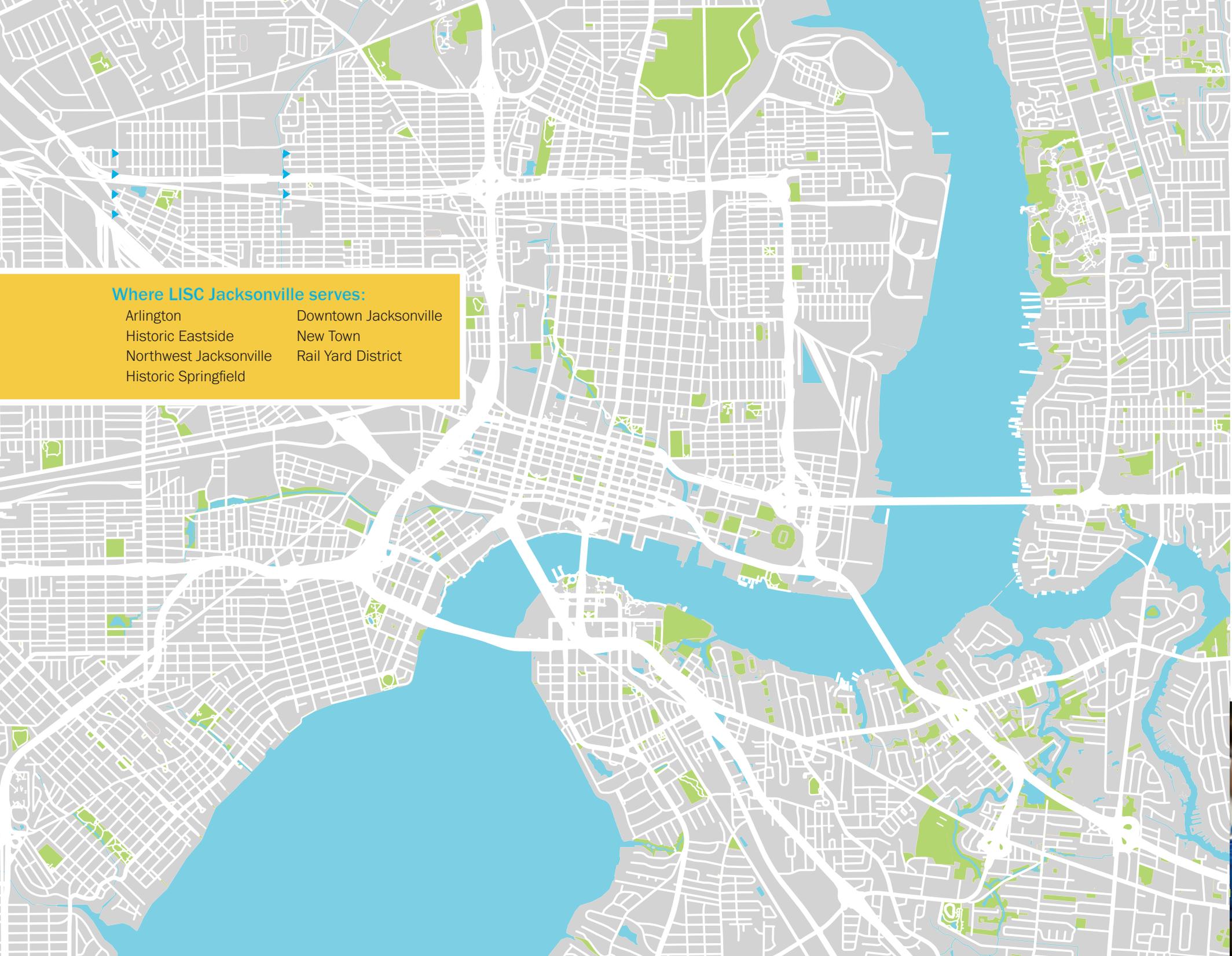
From 2012-2016, LISC Jacksonville piloted EPIC Communities, a national model program for neighborhood revitalization, in Historic Eastside/Springfield and Northwest Jacksonville.

In 2012, LISC and partners, NWJCDC and ONH, launched **Jacksonville EPIC Communities**. Instead of focusing on housing solutions alone, this redevelopment model addresses multiple community challenges – from failing commercial corridors to general economic instability – simultaneously. As the onsite CDCs in the neighborhoods where the pilot projects took place, NWJCDC and ONH were instrumental in implementing EPIC. During the same period, Ability Housing also took on a more prominent role in redevelopment. LISC is grateful for the leadership of all three of these Jacksonville game-changers:

- **Ability Housing:** Since 1999, this nonprofit has grown from a small staff managing a few group homes for developmentally challenged adults into one of the premier nonprofit affordable housing developers in Florida.
- **Northwest Jacksonville CDC (NWJCDC):** A change agent for 14 neighborhoods, NWJCDC has built affordable housing and commercial corridor improvements in Northwest Jacksonville since it began in 1999. In 2019, it launched Cure Violence, a crime prevention program that enlists local “violence interrupters” to walk neighborhoods after dark in an effort to discourage unlawful behavior and improve relations between law enforcement and residents.
- **Operation New Hope (ONH):** Founded in 1999 as a CDC, ONH originally focused on building affordable homes in Historic Eastside and Springfield. ONH soon added a job training program to address high unemployment rates in these neighborhoods. In response to another systemic problem, it created *Ready4Work*, a program that mentors ex-offenders for a full year after release and connects them with jobs. *Ready4Work* participants have a recidivism rate of just 14%, less than half the state average. This nationally acclaimed program is now the sole focus of ONH.

LISC JACKSONVILLE





Where LISC Jacksonville serves:

- | | |
|------------------------|-----------------------|
| Arlington | Downtown Jacksonville |
| Historic Eastside | New Town |
| Northwest Jacksonville | Rail Yard District |
| Historic Springfield | |

“We have always believed if you’re going to foster opportunity in a community, you have to do it comprehensively.”

— MAURICE JONES, PRESIDENT & CEO, NATIONAL LISC

In the early years, LISC Jacksonville focused on repairing a single broken thread in the urban landscape: a serious shortage of quality affordable housing. But more extensive damage soon came to light. Neglected urban communities have myriad “broken threads,” all of which must be addressed before real change is possible. In the past two decades — and with the help of committed partners — efforts have expanded to tackle these issues, both in the neighborhoods that surround Downtown and in traditional Downtown itself. Initiatives include:

- Improving commercial corridors to provide retail and community spaces
- Boosting neighborhood pride through cleanups and festivals
- Mitigating environmental damage and failing infrastructure
- Supporting public art to celebrate historic communities
- Promoting wellness through health fairs, community gardens and walking/biking trails
- Engaging and training local leaders to effectively organize and advocate for their communities
- Building financial literacy skills and employment security through one-on-one counseling at the Financial Opportunity Center in New Town
- Providing bridge loans, technical advice and other critical assistance for major revitalization projects in Jacksonville’s historic Downtown

LISC Jacksonville Since 1999

\$100 million invested

\$365 million leveraged

2,105 affordable housing units built or preserved

1.7 million square feet of retail & community space added

3,000 jobs created

5 major urban renewal projects realized through LISC investment:

- **KIPP (Knowledge is Power) Jacksonville School:** part of a national nonprofit network of public college-prep charter schools
- **Jessie Ball duPont Center:** a state-of-the-art repurposing of the Haydon Burns Library, one of Downtown’s mid-century architectural jewels, with offices for local nonprofits as well as community gathering spaces
- **20 West Adams:** a renovation of the Lerner Building that offers student housing for the FSCJ Downtown campus and a restaurant on ground level
- **Barnett Tower:** a top-to-bottom renovation of a 1920s landmark that offers commercial space, affordable apartment units, and a Downtown campus for the University of North Florida’s Center for Entrepreneurship
- **Laura Street Trio:** Three adjacent historic buildings that will have a new life as a Downtown hotel and restaurant



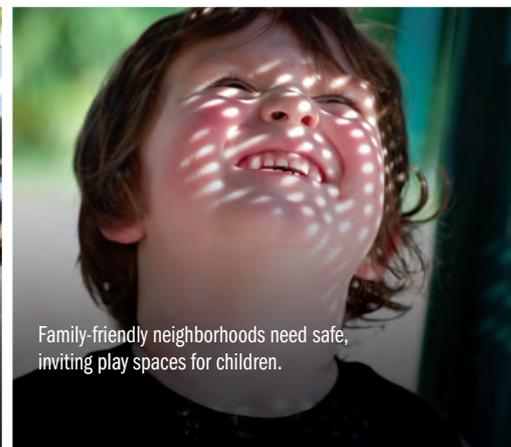
Students at the KIPP School are expected to succeed and must live up to high standards of achievement.



The LISC philosophy of renewal pivots on engaging residents and listening to their hopes and dreams for the neighborhood.



Reinvigorating commercial corridors by helping entrepreneurs succeed is a vital part of urban renewal.



Family-friendly neighborhoods need safe, inviting play spaces for children.

“When you get a LISC chapter, you get that portfolio of projects and experts across the country to help you make a plan.”

— KEVIN GAY, CEO, OPERATION NEW HOPE

Currently, Jacksonville is one of 35 LISC cities in the U.S.; LISC also fields rural initiatives in 44 states. With more than 2,000 partners nationwide, LISC is uniquely positioned to connect community organizations that work in neighborhood revitalization to technical expertise and funding sources, including banks, corporations, charitable foundations and government agencies.

Paul Tutwiler, executive director of Northwest Jacksonville CDC, explains what this has meant to his organization: “LISC helped us build our board. They provided training and travel so I could learn how other cities approach similar challenges. Their AmeriCorps program helps us build capacity so we’re equipped to help with hurricane recovery and other vital work. I can access real estate experts whenever I need them. And then there’s the financial piece: Before banks would even consider us for a loan, LISC filled the gap. They were the first group that gave us business loans to build housing. By helping nonprofits like us become credible institutions worthy of loans, they enable us to do what we need to do going forward.”

How LISC Jacksonville Helps Repair Damage to the Urban Tapestry

Capacity Building for Nonprofits

LISC invests \$200,000 each year in HUD Section IV grant funding to help partner organizations in Jacksonville increase in size, strength and impact.

Technical Assistance

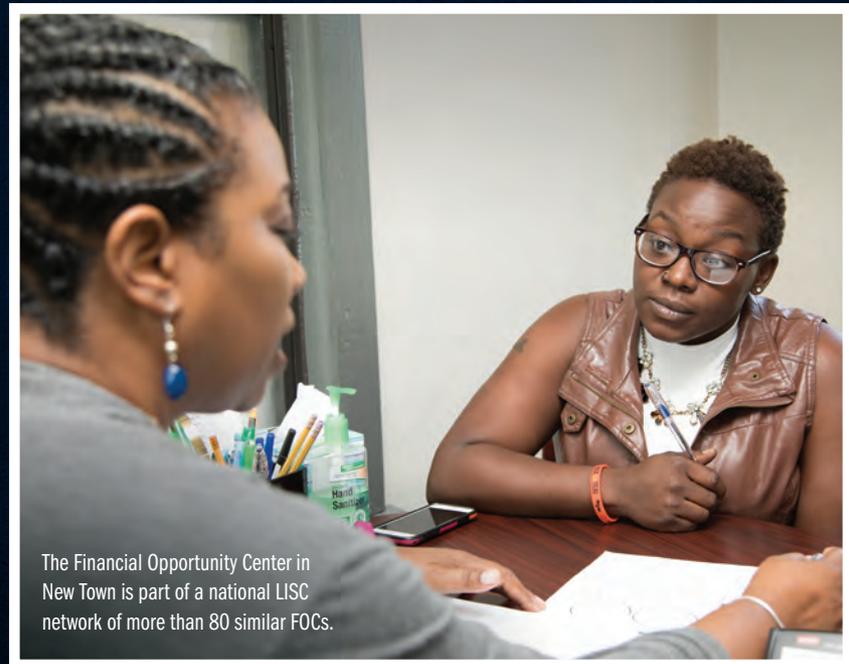
LISC provides local partners with technical support in areas such as funding and capital, program design, strategic planning and organizational formation.

Grant Investment

LISC provides grants from the public and private sectors to fund a wide variety of projects, programs and initiatives.

Advocacy Support

LISC helps neighborhoods and business areas help themselves — for example, the Rail Yard District, an industrialized area near Beaver Street, which organized as a 501c3 business council and now advocates as a group. More than 300 businesses in the district generate more than 6,000 jobs and \$2.5 billion in annual sales.



The Financial Opportunity Center in New Town is part of a national LISC network of more than 80 similar FOCs.

Help for Entrepreneurs

LISC helps small businesses succeed. For example, National LISC helped engage the nonprofit technical assistance provider Forward Cities to launch Jacksonville entrepreneurs in neighborhoods where businesses and services are scarce.

AmeriCorps

LISC Jacksonville connects neighborhood nonprofits that want to expand their capacity to serve with AmeriCorps members who work in a variety of roles. Since 2016, these AmeriCorps members have provided over 50,000 service hours.

Economic Health for Individuals and Families

Steps 2 Success in New Town, Jacksonville's first financial opportunity center, is a centerpiece of LISC efforts to support individual and family economic viability as part of neighborhood revitalization. At the FOC, clients receive one-on-one coaching to help them build strategies for achieving financial security. The help they receive is very specific to their needs. Components of the program include connecting to jobs with current skills, building a broader skill set to enlarge future employment options, financial literacy training, access to financing and more. By changing clients' current situation and longterm economic viability, the FOC also impacts families — and ultimately, financially resilient families help change neighborhoods. During 2020, LISC will bring new FOCs to Jacksonville.

Systems Change

Whether it's helping nonprofit partners build capacity, plan an initiative or complete a project; engaging experts to design a master plan for renewal; coaching individuals or small businesses to become more financially secure and resilient; or helping neighborhoods and business districts to organize and advocate effectively, LISC supports efforts that create catalytic change for systems that have, for various reasons, become obstacles to building stronger communities.



AmeriCorps members bring many skill sets to help local nonprofits that serve urban neighborhoods.

“LISC is there for the long term. That counts especially in Jacksonville, where we’re so spread out that it’s really hard to address pockets without a blueprint.”

— NINA WATERS, PRESIDENT, THE COMMUNITY FOUNDATION OF NORTHEAST FLORIDA



LISC helps nonprofit partners like Northwest Jacksonville CDC take projects from planning board to completion.

Making neglected communities whole again involves more than simple public works improvements. Former Jacksonville mayor John Peyton saw value in LISC’s holistic approach to making neighborhoods more attractive to residents and businesses. “LISC stood out because they look at the whole community: economic viability, neighborhood leadership, housing stock, job opportunities. We liked that they really focused on human infrastructure as opposed to just physical.”

Partners rely on LISC to stay the course and ensure that local investments provide a sound return. Strategic and well executed projects in target neighborhoods create momentum and spur further investment by traditional lenders. In LISC’s first two decades in Jacksonville, through the help of committed and visionary leaders in the public and private spheres, we’ve been fortunate to play a behind-the-scenes role in efforts that are gradually restoring historic urban communities to the vivid patchwork of neighborhoods they once were.

How LISC Helps Community Partners Succeed

Master Planning

We work with national experts to create blueprints for catalytic change.

Financial Leveraging

For every dollar donated locally, LISC brings funding from federal, state and other private foundations, as well as loans.

Risk Mitigation

LISC experts work with private and nonprofit developers to smooth their way and increase the odds for success.

Complex Funding

LISC has helped many large projects find backers, including the KIPP School; the Jessie Ball duPont Center; large affordable housing projects like Oakland Terrace; commercial corridor improvements on Main Street, Golfair Blvd, Moncrief Road and elsewhere; the FOC in New Town; the Barnett Tower, the Laura Street Trio and others.

Creative Financing

LISC connects partners to capital through government programs such as CRAs, Opportunity Zones, Tax Increment Financing and bond financing.

Overcoming Regulatory Barriers

LISC real estate experts help with zoning, permitting and licensing problems that can impede progress in older neighborhoods.

Help for Entrepreneurs

We provide best-practice business models and training and connect entrepreneurs to funding to spur small business in the urban core.

Policies and Programs

We actively encourage inclusive, equitable development in Jacksonville.

Marketing Assistance

We advertise development-ready projects to attract public and private investment.

Advocacy

We help neighborhood, business and nonprofit groups organize and advocate effectively.



Large-scale restoration projects like the Barnett Tower are bringing new life to Downtown Jacksonville.



The Laura Street Trio, three adjacent structures at the corner of Laura and Forsyth Streets, will find new life as a hotel and restaurant complex.

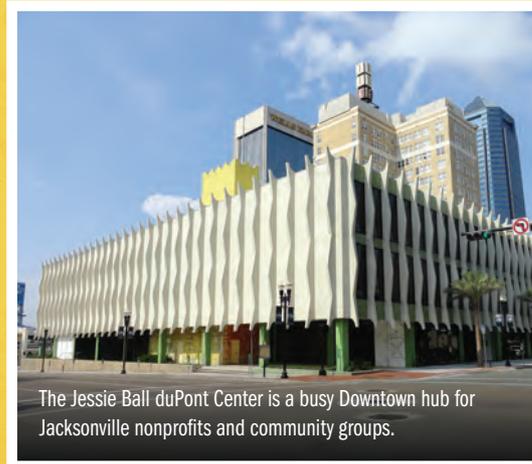
“Downtown is the heart of a city. If it is not functioning well and pumping out to the rest of the body, the body can’t sustain itself.”

— AUNDRA WALLACE, PRESIDENT, JAXUSA PARTNERSHIP AND FIRST CEO OF JACKSONVILLE'S DOWNTOWN INVESTMENT AUTHORITY

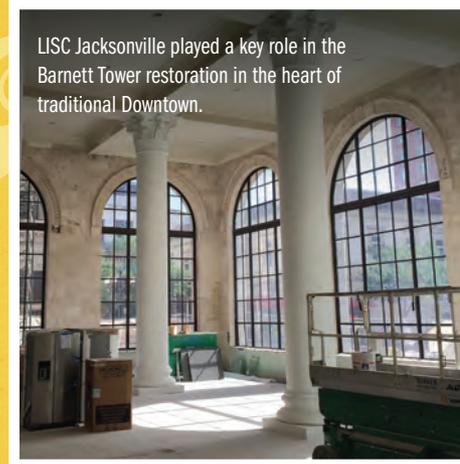
Public interest in building a vibrant Downtown has increased dramatically in recent years. It is part of a national trend in which people — especially young professionals — are choosing to live, work and recreate in city centers instead of moving outwards to the suburbs. In addition to helping our partners reinvigorate older neighborhoods around Downtown Jacksonville, LISC assists in a variety of projects — from commercial to residential — in or near the city center. The resources we bring to the work include financial tools like bridge loans, technical assistance and team building. It can be complex work for a variety of reasons. The upside? Key assets, from streets to fire stations to libraries, are already in place.

LISC's work in Downtown Jacksonville targets issues that are key to building a stronger city center. Each project addresses specific areas of need:

- The **Jessie Ball duPont Center** helps local nonprofits grow by providing a centralized and affordable space for administrative and program offices, as well as proximity to valuable support services such as staff training, board formation and more. The center's community spaces bring people from all over the city into traditional Downtown for meetings and training.
- The renovated **Barnett Tower** is a new kind of mixed-use building for Downtown. In addition to space for a bank on the ground floor, it houses the Jacksonville Business Journal offices and the UNF Center for Entrepreneurship, an enterprise dedicated to helping businesses and business-minded people succeed, including those who plan to build a future in the Downtown area. Upstairs is an assortment of apartments sized and priced to attract workers who will reenergize Downtown.
- The old Lerner Building has been extensively overhauled to provide long-overdue **affordable housing for FSCJ students**, plus ground level retail spaces.
- In 2020, three adjacent historic buildings in traditional Downtown will be transformed into the **Laura Street Trio**, a Courtyard by Marriott hotel and a



The Jessie Ball duPont Center is a busy Downtown hub for Jacksonville nonprofits and community groups.



LISC Jacksonville played a key role in the Barnett Tower restoration in the heart of traditional Downtown.

- restaurant. Moderately priced, business-friendly accommodations close to the commercial district is a key to building a successful city center.
- Also in 2020, the 7.88 acre **Union Terminal Warehouse** renovation will be complete, with an exciting mix of commercial, retail and workforce housing close to Downtown and Historic Eastside. The project, which involves a 298,711-square-foot, 106-year-old main structure and six adjacent warehouses, will also expand affordable studio space for artists and artisans. Providing up-to-date, affordable housing for workers who can staff Downtown businesses is a good way to encourage enterprise and increase prosperity in urban core neighborhoods like Eastside. With restaurants and retail and an artists colony complete with galleries, the complex will also become an important draw for visitors.
 - Beginning in 2020, the former **Ambassador Hotel** on North Julia Street will be completely renovated as a boutique hotel with rooftop bar. This sprawling Georgian Revival building was added to the National Register of Historic Places in 1983, but had been empty since the hotel closed in 1998.

“LISC has been a really important bridge builder between private, corporate and government funding and the neighborhoods that need it.”

— PETER RACINE, SENIOR VICE PRESIDENT OF JAGUARS FOUNDATION AND COMMUNITY IMPACT

Reweaving the urban tapestry is a complex undertaking that requires sustained effort and investment. LISC Jacksonville has been privileged to help facilitate significant multi-year projects that help create systemic change in struggling communities. LISC connections to funding sources and expert partners have been an advantage in these efforts.

North Point Town Center

Building stronger neighborhoods involves more than just affordable housing. In April 2012, an historic Northwest Jacksonville neighborhood close to Downtown welcomed its first commercial development in over 30 years. Located at the juncture of Moncrief and Myrtle, the center offers a mix of essential services, from retail to a pediatric clinic sponsored by the City Health Department. It has brought jobs, attracted new investment and improved life in the surrounding neighborhood.



The North Point Town Center has brought needed services to a once-vibrant neighborhood north of Downtown.

Phase II, the Market Place at North Point, broke ground in late 2019. Initially, it will feature a large open-air market with space for vendors, among them fresh food suppliers who will bring healthy options to this longtime “food desert” community. Negotiations continue to one day bring a full-service grocery store to the center.



White Harvest Farms

In 2014, a broadly based public/private partnership created a 14.5-acre urban farm on Moncrief Road. Here, veterans who live at Clara White Mission cultivate produce to help feed the mission’s residents and the 400-500 clients who eat meals there each day. The farm also supplies charities that help low-income families who struggle with limited access to fresh food. To help sustain these efforts, White Harvest Farms sells to local restaurants and food suppliers.

Financial Opportunity Center

Many partners came together to create Steps 2 Success, a financial opportunity center located in New Town on the corner of the Edward Waters College campus. Through one-on-one coaching, low-to-moderate-income clients develop family financial stability. Services include employment training, job placement assistance and smart money management.

NFL Youth Football Fields

The Jaguars Foundation helped link Jacksonville to the NFL Foundation/LISC Grassroots Field Grant Program, a joint program of NFL Charities Youth Football Fund and national LISC that impacts 14 NFL cities. To date, the program has invested over \$1M to build 14 youth fields in underserved Jacksonville neighborhoods. Additional funds from local partners total more than \$2.5M.



BUCKMAN 
21

FVAA
29

ANKINS
8

The NFL Foundation/LISC Grassroots Field Grant Program has built 14 youth fields in urban Jacksonville neighborhoods where recreational resources are limited.

“Since LISC came, I’ve seen more big picture awareness about things like education and health and crime. People are realizing that all of Jacksonville benefits when our most vulnerable neighborhoods become healthier.”

— SHANNON NAZWORTH, EXECUTIVE DIRECTOR, ABILITY HOUSING OF NORTHEAST FLORIDA

Residents of Jacksonville’s urban crescent are justly proud of their historic communities. Our partners are dedicated to strengthening the social fabric of these neighborhoods by solving problems that hold them back. Barriers to success can include poverty, crime, infrastructure neglect, environmental damage, limited access to healthy food and health care, educational and economic disparities and more.

This is why in 2012, LISC Jacksonville introduced **Building EPIC Communities** (Empower People...Inspire Change), a strategy drawn from a community redevelopment model that had already proven transformative for 111 neighborhoods in 29 U.S. cities. Historic Eastside/Springfield and Northwest Jacksonville were the neighborhoods chosen to pilot EPIC.

The EPIC approach pivots on a “bottom-up” approach to creating sustainable neighborhoods. First, residents were asked to participate in creating a Quality of Life Plan for their community. Each plan was based on vision statements about the kind of community residents wanted to create together. The Jacksonville pilots were completed in 2016. Their impact continues, partly because the many projects that took shape during EPIC prompted further investment in neighborhoods that had been overlooked for years. Others, like cleanup efforts for waterways that flow through the urban crescent, are ongoing efforts.



Janet Owens and J.F. Bryan with Paul Tutwiler of Northwest Jacksonville CDC and Kevin Gay of Operation New Hope

EPIC lives on in the way LISC Jacksonville continues the work of creating sustainable neighborhoods, for example:

Programs to sustain highly engaged community groups. LISC worked with Historic Eastside to help form the Eastside Community Coalition, a community council similar to SPAR in Springfield and RAP in Riverside-Avondale. LISC helped develop SAMBA, the Springfield Area Merchants and Business Association. The Rail Yard District Business Council is another LISC-facilitated effort to help groups within urban communities find their voice and speak up for change. Community leaders in historic Arlington are currently in the process of organizing for renewal, and LISC is assisting their efforts.

Programs to improve the social and physical well-being of children and youth. Children have a better chance to thrive when they live in safe neighborhoods with access to health care, healthy food, quality affordable housing and recreational spaces. LISC and partners support efforts such as community farms and gardens, wellness workshops and health fairs, and venues like NFL youth football fields.

Programs to level the playing field for entrepreneurs with limited access to resources. Individuals in target neighborhoods who seek to start a business can enter the six-month entrepreneurship program, where they receive bundled services such as personal financial coaching, skill-building coaching to help the enterprise succeed and access to 0% loans of up to \$10,000. Larger

enterprises that meet certain criteria may be eligible for the comprehensive business incubation program at Beaver Street Enterprise Center. Currently, 42 businesses in high-demand fields participate.

Projects to encourage commercial corridor improvement. An example is the Facade Grant Program, which provided small grant funding for storefront upgrades along Historic Springfield's Main Street corridor. Additional commercial corridor investment has also helped attract new businesses to Main Street, 8th Street, Golfair Boulevard and Moncrief Road.

Initiatives that help individuals and families achieve financial stability and economic resilience. The Financial Opportunity Center in New Town is a huge asset for residents. Three more urban FOCs are slated to open in 2020.

Initiatives to mitigate environmental damage. Groundwork Jacksonville is a partnership of the City of Jacksonville, National Park Service, Environmental Protection Agency and Groundwork USA. LISC helped bring this group to Jacksonville after the EPIC pilots revealed significant environmental issues that are a detriment to revitalizing urban neighborhoods. Many of these problems stem from waterway diversions that have severely damaged St. Johns River tributaries including McCoys Creek and Hogans Creek. Today, Groundwork Jacksonville is working to restore these waterways, beginning with McCoys Creek. Their master plan, based on a study funded in part by LISC, will fulfill the historic vision of Henry Klutho. In the early 20th century, Klutho envisioned a lush recreational greenway encircling Downtown that he called the Emerald Necklace. Groundwork has expanded the plan, renamed it the Emerald Trail and established a ten-year timeline. When it is complete, the Emerald Trail will link almost 20 miles of trails, greenways and parks through at least 14 neighborhoods, the Northbank and the Southbank Riverwalk. The goal is to lift neighborhoods that have become prone to flooding and pollution and to create an amenity for all Jacksonville residents. In addition to hiking and biking trails, the Emerald Trail will provide kayaking and picnic sites. Along its route are 18 schools, two colleges and 28 parks, restaurants, retail and businesses, with 20 additional schools and 21 parks located within three blocks.



“I want to tell our story and be an evangelist for this kind of financing. We need to lift up the voices of the neighborhoods.”

— SHERRY MAGILL, INCOMING CHAIRMAN OF THE LISC JACKSONVILLE BOARD

The journey to EPIC flows from the evolution of national LISC, an organization that has become the leading authority on building sustainable neighborhoods. LISC raises funds from banks, corporations, foundations and government agencies. It uses resources to help local chapters through loans, equity investments, grants and technical assistance. In Jacksonville, LISC has become a leading voice, facilitator and funder for efforts that strengthen our city as a whole by restoring the vibrancy of the tapestry of communities that help define us.

LISC Timeline

1979

Founded by executives of the Ford Foundation in 1979, LISC begins as a funding institution dedicated to revitalizing urban neighborhoods by building affordable housing. Their work in the South Bronx in particular will become the model for urban redevelopment in the U.S.

1980-2000

The focus widens to encompass goals beyond increasing affordable housing stock. These include building and growing local CDCs, strengthening commercial corridors, creating living wage jobs, skills training, supporting small businesses and entrepreneurs, improving economic resilience, and improving access to health care, recreation and education. LISC becomes known for its bottom-up model of community building, which starts with residents' vision for their neighborhoods.

2007

National LISC rolls out a comprehensive community development strategy called *Building Sustainable Communities* that can be adapted to different situations around the country. *Jacksonville EPIC Communities* will grow from this strategy.





LISC's National Impact Since 1980

\$17 billion invested

\$52 billion leveraged

366,000 affordable homes built/preserved

61 million square feet of retail & community space

- 213 early childhood centers for 21,000 children
- 100 schools financed serving 75,000 students
- 350 playing fields for 584,000 judos
- 74 health related projects, including clinics
- 83 healthy food projects, including grocery stores and farmers markets
- 80+ Financial Opportunity Centers



“I think people love Jacksonville and want to help fix its problems. They need to bottle those aspirations and get to work.”

— MAURICE JONES, PRESIDENT & CEO, NATIONAL LISC

It takes many different shuttles to weave an intricate tapestry. Talent and care are required to repair damage to the master design. LISC Jacksonville thanks the many people and organizations that toil tirelessly to craft solutions for Jacksonville’s most fragile neighborhoods. Together, they are creating a brighter future for us all.

LISC JACKSONVILLE FUNDING PARTNERS

LISC Jacksonville wishes to thank the following community partners who have contributed to our success over the past twenty years:

CATALYST

Jessie Ball duPont Fund*
Michael Ward
and Jennifer Glock Foundation
Weaver Family Foundation
Weaver Family Foundation Fund
National Challenge Program

GUARANTOR

Anonymous
Bank of America
Charitable Foundation
Florida Blue Community Fund
Jacksonville Jaguars Foundation
J.F. Bryan IV**
JPMorgan Chase Foundation
The Community Foundation
for Northeast Florida
Wells Fargo Foundation

INVESTOR

David A. Stein Family Foundation
Edna Sproull Williams Foundation
Fanny Landwirth Foundation
Jack Uible
Joan W. Newton
The Lucy Gooding
Charitable Foundation Trust
The Prudential Foundation
St. Vincent’s Health System
Sun Trust Bank, North Florida
Scheidel Family Foundation
The Arthur Vining
Davis Foundations
TIAA Bank
TD Banknorth
Charitable Foundation

SUSTAINER

BBVA Compass Bank
BB&T Bank
Chartrand Foundation
CIBC National Bank
David M. Hicks
Deutsche Bank
DuBow Family Foundation
Fifth Third Bank
Florida Rock Industries Inc.
GMAC Financial Services
Irene & Gasper Lazzara
Regency Realty Corporation
Regions Bank
The Diane T. and Charles E. Rice
Family Foundation, Inc.
Martin E. Stein, Jr.
The Stellar Group
The Thomas M. Kirbo and
Irene B. Kirbo Charitable Trust
Winn-Dixie Foundation

DONOR

Anheuser-Bush Foundation
CITI
The Home Depot Foundation

FRIEND

Dex Imaging, Inc.
Robert T. Shircliff
Sherry P. Magill, Ph.D.
John Surface

PUBLIC PARTNERS

City of Jacksonville
US Department of Housing
and Urban Development
Federal Home Loan Bank
Fannie Mae Foundation

*Jessie Ball duPont Fund Support provided through
The Community Foundation for Northeast Florida.

**J.F. Bryan IV support also provided through the Henry
and Lucy Gooding Endowment (a component fund of
The Community Foundation for Northeast Florida).

Committees

LISC JACKSONVILLE FOUNDING ADVISORY BOARD

J.F. Bryan IV – Chair
Pat Brzozowski
Jim Dunlap
Mac Holley
John Maher
Kitty Phillips
Peter Racine
Dr. Richard Skinner
Pat Williams, Sr.
Stu Williams

LISC JACKSONVILLE CURRENT ADVISORY BOARD

J.F. Bryan IV – Chair
Sherry P. Magill, Ph.D – Vice Chair
Greg Anderson
Michelle Braun
Susan Brodeur
Deborah Pierson
Madeline Scales-Taylor
Gregory Smith
John Whitner

LISC JACKSONVILLE FORMER ADVISORY BOARD MEMBERS

William Brinton
Mark Constantine
Michael Drexler
Steve Fischer
Reverend Eddie Jones, Jr.
Linda Persandi
John Surface
Steve Vachon
Tracey Westbrook

LISC JACKSONVILLE COMMUNITY PARTNERS

Ability Housing, Inc.
Clara White Mission, Inc.
Community Alliance Development Corporation
Community Housing Partners
Edward Waters College
Families First
Family Foundations of Northeast Florida
First Baptist of Oakland
Community Development Corporation
Grace & Truth Community
Development Corporation
Housing Partnership of Northeast Florida
Lutheran Social Services of Northeast Florida
Metro North Community Development Corporation
Northeast Florida Community Action Agency, Inc.
Northside Affordable Housing Opportunities
Northwest Jacksonville Community
Development Corporation
Operation New Hope, Inc.
Riverside Avondale Development Organization
Springfield Preservation and Revitalization Council
The Affordable Housing Collaborative
United Way of Northeast Florida
Wealth Watchers, Inc.

LISC JACKSONVILLE FOUNDING STAFF

Joni Foster – Executive Director
Valerie Harris
Eugene Montgomery
Joe Palus

LISC JACKSONVILLE CURRENT STAFF

Janet Owens – Executive Director
Wilber Gonzalez
David Pierson
John Sapora
Chuck Shealy
Kathie Silvia
Devin Thompson

LISC JACKSONVILLE GIFTS IN RECOGNITION OF J.F. BRYAN IV AND LISC'S 20TH ANNIVERSARY (AS OF FEBRUARY 6, 2020)

Carter and Cheryl Bryan
Cotton and May Bryan
Jeff Bryan
Josh, Annie and JC Bryan
Kendall and Eleanor Bryan
Peggy Bryan
The Community Foundation for Northeast Florida
Tim and Stephanie Cost
R. Chris and Stephanie Doerr
T. O'Neal and Alice Douglas
DuBow Family Foundation

Jessie Ball duPont Fund
Anne and George Egan
John Falconetti
Joan and Preston Haskell
Jacksonville Jaguars Foundation
Robert and Monica Jacoby
Krueger Family Charitable Foundation
Mrs. Edward W. Lane, Jr. (Helen M.)
Sherry P. Magill, Ph.D
Jack and Sharon Myers
Janet and Gregory Owens
Kitty Phillips
David and Deborah Pierson
Reinhold Family Foundation Matching Gift Program
Howard C. Serkin
The Schultz Foundation
Bob Shircliff
John and Kristen Surface
Sally and Frank Surface
John and Julia Taylor
Mrs. C. Herman Terry
Lee and Dorothy Thomas
Rolf and Neely Towe
J. Wayne and Delores Barr Weaver
John and Ruth Whitner

CREDITS

Writer: Shannon Henderson
Designer: Eric Beatty



LISC
JACKSONVILLE

Where do we go from here?

As LISC begins our third decade in Jacksonville, we are encouraged that the work of repairing the urban tapestry is gaining traction and momentum. Affordable housing continues to be important, but we think future catalytic change will pivot on commercial projects in urban core neighborhoods and historic Arlington. The potential for major economic impact is strong, especially if individual projects already in progress or on the planning board are aggregated instead of counted one by one. With an estimated aggregated impact in the \$80M range, urban core commercial projects are poised to become a major source of jobs and investment opportunity in the coming years.

Sustainable neighborhood uplift is not measured just in brick-and-mortar improvements. It is about leveling the playing field so that residents can succeed.



LISC JACKSONVILLE

100 NORTH LAURA STREET, SUITE 600 • JACKSONVILLE, FLORIDA 32202 • 904.353.1300 • WWW.LISCJACKSONVILLE.ORG