Long-term thinking leads to lasting results.
We may wish for quick fixes for the challenges our communities face. But we know sustainable community development takes time. It takes a vision of what could be. It takes early investments of expertise and funding. It takes being ready with the right partners to seize an opportunity. And it takes a long-standing commitment to see a project through to results. For our look back at 2019, we bring you three success stories that took long-term thinking to lead to lasting results.

### Empowering Main Street Businesses in Mesa

- **2009** Downtown Mesa residents choose Main Street as the route for light rail expansion. Business owners are skeptical.
- **2011** LISC leverages funding from JPMorgan Chase and State Farm to help businesses prepare for the disruption of light rail construction and plan events to attract visitors to Downtown.
- **2012** RAIL CDC forms and attends Smart Growth and NeighborWorks conferences to begin planning for transit-oriented development and healthy living strategies.
- **2013** With rail construction underway, businesses are blocked by torn-up streets. Facade grants allow businesses to reimagine their alley entrances and provide customers with easy access from back parking lots.
- **2014** The Mesa Urban Development Summit, co-hosted by the Sustainable Communities Collaborative, brings together bankers, developers and national experts to discuss the future of transit-oriented development.
- **2015** Light rail construction ends. Main Street has zero net loss of businesses.
- **2016** Entrepreneurs like Kelsey and Jim Bob Strothers of Worth Takeaway are drawn to Downtown Mesa.
- **2017** ArtSpace breaks ground on affordable housing for artists and their families just down the street from Mesa Arts Center.
- **2018** With funding from State Farm, LISC enlists RAIL CDC to work with Main Street retailers, emerging businesses and artists to build their capacity to participate in neighborhood events.
- **2019** Leveraging additional funding from State Farm and HUD Section 4, LISC helps RAIL CDC hire an executive director to lead business technical assistance, plan community events like Movies on Main and facilitate projects that bring together businesses and local artists.

### Coaching Refugees to Gain Financial Stability

- **2005** LISC begins supporting a program to empower residents to improve their financial stability based on an innovative program model developed by the Annie E. Casey Foundation.
- **2010** Starting from four Financial Opportunity Center sites in Chicago, LISC quickly scales to 76 sites over the next five years. FOC sites focus on the financial bottom line for low-to-moderate-income individuals. They offer employment and career services, financial coaching and education, and low-cost financial products that build credit, savings and assets.
- **2011** Kelsey and Jim Bob Strothers of Worth Takeaway are drawn to Downtown Mesa.
- **2015** Caterpillar Foundation funds the first FOC partner site in Arizona. Esmatullah A. arrives in Arizona after fleeing his home in Afghanistan at 9 years old, traveling to Iran and eventually ending up in a refugee camp in Turkey. He receives support from Internal Revenue Service to get settled in Phoenix.
- **2016** IRC in Phoenix becomes an FOC partner site to serve their clients. Esmatullah meets with a Financial Coach to build his savings with a match program so he can buy a car.
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### Building Affordable Housing in Downtown Phoenix

- **2002** Native American Connections (NAC) purchases a single-story office building at 609 N. 2nd Ave., in Phoenix’s Roosevelt Historic District. The building, which is across the street from their then headquarters, serves as their behavioral health outpatient clinic.
- **2007** NAC moves both their headquarters and clinic to 4520 N. Central Ave. With the help of a New Markets Tax Credits allocation and LISC financing.
- **2008** The Great Recession upends the housing market in Arizona and across the county. Market-rate residential construction comes to a halt. NAC leases their downtown buildings to nonprofit tenants until the timing is right to redevelop the properties.
- **2009** With rail construction underway, businesses are blocked by torn-up streets. Facade grants allow businesses to reimagine their alley entrances and provide customers with easy access from back parking lots.
- **2010** Starting from four Financial Opportunity Center sites in Chicago, LISC quickly scales to 76 sites over the next five years. FOC sites focus on the financial bottom line for low-to-moderate-income individuals. They offer employment and career services, financial coaching and education, and low-cost financial products that build credit, savings and assets.
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- **2016** NAC begins to develop a transit oriented affordable housing concept for the 609 N. 2nd Ave. site.
- **2015** Looking to revitalize downtown, the City of Phoenix adopts a Walkable Urban Code promoted by Reinvent PHX, a project led by the city and other organizations to develop transit-oriented communities.
- **2015** NAC receives pre-development funding from the Arizona Community Foundation’s Affordable Housing Fund managed by LISC for the end development phase, to become Urban Living on Fillmore.
- **2016** With funding from State Farm, LISC enlists RAIL CDC to work with Main Street retailers, emerging businesses and artists to build their capacity to participate in neighborhood events.
- **2017** IRC in Phoenix becomes an FOC partner site to serve their clients. Esmatullah meets with a Financial Coach to build his savings with a match program so he can buy a car.
- **2019** 63 families move into Urban Living on Fillmore where they have easy access to transit, public and private sector jobs, and Arizona State University’s Downtown Campus. LISC and NAC convert the project financing from construction phase to a $1.6M, 18-year permanent loan from LISC.
2019 Statistics

- **$851,320** Granted
- **$6.9 million** Invested
- **312 units** Housing
- **8,000 sq. ft.** Commercial Space
- **$67.6 million** Leveraged

Supporters

A New Leaf Amtrust Bank, a division of New York Community Bank APS Arizona Cardinals Arizona Department of Housing Arizona Multibank, a division of Cleangreenhouse CDFI Arizona Partnership for Healthy Communities Arizona Transit Association ASU Stardust Center for Affordable Homes and the Family Bankers Trust BMO Harris Bank Catholic Charities Chasse


Local Advisory Committee


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