

# LOCAL INITIATIVES SUPPORT CORPORATION

New York, NY

Before & After:



## OVERVIEW

In 1979, when the Ford Foundation first conceived of LISC, it envisioned an “intermediary”—a nimble non-profit with strong community partnerships that would connect hard-to-tap public and private resources with underinvested places and people working to access opportunities every one of us deserves.

The premise is still as it was then: government, foundations and for-profit companies have the capital; residents and local institutions understand the need; and LISC helps bridge the gap by offering the relationships and expertise to assist community organizations in attracting the kinds of resources that allow them to do their best work.

The components of our programming and our role continue to evolve and expand, in particular, our commitment to systems change, equity and an overt anti-racist approach to the work. But for 40 years, our mission has remained the same.

## THREE-YEAR IMPACT

- ▶ \$534.3 million in loans
- ▶ 55 community facilities financed
- ▶ 395 total businesses financed (211 minority-owned)
- ▶ Job creation: 11,774 FTE construction, 742 at businesses and 3,877 at tenant businesses

### Housing Financing:

- ▶ 17,666 rental units (14,925 affordable)
- ▶ 1,055 for-sale homes (683 affordable)

### Green Financing Examples:

- ▶ Energy retrofits, solar, grant and TA programs supporting: disaster response and recovery, transit-oriented development, and efforts to ensure low-income and BIPOC people are not excluded from the green economy transition.

## HOMEOWNERSHIP PROGRAM FOR SECTION 8 VOUCHER HOLDERS IN NEWARK, NJ

Homeownership is one of the most transformative forms of wealth building a family can have. Affordable homes not only provide safe, stable housing for families, home equity can be used to support new businesses, education costs and generational wealth accumulation. LISC currently has 40 loans in its portfolio that support homeownership, from single-family homes being constructed in California to tenant groups that organize to buy their buildings in Washington, DC.

In 2022, LISC provided a \$1.9MM construction line of credit to Invest Newark, a nonprofit based in Newark, NJ, that is converting 25 vacant properties into homeownership opportunities for families in the Newark Housing Authority’s Section 8 voucher program. LISC’s loan also leveraged a \$500,000 program-related investment from the Victoria Foundation. The rental assistance vouchers will be converted to mortgage assistance vouchers that will pay up to 75% toward a mortgage for 15 years. Pre- and post-closing counseling will be provided to proposed buyers by partner nonprofit organizations. This project will help reduce costs for the Public Housing Authority and achieve its ultimate mission of ending low-income residents’ dependence on government assistance within 10 to 15 years. It also makes additional Section 8 vouchers available without requiring additional government assistance when the Section 8 vouchers are allocated to other low-income individuals at the end of the 15 years. In addition to providing rehabilitated homes to BIPOC and low-income residents, Invest Newark is committed to hiring local minority- and women-owned contractors and development firms to help support their portfolio growth. This project is expected to create over 750 local jobs (30 jobs per home) and stimulate the local economy

Invest Newark is a New Jersey nonprofit and is effectively the economic development agency and land bank entity for the City of Newark. Its goals include supporting small, women and minority-owned businesses, investing in world-class internet service, spurring real estate development, and executing economic development activities to produce and sustain economic growth, generate jobs and create wealth for the citizens of Newark.