

# LISC Jacksonville supporters

T E N Y E A R S O F O F I N V E S T M E N T I N O U R C A U S E

Supporters	Years of Investing	Supporters	Years of Investing	Supporters	Years of Investing
Jessie Ball duPont Fund	10	Regions Bank (formerly AmSouth Bank)	6	Henry and Lucy Gooding Endowment	2
Bank of America	10	Weaver Family Foundation	5	DuBow Family Foundation	2
Edna Sproull Williams Foundation	10	Joan W. Newton	5	The Thomas M. and Irene B. Kirbo Charitable Trust	2
The Community Foundation	10	City of Jacksonville	4	Fifth Third Bank	1
Jacksonville Jaguars Foundation	10	Citigroup Foundation	4	Winn-Dixie Foundation	1
The Wachovia Foundation	10	Anheuser-Busch Foundation	4	CIBC National Bank/Marketplace Bank	1
SunTrust Bank, North Florida	10	The Home Depot Foundation	3	The Dianne T. and Charles E. Rice Family Foundation	1
J.F. Bryan, IV	10	Blue Cross and Blue Shield of Florida	3	Robert T. Shircliff	1
David A. Stein Family Foundation	9	Martin E. Stein	3	Compass Bank	1
The Prudential Foundation	7	Regency Realty Corporation	3	Dex Imaging, Inc.	1
St. Vincent's Health System	6	Florida Rock Industries Inc.	3	Fannie Mae Foundation	1
John D. Uible	6	The Stellar Group	3	Federal Home Loan Banks	1
Washington Mutual	6	The Lucy Gooding Charitable Foundation Trust	2	Oliver Barakat	1
EverBank	6				

For every dollar the city has contributed, local private funders and LISC nationally have contributed \$12.00

For every dollar the city and local private funders have contributed, LISC nationally have contributed \$2.00

## Board of Directors

J.F. Bryan, IV, Chairman, The Bryan Group  
Michelle Braun, Wachovia  
Kitty Phillips, Jessie Ball duPont Fund  
Deborah Pierson, Bank of America  
John Surface, EverBank  
Tracey Westbrook, The Community Foundation  
Pat Williams Sr., Edna Sproull Williams Foundation

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Deborah Pierson, Chair  
J.F. Bryan, IV  
Ronnie Ferguson  
Valerie Hendriex  
Edward King, Jr.  
John Zell

## Communications & Public Policy Committee

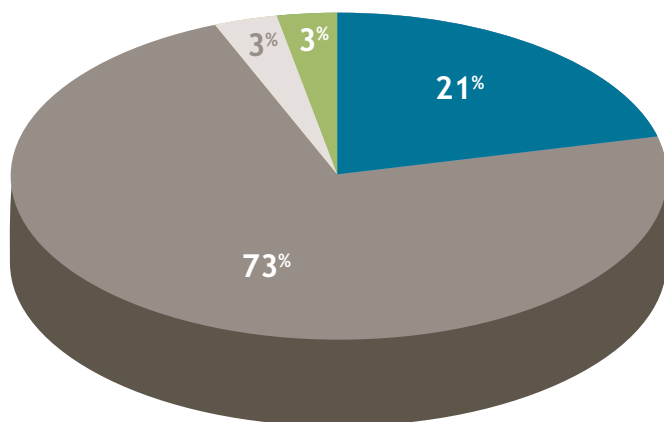
Mary Alice Phelan, Chair  
J.F. Bryan, IV  
Kitty Phillips  
Deborah Pierson  
Tracey Westbrook

Save the Date  
**Art Walk**  
Wednesday,  
June 3, 2009

What's an anniversary without a celebration?

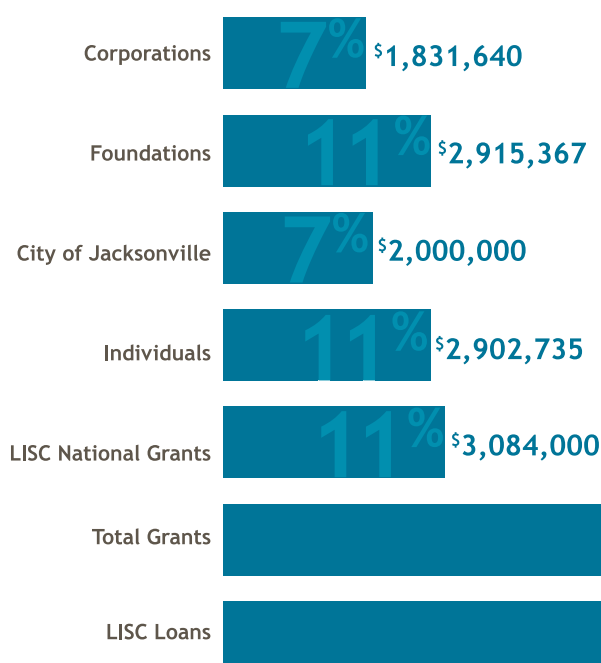
LISC Jacksonville will be celebrating its 10th anniversary on Wednesday, June 3 by sponsoring Downtown Jacksonville's Art Walk. Our Art Walk plans include featuring photos taken by young people who live in the neighborhoods that LISC-supported community development organizations serve.

So plan on joining us for Art Walk that day and celebrating the concept of helping neighbors build communities.



## Money distributed

### TOTAL COMMITMENTS BY YEAR, % OF BUDGET



## Money donated

### TOTAL INVESTMENTS \$27,633,742

# What is LISC?

## UNDERSTANDING OUR MISSION

LISC believes that for systemic social change to happen, the physical environment has to change. This sustainable, neighborhood change must be led by the local residents and business leaders who are "invested" in the neighborhood.

Children who grow up in an environment that is physically healthy and attractive, where they witness local leadership

and role models, and where economic opportunities are available, can find their way to a good life.

So LISC helps local community development corporations (CDCs) develop local leadership capable of leading change. It provides support to efforts that physically change the environment. And, it attracts capital into those

neighborhoods that have historically been left out of the economic mainstream.

LISC is a facilitator, technical trainer, banker, philanthropist, and "voice" for community leaders creating positive change in their communities. LISC helps neighbors build communities.

# 10 YEARS

## of building sustainable communities

The 10th anniversary of LISC Jacksonville is more than just a date to celebrate. It's a decade of hard work that has encompassed LISC Jacksonville staffers, community development organizations, city government, community leaders, philanthropists, and people who live in Jacksonville's distressed neighborhoods to create and implement the vision of helping neighbors build communities.

Building a community means creating safe, quality affordable housing, a revitalized commercial corridor, access to jobs, good schools, and transportation. We have much work left to do but please join us in celebrating our cornerstone decade!

## Creating a beginning

### THE BIRTH OF LISC JACKSONVILLE



Sherry Magill, Executive Director of the Jesse Ball duPont Fund, explains that she was there at the beginning – when the idea that LISC would come to Jacksonville and help neighbors build their community.

But it wasn't as simple as saying 'this sounds good – let's do it.' As with any success, it traveled down a long and winding road.

"I came to the Jesse Ball duPont Fund in 1991 as a program officer," Magill said. "During that time I met the Episcopal Bishop of Richmond, VA. His diocese was a recipient of the Fund and he thought so highly of LISC in Richmond that he was investing in their work. It was a new model for neighborhood revitalization."

As Magill became more knowledgeable and interested, the city of Jacksonville was becoming more active in urban core revitalization with the subject of change for the LaVilla neighborhood dominating the conversation.

Fortuitously, the Jacksonville Jaguars coming to town created key support for Magill as she tried to get people more interested in bringing LISC to town. Greg Gross, the first executive director of the Jaguars Foundation was aware of the success that LISC had in Boston. He and Magill both knew that LISC wouldn't come to Jacksonville unless they were invited by the Mayor.

Mayor Delaney issued the invitation to LISC. After LISC agreed to come the Mayor invited community and corporate leaders in search of people willing to lead the charge.

At that meeting of community leaders, J.F. Bryan IV, President of The Community Foundation at that time, was fascinated by the LISC model. Joined by duPont trustee Kitty Philips and Pat Williams, Sr., they formed the backbone of the board of directors of LISC Jacksonville and moved the organization to formation.

In 1998, J.F. Bryan IV along with Bank of America, Wachovia, SunTrust, the Edna Sproull Williams Foundation, Jacksonville Jaguars Foundation, The

Community Foundation, Jessie Ball duPont Fund, and the City of Jacksonville raised \$1.2 million which was matched by LISC. That enabled the group to hire Joni Foster as Executive Director.

"The first five years were very rough slogging," said Magill. "There was no community development corporation market here. That had to be created. And we had to get investors including the city to be supportive."

The turning point was about five years ago when Mayor Peyton sent a delegation to visit LISC in Richmond. They

saw the great work that was being done in the market, and realized that millions of dollars for revitalization would come to Jacksonville because of LISC's involvement.

**"The first five years were very rough slogging," said Magill. "There was no community development corporation market here."**

"I am an absolutely devoted believer in what

LISC does," Magill added. "I believe deeply in the local community model but also that stealing from the best models tried and proven elsewhere can work, too. The LISC model makes perfect sense."



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LISC Jacksonville CDCs will participate  
in *Parade of Homes* April 18-25



1991-1994 Sherry Magill of the Jessie Ball DuPont Fund learns about LISC through interactions with the Episcopal Bishop of Richmond, VA, Peter Lee.

1994 NFL announces formation of Jacksonville Jaguars. The team creates The Jaguars Foundation and names Greg Gross as Executive Director. Gross is familiar with LISC from previous work in Boston.

1998 Mayor John Delaney issues invitation to LISC to conduct feasibility study of Jacksonville's urban core.



1991

1994-1997

1998

1997 City of Jacksonville becomes more active in urban core revitalization through Mayor Delaney's Intensive Care Neighborhoods program. City officials meet with Magill and Gross to discuss ways to make revitalization succeed. LISC is discussed.

1998 Mayor Delaney hosts community and corporate leaders searching for people willing to lead the effort to form LISC Jacksonville. J.F. Bryan, IV, Community Foundation President at that time, is joined by duPont trustee Kitty Phillips and Pat Williams, Sr. of the Edna Sproull Williams Foundation as original board members.

1998 J.F. Bryan, IV along with Bank of America, Wachovia, SunTrust, Edna Sproull Williams Foundation and the City of Jacksonville lead the fundraising efforts. Over \$1 million is raised and matched by LISC.

## What we've been up to the last 10 years



2002/2003 Mayor Delaney proposes and Mayor Peyton seats a new Housing and Community Development Commission combining various city divisions into one agency. The Commission was the idea of the JCCI Affordable Housing Study of which Joni Foster co-chaired the implementation committee.

2003 After five years, LISC crosses the \$5 million line of investments to local CDCs. CDCs have developed three neighborhood action plans, received three Jacksonville Town Center Awards (up to \$1 million in infrastructure improvements in the commercial areas), built and sold 30 homes and preserved 100 units of affordable rental housing.

2004 Mayor John Peyton sends a city delegation to Virginia LISC in Richmond to learn more about the success and inner workings of community redevelopment. Group convinces the Mayor to partner with LISC Jacksonville.

2005 The city began contributing to a building fund matched by LISC to create a building fund.

2005 The Weaver Family Foundation challenge grant of \$1.5 million matched the Mayor's commitment to LISC.

2002

2003

2004

2005

January, 2002 LISC helps to organize a Mayoral Candidate Forum on Affordable Housing. Affordable Housing becomes an important issue to the new Mayor.



June, 2004 LISC sponsored community event with nationally acclaimed Jody Kretzmann, author of *Building Communities from the Inside Out* and co-director of the Asset-Based Community Development Institute, a research project of the Institute for Policy Research at Northwestern University.



August, 2004 LISC Jacksonville invests in Ability Housing (formerly Grove House) for the first time.



January 2005 LISC Jacksonville sponsors a \$100,000 NFL Youth Football game at Sweetwater Athletic Association at Lena Gibbs Park. Holds a sandwich bowl event at the newly rededicated park for the neighborhood.

**GRACE & TRUTH CDC**

August, 2005 LISC Jacksonville invests in Grace & Truth CDC for the first time.

“Every neighborhood, no matter the challenges, has human assets that, once identified, organized and given access to capital and technical support, can re-establish neighborhood stability. In fact this is probably the only way it can be done.”



**1999** LISC Jacksonville is formed and hires Joni Foster to head up the office. Foster's challenge is to assist in the creation of viable community development corporations in the distressed Jacksonville neighborhoods while gathering city and corporate support.



**August, 2000** The first three LISC/Americorps Members start a year of service working for local CDCs. Operation New Hope's Americorps Member, Matthew Bowler, goes on to become ONH's Vice President of Housing Development and now the current Executive Director of Riverside Avondale Development Organization.



**2001** Jacksonville LISC invests almost \$2 million in grants and loans into 11 nonprofits, four of which we consider our core emerging CDC network: Operation New Hope, Riverside Avondale Development Organization, Northwest Jacksonville CDC, and Metro North CDC.

**January, 2001** LISC Jacksonville delivers the first of many to come NFL Youth Football Fund grants - \$100,000 to Boys & Girls Club of Northeast Florida for Woodland Acres Football Field.

1999



**December, 1999** LISC makes first investments into Operation New Hope: a \$50,000 operations grant, a \$25,000 recoverable grant for predevelopment costs, and a \$75,000 loan for acquisition and construction of homes in Springfield.

2000



**2000** LISC commits \$400,000 loan to help the Housing Partnership of Northeast Florida purchase the 100 unit Normandy Apartments.

2001



**August, 2001** LISC Jacksonville invests in RADO for the first time.

**November, 2001** LISC Jacksonville invests in Metro North CDC for the first time.

## THE BIRTH AND GROWTH OF LISC JACKSONVILLE

ating \$500,000 capacity

ndation makes a on in support of LISC.



**2006** LISC crosses the \$10 million line of investments to local CDCs.



**2007** LISC Jacksonville administers the seventh NFL Youth Football Fund grant to Police Athletic League of Jacksonville to refurbish Mallison Park. LISC has granted a total of \$625,000 to refurbish seven community fields in Jacksonville.

**2007** LISC Jacksonville partner CDC's agree to build Energy Star-rated new homes.



**2008** LISC Jacksonville begins working with the SPAR Council on commercial corridor revitalization.

**2008** Operation New Hope built and sold 5 LEED certified affordable homes this year.

2006

**July, 2006** LISC Jacksonville helped form the Florida Alliance of CDCs and the new Executive Director began working from our office.



**November, 2006** Former NFL Commissioner Paul Tagliabue, a board member of National LISC, is the guest speaker at the Jacksonville Chamber of Commerce Cornerstone luncheon. During his speech and in a private event after the luncheon, he lauds the work of LISC in helping to revitalize communities.

2007

**June 2007** LISC invests into Ability Housing helping them submit a winning Housing Credit application to the State. This was the first time a local nonprofit has been the driver of an affordable rental housing development in Jacksonville!



**June, 2007** LISC Jacksonville celebrates its 100th home which is constructed by the Grace & Truth Community Development Corporation. They also celebrate a grant from The Home Depot Foundation that will help all LISC Jacksonville-supported CDC's build Energy Star-rated new homes.

**December, 2007** LISC crosses the \$20 million line of investments to local CDCs.

2008

**2008** Ability Housing purchased Mayfair Village, an 83 unit affordable Rental community through a loan from Bank of America and Bridge loan from LISC.



**2008** Six CDCs completed and sold 36 homes in 2008, with 32 homes in Construction.

**2008** LISC Jacksonville receives its 7th NFL Youth Football Grant.

**2008** LISC Jacksonville receives Jacksonville Urban League Equal Opportunity Award

**2008** Grace & Truth CDC wins bid for Norwood School. Plans to turn into senior housing.

**December, 2008** LISC crosses the \$24 million line of investments to local CDCs.

**June 2004** LISC sponsored community event with nationally acclaimed Jody Kretzmann, author of *Building Communities from the Inside Out* and co-director of the Asset-Based Community Development Institute, a research project of the Institute for Policy Research at Northwestern University. Mr. Kretzmann speaks about the underlying theory of our work. By focusing on neighborhood assets rather than needs, residents can often create new business opportunities, revitalize their housing supply, incorporate marginalized citizens into productive community life and increase their community's visibility.



**December, 2008** Over 60 Americorps Members have served Jacksonville's CDCs since 2000.