



LISC's Housing Authority Resource Center (HARC) creates relationships between local housing authorities and other community developers, including community development corporations (CDCs), both nationally and in neighborhoods across the country.

## THE TRANSFORMATION OF LOCAL HOUSING AUTHORITIES

For nearly 70 years, local housing authorities have provided and managed rental apartments and homes for low-income people nationwide. While that service is invaluable, some housing authorities are perceived as simply landlords and managers of public housing. Housing authorities across the country are now creating productive partnerships with the nonprofit and private sectors to attract significant private investment to reshape public housing, create mixed-income communities, develop homeownership opportunities, and create child care facilities and community centers – improving conditions for the families that live in public housing and helping to transform entire communities.

### LISC'S RESPONSE:

By providing access to best practices, information, and training, LISC has helped connect these worlds to develop creative and collaborative solutions to local problems. HARC teams with local LISC offices and the National Equity Fund (NEF) to build the development capacity of local housing authorities that are considering public housing redevelopment, new housing development, and commercial revitalization and identifies financing and partnership structures that will leverage public resources with private investment. HARC also promotes the effective use of asset-building resources such as Section 8 Homeownership and the Family Self Sufficiency program.

### MAXIMIZING IMPACT IN A SMALL CITY

“LISC has helped Duluth HRA move forward in its role as a developer, become more entrepreneurial and attract additional resources,” said Rick Ball, Duluth Housing and Redevelopment Authority’s Executive Director. LISC helped them develop a vision to revitalize a 1950’s-era barracks-style public housing project, creating 244 new mixed-income rental and owner-occupied single-family homes and apartments. NEF provided more than \$6 million in equity for the project. LISC provided \$700,000 in loans, helped facilitate a community engagement process, and provided technical support. The implementation of the Duluth HRA’s vision has created partnerships that not only benefit the physical revitalization of Duluth’s neighborhoods, but also help to stabilize the lives of the people that live in public housing and integrate them into the economy. For example, the Duluth HRA partnered with Common Ground Deconstruction, LLC, a company that provides training and employment to public housing residents and diverts construction materials from landfills. Common Ground’s pilot project involved deconstructing the public housing project, salvaging nearly 125 tons of material that can be reused in future construction efforts. More than half the company’s employees are also public housing residents.



“We at NEF greatly respect the many relationships that we have in the Local Housing Authority industry. We know that LHAs are an indispensable part of the fabric of our communities and we value our ongoing partnerships in the LHA world.” *Richard Gentry, Senior Vice President, NEF*

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**BUILDING SUSTAINABLE COMMUNITIES**