11th Street Bridge Park

A project of Building Bridges Across the River

#BridgingDC
#BridgeParkEquity

www.bridgepark.org
HEALTH
IMPROVE PUBLIC HEALTH DISPARITIES

ENVIRONMENT
RE-ENGAGE THE COMMUNITY WITH THE RIVER

SOCIAL
RECONNECT THE NEIGHBORHOODS ON BOTH SIDES OF THE RIVER

ECONOMIC
SERVE AS AN ANCHOR FOR INCLUSIVE ECONOMIC OPPORTUNITY
COMMUNITY-DRIVEN PROGRAMMING

- Urban Agriculture
- Public Art
- Performance Space
- Environmental Education Center
- Kayak & Canoe Launch
- 21st Century Playground
- Café / Restaurant
With residents and partners, LISC forges resilient and inclusive communities of opportunity across America—great places to live, work, visit, do business and raise families.
Since 1979

$20 billion invested
$60.4 billion leveraged

400,500 homes
Affordable homes built and/or preserved including:
• Multifamily rental
• Supportive housing for special populations such as chronically homeless, LGBTQ, seniors and veterans
• Affordable homeownership
We also emphasize sustainability through green, healthy housing and transit oriented development.

66.8 million square feet
Square feet of commercial, retail and community space, including:
• Early childhood centers
• Schools
• Fields/recreational spaces
• Healthcare centers
• Grocery stores
• Financial Opportunity Centers

$323 million
Total Net Assets
• Net worth has increased 48% in the past 4 years
• Closed on more than $1.6 billion of debt transactions with NO defaults
• Raised an average of $123 million annually in grants over the past 3 years

S&P ‘AA’ Rating
LISC is the first CDFI to tap the general obligation bond market, with a $100 million issuance in 2017
Our Reach

2,000 Partners

Our national network includes nonprofits, businesses and government agencies in both rural and metropolitan areas.

3 National Affiliates

National Equity Fund  
www.nefinc.org

New Markets Support Company  
www.newmarkets.org

Immito  
www.immito.com
Our Comprehensive Approach

Empower people
- Job skills training & career development support
- Financial coaching
- Educational facilities
- Investments in access to healthcare, healthy food & recreation

Transform places
- Preservation & construction of affordable housing
- Commercial, industrial & community facilities & district development
- Creative placemaking
- Transit oriented development
- Stewardship of sustainability & disaster resiliency
- Community / law enforcement partnerships

Support enterprises
- Small business lending & coaching
- CBO capacity building
- Leadership development
- AmeriCorps deployment

Drive systems innovation
- Resource advocacy & coalition building
- Partnership facilitation across sectors
- Advocacy to increase protections, change policies & practices at national, state & local levels
Our Model

LISC is an investor, capacity builder, convener and innovator.

**Pool public and private dollars**

We raise funds from philanthropies, corporations and financial firms, federal, state and local governments and through the capital markets.

We also generate income from consulting, and lending services.

**Work with local partners**

Through a network of local offices and community-based partners across the country, we provide grants, loans, equity and technical assistance.

We also lead advocacy efforts on local, regional and national policy.

**Support people and places**

By investing in housing, businesses, jobs, schools, public spaces, safety, youth, health centers, grocery stores and more, we catalyze opportunities in communities nationwide.
Why Equitable Development?

- Long history of intentional racial discrimination in many of the public tools that shape the economic landscape of our country
  - Land Use and Zoning
  - Policy and Programs

- The same goes for private activity (e.g. lending; racial covenants; tolerated hate crimes), influenced in part by public tools

- The impact is still seen across our country today → the need for equitable development strategies

- For a particularly comprehensive and powerful account see Richard Rothstein’s Segregated By Design video: https://vimeo.com/328684375
Defining Equitable Development

• **Equitable Development** is a positive development strategy that ensures everyone participates in and benefits from the region’s [or city/area’s] economic transformation—especially low-income residents, communities of color, immigrants, and others at risk of being left behind. It requires an intentional focus on eliminating racial inequities and barriers, and making accountable and catalytic investments to assure that lower-wealth residents:
  • live in healthy, safe, opportunity-rich neighborhoods that reflect their culture (and are not displaced from them);
  • connect to economic and ownership opportunities; and
  • have voice and influence in the decisions that shape their neighborhoods.

*Definition from PolicyLink*
Equitable Development Planning & Implementation

- Many of the biggest issues confronting development and urban planning today are the bitter fruit of seeds planted long ago
- Effective remedies require intentional focus on racial and economic equity
  - Planning and implementation that includes structural solutions

- Some Examples of Current Approaches
  - 11th Street Bridge Park’s Equitable Development Plan & LISC’s Elevating Equity Initiative
  - PolicyLink’s Path to an All-In Pittsburgh
  - Dudley Street Neighborhood Initiative
  - Twin Cities’ Central Corridor Funders Collaborative
- Advocate for DC Housing Authority to follow the Build First model with Green located west of Bridge Park. (Bridge Park Influence)

- Advocate for DMPED/DHCD’s Anacostia Gateway solicitation and eventual set increased affordable housing opportunities in redeveloped properties. (Bridge)

- Preservation of EOTR Homes
11th Street Bridge Park’s Equitable Development Plan
Housing

Wealth Creation & Preservation

• Home Buyers Club - 70 Ward 8 Residents purchased their own homes
• Tenant Rights Workshops – 567 participants
• Down Payment Assistance
• Standing up the Douglass Community Land Trust with 1,000 unit goal
Small Business Enterprise

- Technical Assistance Classes such as Understanding Financial Statements; Access to Capital; Business Plan Bootcamp; marketing & business writing; and QuickBooks Training
- Loans totaling $250,000 to east of the river businesses
Workforce Development Training

- 48 Ward 8 attendees & hired in construction jobs
- 45 full time jobs through Wacif’s small business support
- In 2019, we continue intensive construction training programs
- When the Bridge Park opens, hiring will focus on staffing Environmental Education Center, Café, Performance Space, etc.
The 11th Street Bridge Park will serve as a platform to celebrate the history and culture of communities on both sides of the Anacostia River, and, in particular, to amplify the stories, culture and heritage of neighboring African American residents.

**Strategy #1 Information Hub**

Create an information hub to share information about events and programming, occurring both at the Park and in the Park’s Surrounding Neighborhoods, with nearby residents and visitors.

- Share upcoming events and programming at the Bridge Park and in Surrounding Neighborhoods by designating a physical space on the park to post information like a community bulletin board or kiosk. Events organized by the 11th Street Bridge Park will include additional outreach such as flyers at community spaces and/or emailing individual mailing lists.

- Use the Bridge Park’s website and social media presence to connect park users with programming at the Park, community events, and existing neighborhood resources (e.g., provide links to existing community calendars and directories of local artists and businesses).

- Use the Bridge Park website and social media presence to share information on relevant topics aligned with Bridge Park’s Equitable Development Plan (e.g., provide information on local history and culture, highlight narratives and voices of black residents, provide information about ED resources like Ward 8 Home Buyer’s Club).

**Strategy #2 Accessibility**

Ensure that programming on the Bridge Park is affordable and accessible to all visitors, especially existing residents.

- Facilitate the setup and operation of a sustainable funding source (e.g., endowment, capital reserve) that ensures the Bridge Park’s services and programming are accessible and affordable for all users. For example, the funding source can be used to support free programming at the park.

- Create a sliding scale, income-based payment system for ticketed events to provide discounted tickets for residents in Surrounding Neighborhoods and subsidized space rental fees.

- Provide training to Bridge Park staff, rangers, and security staff that encourages the creation of a welcoming environment for all visitors (e.g., offer implicit bias training).

arts + culture
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Elevating Equity

• $50 million LISC investment initiative
• Targeted to neighborhoods surrounding the 11th Street Bridge Park
• Grounded in a specific definition of Equitable Development
Elevating Equity
Equitable Development Framework Focused on Addressing Displacement Pressures

- Affordable Housing Development and Preservation
- Living Wage Jobs and Economic Development
- Arts and Culture
- Resident Leadership and Empowerment
- Advocacy
- High-Quality Healthcare
- High-Quality Education

Key Community-Based Supports

Residential and Economic Displacement
Cultural Displacement
Political Displacement
Elevating Equity Investments
Total Invested to Date: $42,025,246
Affordable Homes Preserved or Created to Date: 524
New Community Facilities: 4

- Affordable Housing
- Community Facilities
- Commercial and Retail Space
- Small Business Lending
- Resident Leadership & Empowerment
- Advocacy

New Development

- Affordable Housing
- Home Repair
- Arts & Culture
- Small Business Lending
- Resident Leadership & Empowerment
- Advocacy

Preservation

- Affordable Housing
- Health Care
- Education
- Workforce Development
- Access to Healthy Foods
- Advocacy

Community-Based Supports

3-Tiered Approach

www.liscdc.org/elevatingequity