

Rural LISC

Alabama

Rural LISC believes in rural America. Committed to providing support for rural communities, Rural LISC strongly believes that nonprofit community organizations play an essential role in making rural communities good places to live, work, do business, and raise children. It is dedicated to building the capacity of these organizations and increasing their production by generating resources and investing in their work.

Rural LISC partners with 76 community based organizations working to transform rural communities in 44 states. Since 1995, it has demonstrated the value of investing in and through resident-led, rural community development corporations (CDCs) by building capacity and making the resource and policy environment more supportive of their organizations and work.

Rural LISC provides technical assistance, capacity building and predevelopment grants, low-cost loans, and access to investor equity and bridge loans. Its Partner CDCs are part of LISC's Building Sustainable Communities strategy, which includes five key components: economic development, building family wealth, education, housing, health and education.

Rural LISC Partner CDCs are 501(c)(3) organizations charged with serving low-income families and communities as an integral part of their missions. These CDCs utilize a variety of tools in addition to Rural LISC's resources, including Low Income Housing Tax Credits (LIHTCs), New Markets Tax Credits (NMTCs), and U. S. Department of Agriculture (USDA) Community Facilities, Economic Development, and Rural Housing programs, such as Section 523 Mutual Self Help Housing, Housing Preservation Grants, Section 502 Direct Loans, Section 514/516 Farm Labor Housing Loans and Grants, and Section 515 Rural Rental Housing Loans.

CONTACT:

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ORGANIZATION FACTS:

Web: www.lisc.org/rural
Year Founded: 1995
Location: Fowler, CO
Footprint: National

By the Numbers:

(for 1995 to present)

- 6,500 jobs created or retained
- 31,107 low-income housing units developed
- 580 small businesses assisted

Ms. Gretchen Jackson

Ms. Gretchen Jackson, a native of Tuskegee in Macon County, Alabama, had been a resident of an affordable housing complex in Tuskegee since 2004. The complex is a USDA Section 515 Rural Rental Housing facility managed by longtime Rural LISC Partner CDC South East Alabama Self-Help Association, Inc. (SEASHA), a community based organization serving 12 rural counties in central and southeastern Alabama, including some of the poorest in the state.



Since 1995, Rural LISC has provided SEASHA with \$24.4 million to support their development of thriving and sustainable communities throughout their service area – addressing persistent problems of low homeownership rates, high unemployment, a declining business base, a lack of adequate medical care, educational deficits and problems of abandoned and severely distressed homes.

With encouragement from SEASHA staff, Ms. Jackson decided to attend SEASHA's housing counseling training and cleared her credit. In 2015, Ms. Jackson moved into her new home through the USDA Rural 502 Housing Program. She said, "I am so very proud to have something that I own." Employed as an optical assistant for the past 15 years, Ms. Jackson said she is looking forward to her daughter's graduation from high school this year and attending college in the fall.