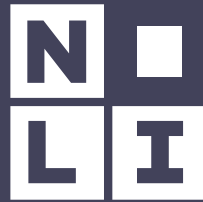


**RICHARD  
YOUNG**

**DIRECTOR OF PROGRAMMING - NOLI CDC**



**NORTH LIMESTONE COMMUNITY  
DEVELOPMENT CORPORATION**

WHAT MAKES A PLACE?

PLACE = PEOPLE + HISTORY

PEOPLE ARE MORE VULNERABLE  
THAN HISTORY

LET'S TALK ABOUT  
NEIGHBORHOOD CYCLES

ONE WAY TO SEE  
NEIGHBORHOOD CYCLES

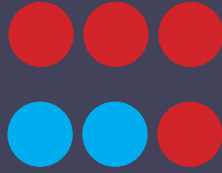
PLACE

"HEALTHY" NEIGHBORHOOD

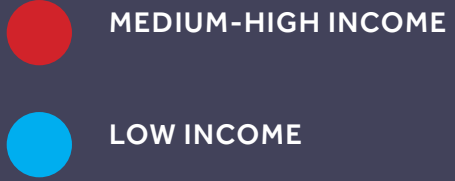


RESOURCE SHIFT

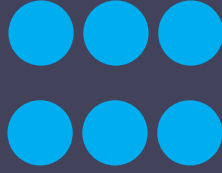
DISINVESTMENT



PEOPLE & SERVICES SHIFT

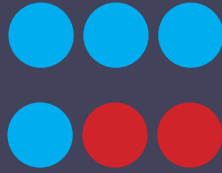


"UNHEALTHY NEIGHBORHOOD"



PRIVATE SECTOR  
ENTREPRENEURIALISM

INVESTMENT



GENTRIFICATION

"HEALTHY" NEIGHBORHOOD





**BUT THIS IS WHAT THEY REALLY ARE**

**"HEALTHY" NEIGHBORHOOD**  
RESOURCE SHIFT

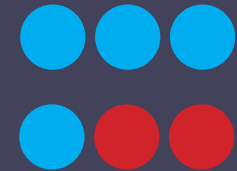
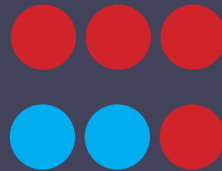
PLACE



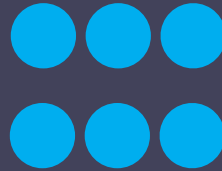
OTHER PLACE



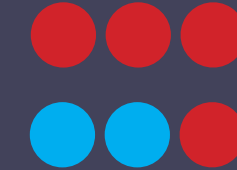
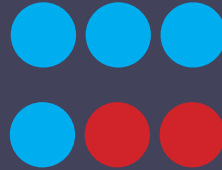
**DISINVESTMENT**  
PEOPLE & SERVICES SHIFT



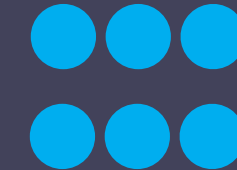
**"UNHEALTHY NEIGHBORHOOD"**  
PRIVATE SECTOR  
ENTREPRENEURIALISM



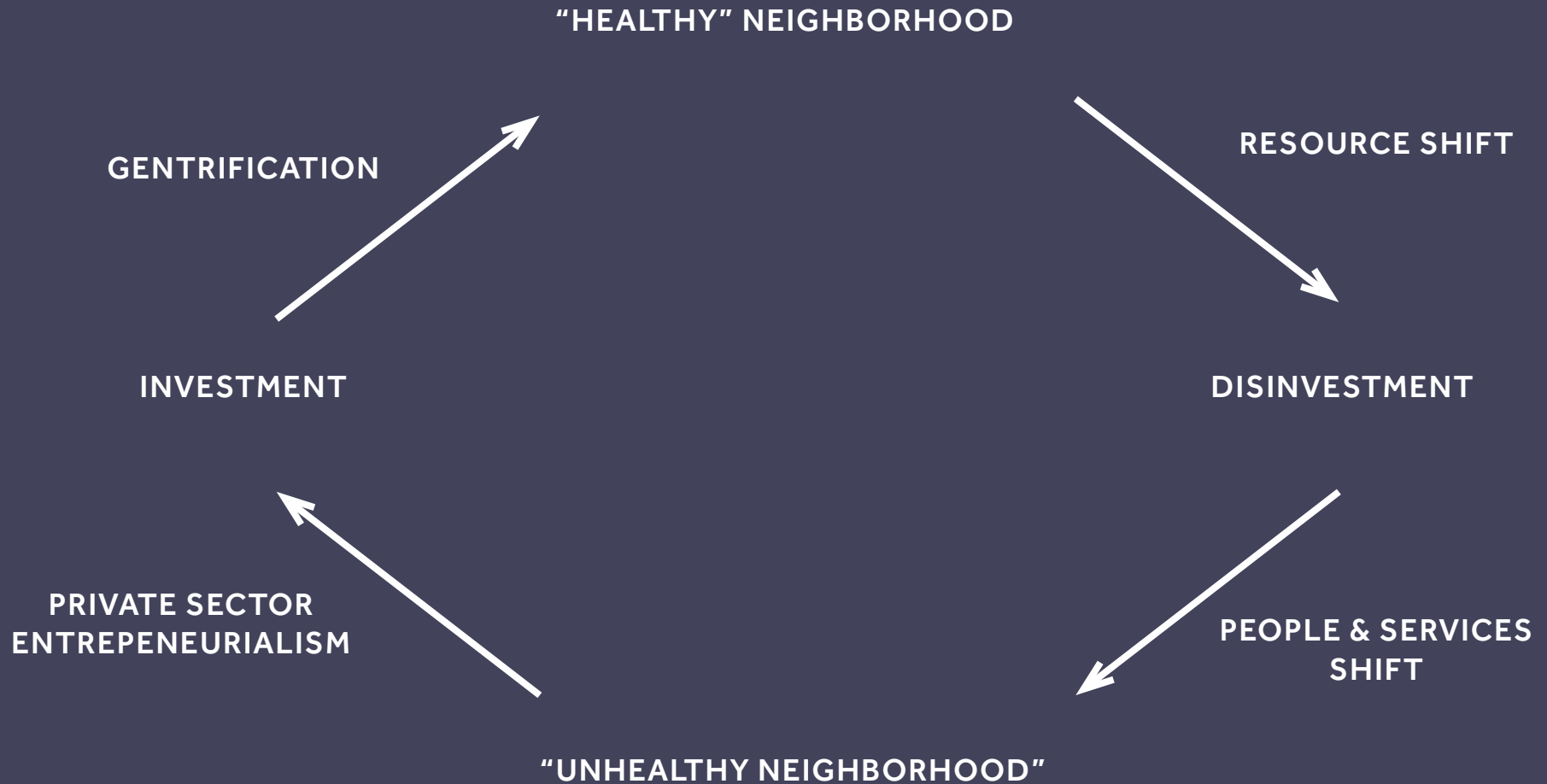
**INVESTMENT**  
GENTRIFICATION



**"HEALTHY" NEIGHBORHOOD**



# NEIGHBORHOOD CYCLES



# NEIGHBORHOOD CYCLES

## PRIMARY CAUSES OF TRANSITION FROM "HEALTHY" TO "UNHEALTHY":

### RESOURCE SHIFT

- Departure of accessible employment opportunities

### PEOPLE & SERVICES SHIFT

- Lack of excess income causes neighborhood services to leave
- Neglected infrastructure causes neighborhoods to be less accessible and aesthetically appealing
- Property value decrease causes reduction in homeownership rates and increase in rental and vacancy rates
- Decrease in accessible job opportunities cause increased rates of poverty
- Overworked parents struggle to assist children with educational opportunities
- Residents having to work multiple jobs causes less civic engagement
- Less civic engagement causes less government buy-in to repair infrastructure or listen to community needs

## PRIMARY CAUSES OF TRANSITION FROM "UNHEALTHY TO "HEALTHY":

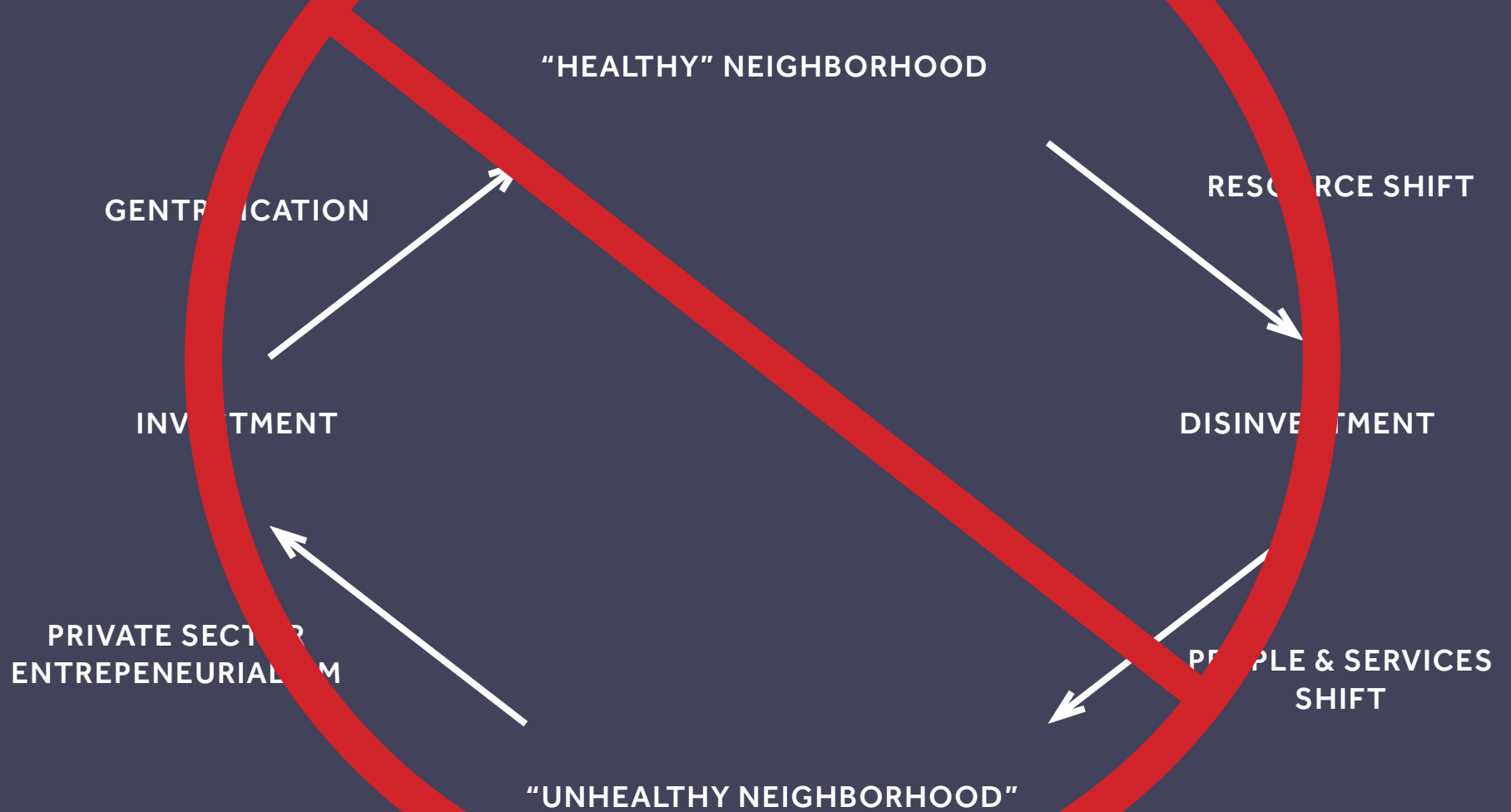
### PRIVATE SECTOR ENTREPRENEURIALISM

- Individuals with access to capital make strategic investments in neighborhood
- First wave of investment causes risk-averse upwardly-mobile individuals to return to neighborhood

### GENTRIFICATION

- Return of individuals with access to capital causes reinvestment in neighborhood services
- New private-sector investment causes increased attention to crumbling infrastructure
- Property value increases cause investors to purchase vacant and rental property to "flip"
- Influx of new residents causes disempowerment of long-time residents
- Increased access to capital allows new residents to be more civically engaged
- Increased civic engagement causes reinvestment by city primarily aimed at the most vocal constituency (those who are civically engaged and have access to capital)

# NEIGHBORHOOD CYCLES



# BREAKING NEIGHBORHOOD CYCLES

## CDCs

From Wikipedia:

A community development corporation (CDC) is a not-for-profit organization incorporated to provide programs, offer services and engage in other activities that promote and support community development.

- CDCs usually serve a geographic location such as a neighborhood or a town.
- They often focus on serving lower-income residents or struggling neighborhoods.
- They can be involved in a variety of activities including economic development, education, community organizing and real estate development.
- These organizations are often associated with the development of affordable housing.

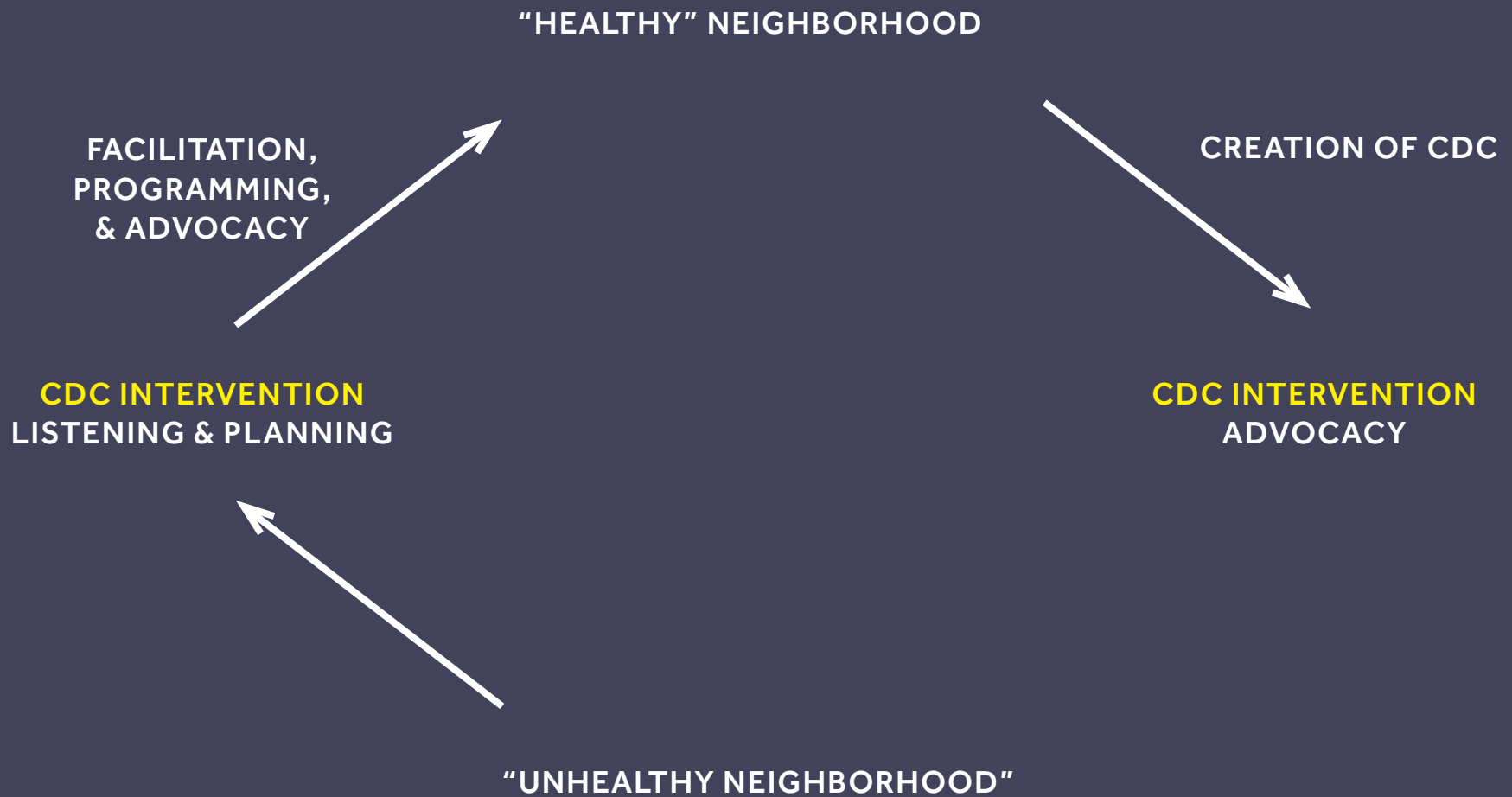
# BREAKING NEIGHBORHOOD CYCLES

CDCs

JUMP  STARTER

NEIGHBORHOOD  
ACTIVISTS

# BREAKING NEIGHBORHOOD CYCLES





# BREAKING NEIGHBORHOOD CYCLES

## ROLES CDCs CAN PLAY IN NEIGHBORHOOD CYCLE INTERVENTION:

### LISTENING

- Neighborhood-focused CDC's listen to their neighbors' concerns and priorities to determine the future of their community
- CDC's can bring parity and equity to voices in the neighborhood, ensuring all neighbors have an equal voice

### FACILITATION & PROGRAMMING

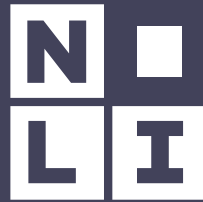
- CDCs can facilitate and provide educational, social service, and cultural programming
- CDCs can serve as Real Estate developers, allowing for easier and more targeted creation of affordable housing
- CDCs can provide connection points to social services to assist residents with financial issues, allowing a more equitable stake in the neighborhood's future
- CDCs can work with developers to ensure that development projects comply with neighborhood values and principles
- CDCs can leverage unique partnerships and opportunities

### PLANNING

- CDCs can work with City Officials, Residents, Non-Profit Organizations, and Neighborhood Social Services to create long-range plans for neighborhood development
- By listening to their neighborhood, CDCs can ensure neighborhood representation is present in planning
- Once adopted into Comprehensive Plans, this work will heavily guide city processes for development practices

### ADVOCACY

- CDCs can serve as a strong voice for neighborhood concerns and priorities
- CDCs can recruit businesses with accessible employment opportunities to locate in their neighborhood
- CDCs can serve as conveners for larger neighborhood issues, uniting multiple Neighborhood Associations, Council Districts, and more
- CDCs can advocate for philanthropic investment in neighborhood programs and priorities
- CDCs can work with government officials to mitigate effects of gentrification



**NORTH LIMESTONE COMMUNITY  
DEVELOPMENT CORPORATION**

# MISSION

WE ARE A NON-PROFIT COMMUNITY DEVELOPMENT CORPORATION  
FOCUSING ON THE LIVABILITY OF THE NORTH LIMESTONE CORRIDOR.



NORTH LIMESTONE COMMUNITY  
DEVELOPMENT CORPORATION

# WHAT WE DO

- NEIGHBORHOOD-BASED ECONOMIC DEVELOPMENT
- ADVOCATE FOR AND FACILITATE NEIGHBORHOOD PRIORITIES
  - BUILD AFFORDABLE HOUSING
  - COORDINATE CULTURAL PROGRAMMING
  - ENHANCE PUBLIC SPACE
  - IMPROVE ACCESS TO SOCIAL SERVICES
- ADDRESS THREATS TO NEIGHBORHOOD RESOURCES



NORTH LIMESTONE COMMUNITY  
DEVELOPMENT CORPORATION

# HOW WE DO IT

- PROGRAMS -

**LUIGART MAKERS SPACES  
NORTHSIDE COMMON MARKET  
CULTURAL PLAN  
THE NIGHT MARKET  
SUSTAINABILITY WORK  
NORTH LIMESTONE MUSICWORKS  
VIBRANCY MAP  
NORTHSIDE PRIDE COFFEE & MICROGRANTS**



**NORTH LIMESTONE COMMUNITY  
DEVELOPMENT CORPORATION**

# PARTNERS

## HOUSING / LUIGART MAKERS SPACES

- ArtPlace America
- John S. & James L. Knight Foundation
- Lexington-Fayette Urban County Gov.
- Blue Grass Community Foundation
- LexArts
- People's Exchange Bank
- Community Ventures
- Fayette Alliance
- Lexington Downtown Development Authority
- Lord Aeck Sargent
- AU Associates
- Crawford Builders
- Alt32
- First Security Bank
- UK College of Design
- Habitat for Humanity
- KY Hemp Industries Association

## CULTURAL PLAN

- National Endowment for the Arts
- Kresge Foundation
- Blue Grass Community Foundation
- University of Kentucky Office of Sustainability
- University of Kentucky Department of Community Leadership and Development
- University of Kentucky Department of Landscape Architecture
- North Limestone Neighborhood Association
- Castlewood Neighborhood Association
- MLK Neighborhood Association
- Fayette County Public Schools
- Hope in Focus

## ENVIRONMENTAL WORK

- Lexington-Fayette Urban County Government
- S.L. Gimbel Foundation
- Blue Grass Community Foundation
- Kentucky American Water
- Seedleaf
- EcoGro
- Town Branch Tree Experts
- Bluegrass Greensource
- Bullhorn Creative
- North Limestone Neighborhood Association
- Castlewood Neighborhood Association
- MLK Neighborhood Association
- Wild Ones

## ECONOMIC DEVELOPMENT

(NIGHT MARKET & COMMON MARKET)

- John S. & James L. Knight Foundation
- Lexington-Fayette Urban County Gov.
- Blue Grass Community Foundation
- Bluegrass Farm to Table
- Kentucky for Kentucky
- West Sixth Brewing
- Over 500 vendors

## OTHERS

- Mt. Brilliant Farm Foundation
- RW Kenan Foundation
- Central Kentucky Youth Orchestras
- Lexington Fair Housing Council
- Lexington Art League
- Walk [Your City]
- Kentucky Arts Council
- Lexington Rescue Mission
- Many, many more

# FUNDING & IMPACT

**\$425,000 - ARTPLACE AMERICA**

*led to*

**\$25,000 GIMBEL FOUNDATION (CA)**

**\$75,000 NATL ENDOWMENT FOR THE ARTS**

**\$50,000 KNIGHT FOUNDATION**

**\$200,000 PRI KNIGHT FOUNDATION**

**\$150,000 LFUCG BUDGET**

**\$300,000 - LFUCG AHTF**

**\$90,000 LFUCG WQIP**

**\$560,000 KNIGHT CITIES CHALLENGE**

**\$150,000 - PRIVATE FOUNDATION SUPPORT**



**NORTH LIMESTONE COMMUNITY  
DEVELOPMENT CORPORATION**

# MOVING FORWARD

- SUSTAINABILITY OF ORGANIZATION
  - ENSURING AFFORDABILITY
  - CULTURAL PRESERVATION
- KNOWLEDGE SHARING FOR OTHER NEIGHBORHOOD-BASED CDCs
- GROWING NEIGHBOR'S CAPACITY



NORTH LIMESTONE COMMUNITY  
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# WHAT CAN YOU DO TO HELP BREAK NEIGHBORHOOD CYCLES?

- ADVOCATE FOR INCREASE IN MINIMUM WAGE
  - ADVOCATE FOR MORE BIKEABLE AND WALKABLE COMMUNITIES -EVERYWHERE-
  - PATRONIZE LOCAL BUSINESSES
- ADVOCATE FOR AFFORDABLE HOUSING PROGRAMS
- ADVOCATE FOR THE REDUCTION OF URBAN SPRAWL
  - CONTRIBUTE TO OR VOLUNTEER WITH GOOD ORGANIZATIONS DOING GOOD WORK



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