

HB

430

## General Background: Neighborhood Reinvestment Corporation

### - Public Nonprofit Corporation

Mission: Assist local communities in revitalizing declining neighborhoods for the benefit of local residents. \* Goals achieved through development and support of Neighborhood Housing Services.

May provide grant assistance, training and technical assistance for the following strategies.

- The Apartment Improvement Program (AIP): Utilizes a computerized Real Estate Investment Analysis Model to provide financial analysis of the current and projected operations of each building being studied. The model is individually tailored to improve the economic viability of buildings and to finance improvements via tax assessment reviews, increased investment or restructured mortgages.

Note: Fannie Mae signed an agreement with NHS allowing a lender to provide financing which is then purchased by FNMA.

Result: 20 AIPs were at work in 17 communities, rehabilitating 13,000 apartment units and triggered direct reinvestment of \$75 million by end of 1984.

- Owner-Built Housing: Families are trained to work as a group, investing about 40 hours/week collectively building new homes with their labor as down payment. Neighborhood Reinvestment provides intensive technical assistance, training the local NHSs to serve as a management unit.

- Problem Property Strategies: Designed to address specific barriers to the revitalization process.

- Rehabilitation and Sale Program: helps NHSs purchase and fully rehabilitate vacant homes for resale to new homeowners.

- Homeownership Promotion Program: provides counseling and financial assistance to help local tenants purchase and rehabilitate their current residence or nearby home which is vacant or abandoned.

- Neighborhood Commercial Management Program: Working with commercial property owners, assessment and analysis of the commercial district and its market; partnership organization; strategy development and program implementation. Full-time staff of program can market vacant space, package business expansions and property improvements, implement capital improvements, and promote image and vitality of commercial area.

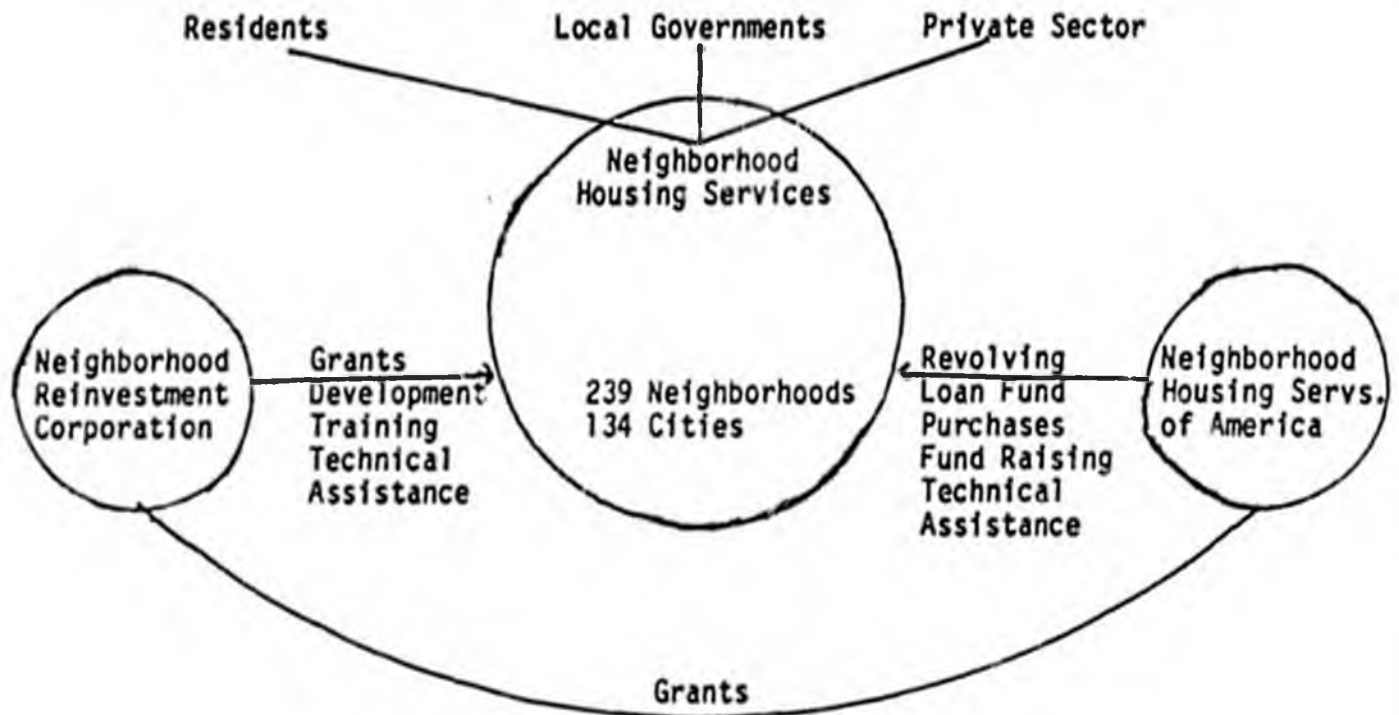
- NHS Insurance Industry Full Partnership: Designed to strengthen the delivery of standard voluntary residential insurance services to NHS neighborhoods. NHS provides an in-house insurance coordinator who provides counseling and outreach services in cooperation with participating agents and companies.
- Residentia' Energy Conservation Services: Helps to design and field test energy saving strategies that can be integrated with basic NHS services. Comprehensive homeowner counseling. Aimed at low-moderate income.
- Neighborhood Preservation Projects: Designed to identify and pass onto NHSs strategies for preservation, and may provide a modest demonstration grant for a promising project.
- Mutual Housing Association Demonstration: Patterned after a successful Western European housing form, the association develops, owns, and manages housing in the public interest, offering members a housing option between homeownership and rental and enabling low-moderate income families to acquire a quality home at affordable costs.

#### National Housing Services of America (NNSA)

A national nonprofit organization created to support establishment of a local NHS. NNSA developed and operates a national loan purchase program for local NHS revolving loan funds. RLFs are used for residential and commercial property ownership and/or development. Funds are loaned to those otherwise unable to secure loans. National leverage average: 32 to 1.

Also provides: broad range of organizational development assistance, training and on-site technical services including: (1) executive director orientations; (2) Board of Directors' workshops; and (3) local educational workshops.

THE SYSTEM



Potentially eligible communities: Anchorage, Fairbanks, Nome, Kodiak, Juneau

Others may qualify depending on whether or not they have business districts which can benefit from revitalization efforts.

## Alaska Main Street Program

A program of the National Trust for Historic Preservation.

Provides grants from MAIN STREET Center and from other federal agencies to revitalize downtown.

Provides technical information, design assistance and training to local communities in historic preservation and downtown development techniques.

Central Element: Build public/private partnerships, emphasizing promoters, good design, effective organization and economic reinvesting as tools for downtown revitalization. The program requires a three-year commitment in an incremental approach to produce highly visible, short-term results while creating fundamental changes in downtown's leadership structure and economy.

- Targeted at communities with populations less than 50,000 to spur economic development using historic preservation as a vehicle.
- Mandates cooperation by the public and private sectors.
- Encourages historic preservation or historic compatibility, focusing on a community's unique historic origins. This enables leveraging of state and private monies through federal tax incentives for historic preservation.
- Mainstreet USA then works toward achieving registration of particular structures or area as a historic site; thereby eliminating the need for conformity with the Uniform Building Code.
- Finally, a marketing plan is implemented utilizing public events.

Since 1980, the Mainstreet Center has helped 28 states and almost 350 communities develop downtown revitalization programs.

Potentially eligible communities: Nome, Kotzebue, Seward, Sitka, Ketchikan, Kodiak, Juneau, Fairbanks.

Note: Other communities may be eligible depending upon whether or not they indicate interest and if there is a project for historic preservation around which a downtown revitalization effort can evolve.