

**U. S. Department of Housing and Urban Development  
Historically Black Colleges and Universities National Conference  
Dallas, Texas  
October 18, 2007**



**Tapping Into The Power of Good In Society through HBCU-Led Community  
Development**

**Benedict-Allen Community Development Corporation**

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**Executive Director**

# Mission

- The Benedict-Allen Community Development Corporation was established in 1995 by Benedict College, a Historically Black College, located in Columbia, SC.
- The agency was formed as a vehicle to focus college resources on revitalization efforts in the Waverly and Read Street communities that surround the campus.
- The primary objective is to serve as a catalyst for change by combining public and private resources to accomplish common goals.

# HUD HBCU Funding



	Funding	Leveraging
• 1996	\$250,000	\$ 558,757
• 1998	\$365,898	\$2,628,828
• 2000	\$380,000	\$ 622,134
• 2001	\$500,000	\$ 594,339
• 2002	\$500,000	\$1,170,780
• 2004	\$550,000	\$1,772,417
• 2006	\$600,000	\$ 50,000
• 2007	\$600,000	\$ 130,650
	Total \$3,745,898	Total \$7,527,905

**Total Community Impact: \$11,273,803**

# Projects

The CDC serves as the outreach arm of the College initiating and managing various types of community development projects including affordable housing development, workforce development, economic development and the construction of community facilities.



**L-R** Benedict College Community Park completed in 2004



**L-Oak Street** Development 4 units. Cost \$470,000 Completed 2002



**R-Benedict College** Business Development Center 25,000 sq. ft. Cost 2.7 million dollars Completed 2002

# Projects Continued



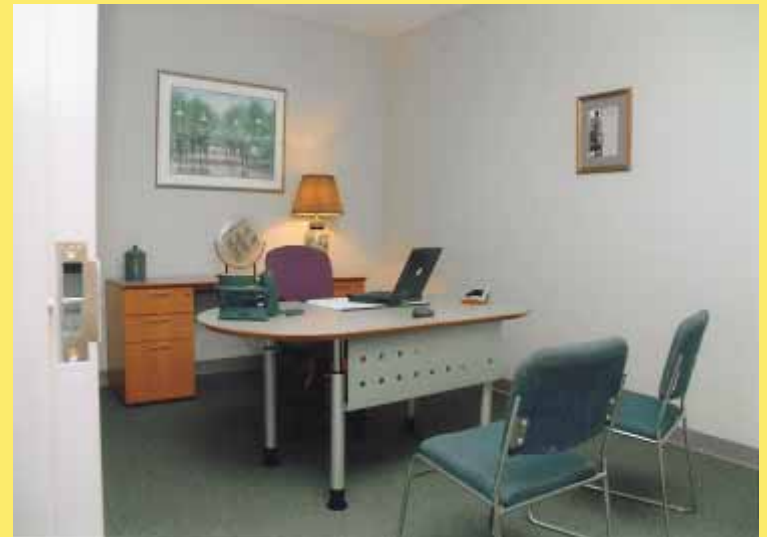
L- Mr. Roosevelt Washington and Family celebrate the purchase of their first home.

R- CreditSmart instructor Dr. Swamy Nadig speaks to freshman students at Allen University regarding money management.



L- Laborers complete framing of Business Development Center Incubator office suite.

R- Completed virtual office suite located in the Benedict College Business Development Center.



# Current Projects

## 2006 HBCU Project SUSTAIN I

The project features several components including the renovation of a substandard vacant building for use as a digitally enhanced community learning center.

- Clearinghouse on sustainable development and energy conservation.
- Provide housing counseling, homebuyer training, and workforce development services to area residents both on site and via the web.
- Create a sustainable web portal which will provide virtual access to target area residents



## 2007 HBCU Project SUSTAIN II

This project focuses the College's efforts on promoting housing affordable and economic development within the Columbia Empowerment Zone.

- Construction of up to 15 single family green affordable housing units.
- Provide homebuyer education and housing counseling to local residents.
- Provide technical and management assistance to local small business enterprises.
- Capitalize the Minority Revolving Loan Fund.



# Project Highlights

- During the past 10 years Benedict College and the CDC have built or renovated 21 homes at a cost of over \$3.5 million dollars.
- Completed construction of a community Recreational Park at a cost of over \$1.1 million dollars
- Constructed a \$2.7 million dollar 25,000 sq. ft. Business Development Center
- Acquired 30 substandard or vacant houses and lots for redevelopment at a cost of over \$900,000
- Provided housing, credit counseling and financial literacy services to approximately 2,100 clients
- Provided job training and placement assistance to over 400 low-income men, women and youth at a cost of over \$4 million dollars



**Before**

**L-R** 2326 Laurel Street

Construction cost  
\$160,000

Completed 2001



**After**

# Partnerships

Benedict College has developed many partnerships which contribute funding and other resources to advance our community development efforts.

- U. S. Department of HUD
- U. S. Department of Labor
- U. S. Department of Commerce
- U.S. Department Health and Human Services
- U.S. Department of Treasury
- U.S. SBA
- Federal Home Loan Bank of Atlanta
- Fannie Mae Corporation
- Freddie Mac Corporation
- Bank of America
- State and local government



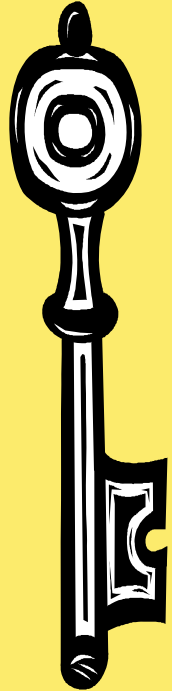
Freddie Mac CreditSmart  
Consumer credit education initiative



Individual Development Account (IDA) Program  
- Matched savings accounts for qualified participants  
- Financial literacy training



# Keys to Successful HBCU Led Development



- Establish and maintain strong communication with target area residents and community leaders throughout the planning, implementation and evaluation phase of projects.
- Develop a comprehensive agreement that defines the roles of the institution and its partners with specific goals and objectives.
- Create a process to hire, compensate, promote, and retain competent leadership within the institution and develop a succession plan for future growth in community-based organizations.
- Develop diverse funding streams which provide flexibility when addressing community needs.
- Create opportunities for projects and activities that promote community economic development and promote sustainability.

# Conclusion

Benedict College has been successful for the past ten years employing a strategy of comprehensive development, community coordination while utilizing its CDC as a tool for outreach.

Similar models can be effective in other communities, but we must recognize that there are constraints to affordable re-development within distressed communities.

In order to ensure success, the right model for development must be used.