



Transforming Neighborhoods

Local Initiatives Support Corporation
2007 Progress Report

LISC
Indianapolis
*Helping neighbors
build communities*

Helping Neighbors Build Healthy Communities



Local Initiatives Support Corporation (LISC) is a national organization with a local focus committed to helping urban communities grow and improve. We work with local nonprofit community development organizations to help transform distressed neighborhoods into healthy communities that are great places to live, work, do business, and raise families. Indianapolis LISC mobilizes corporate and philanthropic support on behalf of local neighborhoods, pro-

viding them with loans, grants and equity investments, policy support, and the technical and management assistance they need to realize their goals.



Nationally, LISC works in collaboration with community development partners in 37 states, covering 30 cities/metro areas and 582 rural counties. Since 1980, the National LISC has invested \$8.6 billion in grants, loans, and equity, which have leveraged an additional \$25.3 billion in total development activity across the country.



Indianapolis LISC in 2007: A New Strategic Direction

In 2007, LISC adopted a new strategic plan to realign programs and resources in a way that promotes neighborhood-led comprehensive community development. Comprehensive community development addresses neighborhood life as a whole. It understands that neighborhoods are more than housing units, and that education, safety, health, economic opportunity, and recreation are critical to lasting, positive neighborhood transformation. This approach allows Indianapolis LISC to leverage national and local resources on behalf of neighborhoods where the capacity and conditions for community transformation exist.

In 2007, Indianapolis LISC had an excellent investment year. We committed nearly \$4.1 million to community-based organizations in support of neighborhood development across the city, an increase of approximately \$1 million in program investments over 2006. This investment includes approximately \$2 million in loan financing, \$443,000 in recoverable grants, and over \$1.4 million in total grants. Altogether, these investments leveraged \$27 million in additional investment in local projects. Indianapolis LISC also assisted more than 22 community-based organizations in a combined effort to build and transform 228 affordable housing units and 376,984 square feet of office, retail, and classroom space. In addition, we recovered \$1.8 million in loan and recoverable grant repayments, creating even more resources to fund important projects and initiatives.

2007 ACCOMPLISHMENTS AT A GLANCE

Total Loans, Lines of Credit, Guarantees Committed	\$2,003,125
Total Recoverable Grants Committed	\$443,000
Total Grants Committed	\$1,401,702
Total Program Activity	\$4,068,412
Project Investment Leveraged	\$27,587,407
New Square Footage Impacted	376,984
Total Housing Units Impacted	228
Loans and Recoverable Grants Repaid	\$1,847,918



Six Strategic Program Areas. One Comprehensive Approach.

As part of our new strategic direction, Indianapolis LISC has identified six program areas to focus on through 2010: comprehensive community development, affordable housing, local economic activity, education, increasing family income, and healthy environments. These six areas encompass Indianapolis LISC's comprehensive approach to community development and recognize the vital components of healthy, sustainable neighborhoods.

INDIANAPOLIS LISC'S SIX PROGRAM AREAS

- *Supporting comprehensive community development.* Addressing neighborhood life as a whole to effect lasting transformation.
- *Expanding capital investment in housing.* Helping to create nicer, safer, more affordable places to live.
- *Stimulating local economic activity.* Spurring business development in urban neighborhoods.
- *Increasing family wealth, income, and employment.* Dealing with poverty issues at their root.
- *Improving access to quality education.* Giving students and parents better programs and more choices.
- *Supporting healthy environments and lifestyles.* Bringing a green agenda to community development.

GINI NEIGHBORHOODS AND CONVENING ORGANIZATIONS*

Neighborhood	Convening Organization
1. Northeast	Binford Redevelopment and Growth (BRAG)
2. Near East Side	Boner Center
3. Southeast	Southeast Neighborhood Development (SEND)
4. Southwest	West Indianapolis Development Corporation
5. Near West	Hawthorne Community Center
6. Northwest	Crooked Creek CDC



*For more information on Great Indy Neighborhoods Initiatives, visit www.greatindyneighborhoods.org

Supporting Comprehensive Community Development

The Great Indy Neighborhoods Initiatives (GINI) embodies Indianapolis LISC's comprehensive approach to community development. LISC partnered with the City of Indianapolis, the Indianapolis Neighborhood Resource Center (INRC) and others to support six neighborhoods in the GINI Demonstration Initiative with funds for staffing, technical support, organizational development assistance, and seed funding for implementing quality-of-life plans.

Each GINI neighborhood's quality-of-life plan began with a visioning event in which neighborhood leaders and stakeholders shared their goals and their ideas for the future of their communities. This led to nearly five months of intensive quality-of-life

planning—an activity that typically involved more than 400 participants and nearly 200 planning meetings. All six plans were completed in 2007.

GINI also continues to spread the seeds of comprehensive community development to other urban neighborhoods through the Engagement Initiative. This initiative, which seeks to develop leaders and connect neighbors with resources, provides technical assistance and mini-grants to support neighborhood-driven programs.

In addition, LISC has the capability to help any Indianapolis neighborhood looking to organize and improve. Contacting LISC can be a great first step toward building a better neighborhood.



Cottage Home neighborhood

Indianapolis LISC continues to play a vital role in the advocacy, community engagement, and financing necessary to improve urban housing.



Rink-Savoy residents

Expanding Capital Investment in Housing

Indianapolis LISC continues to play a vital role in the advocacy, community engagement, and financing necessary to improve urban housing. We are especially interested in encouraging transformational-scale urban housing developments; that is, projects of large scope that effectively jumpstart deteriorating neighborhoods.

In 2007, Indianapolis LISC provided financing for a number of important projects, including:

- Renovation of the Blue Triangle Building into supportive housing for very low-income veterans.
- Acquisition and rehabilitation of the Mapleton Apartments.
- Predevelopment of Oasis Town Center, which will provide senior housing.
- An implementation plan for transformational-scale housing development in the Willard Park and St. Clair neighborhoods.

We also saw the fruition of recent investment in affordable housing when the Rink-Savoy Apartments and Rink Condominiums opened downtown. This certified historic rehabilitation project includes 60 apartments and five condominium units targeted to low- and moderate-income residents, with 18 rental units set aside for very-low-income residents. LISC also provided a grant to Rebuilding Together Indianapolis to support a one-day work blitz on a Saturday in April, which brought together 800 volunteers to rehabilitate 23 homes in the UNWA neighborhood.



Mural in Fountain Square

Stimulating Local Economic Activity

Recognizing the essential role of economic development in building healthy neighborhoods, Fostering Commercial Urban Strategies (FOCUS) is a LISC initiative that works to increase economic investment and opportunity in seven targeted neighborhood commercial corridors: Irvington, North Meridian Street, East 10th Street, Dr. Martin Luther King Jr. Street, Fountain Square, West Washington Street, and 16th Street. With LISC support, these corridors have the potential to become attractive centers for neighborhood life.

LISC sponsored a two-day commercial training on forming joint ventures and creating retail leasing strategies for neighborhood-based organizations. LISC also provided funds for FOCUS staff to attend an intensive EPA and IDEM brownfields training.

FOCUS staff assisted 48 small businesses in the seven corridors in 2007, attracted 13 new businesses to these districts, helped to create 42 new jobs, and organized eight street cleanliness and maintenance projects. The corridors raised \$144,000 for their programs and organized the participation of 240 volunteers.

2007 FAÇADE PROGRAM AT A GLANCE				www.focusindy.com
	# of Grants Awarded	Amount of Grants Awarded	Private Investment Leveraged	Amount of Grants Requested
Round One	33	\$235,000	\$300,000	\$501,000
Round Two	11	\$65,000	\$70,000	\$186,000
Total	44	\$300,000	\$370,000	\$687,000

Facade Improvement Program Expands

The FOCUS Façade Program renovates blighted structures to help accelerate the visible change on a corridor, helps small businesses, raises private investment, builds connections between neighborhood groups and small businesses, and increases momentum for real estate development. In 2007, LISC leveraged a city grant with \$370,000 in private investment to create a much larger pool of funds to help neighborhood businesses look their best.

Indianapolis LISC conducted two larger funding rounds for the façade program in 2007. Sixty-seven applications were submitted, requesting a total of \$687,000 in matching façade grants. Businesses in the FOCUS corridors and low-income census tracts were targeted, though grants were awarded to areas throughout the city.




FOCUS facade

Business Recruitment and the Brownfields Initiative

FOCUS implemented a business recruitment program to fill empty locations in the seven commercial corridors. A consultant was hired to identify vacant locations and coordinate the leasing efforts. In January 2008, a storefront leasing office opened in Fountain Square to provide information on the selected vacant properties and on the surrounding neighborhood.

The Neighborhood Brownfields Initiative is a flexible loan and grant fund that provides environmental testing, remediation grants, and technical assistance to FOCUS business districts and other neighborhood-based organizations. Indianapolis LISC awarded \$19,000 in grants to test and remediate potentially contaminated sites in close collaboration with the City of Indianapolis' brownfields program.

The image shows the interior of a restaurant, Jockamo's Upper Crust Pizza. In the foreground, a wooden booth with a dark metal railing runs along the right side. Several people are seated at tables in the middle ground, some facing the camera and others with their backs to it. A large window on the left side of the image provides a view of the street outside, where a white van and a dark car are visible. The walls are a light beige color, and there are framed pictures on the wall. The lighting is warm and ambient, with track lighting on the ceiling. The overall atmosphere is casual and inviting.

The FOCUS Facade Program
renovates blighted structures to help
accelerate visible change.



Center for Working Families in Martindale-Brightwood neighborhood

Increasing Family Income, Wealth, and Employment

With project support from the Annie E. Casey Foundation, LISC's Centers for Working Families (CWF) program marked its first full year of operation in 2007. This effort is designed to complement LISC's traditional housing and economic development efforts with a network of local sites that help working-poor families achieve economic success. Each CWF is operated by a community group with deep roots in the neighborhood. The CWF provides employment services, financial counseling, access to income assistance, and affordable financial services.

In 2007, LISC sponsored two CWF sites: the Hawthorne Community Center in West Indianapolis, and Oasis Christian CDC in Martindale-



CWF family

Brightwood. The program provided technical assistance with program design and staff training at both sites. In total, 93 participants enrolled in CWF services, 40 received employment services, and 35 received financial counseling.

To complement the CWF program, LISC managed the Making Connections Jobs Pipeline to connect residents in two Annie E. Casey Foundations Making Connections neighborhoods with jobs. The Jobs Pipeline targets growth sectors in the local economy, such as health services, manufacturing, and warehousing. In 2007, 120 participants were placed in jobs with an average wage of \$9.84 an hour through this program.

Improving Access to Quality Education

Because neighborhoods need educational options to retain and attract families, LISC continues to support charter schools with facility financing and technical assistance and to offer programs that support traditional public schools. In 2007, LISC provided technical assistance and recoverable grants and loans to several charter schools. A \$1 million grant was awarded to Herron High School to renovate the former Herron School of Art building. The restored building opened to 230 students in

late August, and is already fostering impressive academic achievements.

LISC continued to support the Southeast Neighborhood School of Excellence (SENSE), an elementary school founded by Southeast Neighborhood Development (SEND). In addition, a Charter School Facility Fund loan of \$3 million was approved for the Lighthouse Charter School by the Indianapolis Bond Bank and guaranteed by LISC. This fund will provide a reliable source of long-term, affordable financing to charter schools.

Through our relationship with State Farm and the National Service-Learning Partnership, LISC is also supporting a pilot service learning initiative at Skiles Test Elementary School, located in the BRAG neighborhood. The school will receive funding for its service learning program addressing the continued improvement of Skiles Test Nature Trail. Students and teachers have identified a number of potential projects that will allow students to learn about the history and ecology of Skiles Test Nature Park and support the neighborhood's quality-of-life plan.

Herron High School





Herron High School classroom



Ben Davis High School, NFL Football Field Grant recipient

Moving Ahead

2007 was a year of tremendous accomplishment for Indianapolis LISC. We redefined our strategic plan to focus on a more comprehensive approach to community development in key neighborhoods. We continued to grow our overall investment in local projects. Square footage affected by LISC investment is at an all-time high. Our toolkit of resources to support our neighborhood partners expanded to include support for human and organizational capacity. These advances will allow us to more effectively support neighborhood priorities. Together with our partners, we will continue to transform Indianapolis neighborhoods in the years ahead.

Supporting Healthy Environments and Lifestyles

Indianapolis LISC believes that continuing investment in older neighborhoods is the most environmentally responsible activity this city can undertake. Consequently, we are working to integrate a Green Development Agenda into our community development efforts.

In 2007, as part of the NFL Grassroots Program, Indianapolis LISC provided Indy Parks Foundation with \$50,000 to upgrade the field, stands, and concession areas at the Christian Park Youth Football Field. The NFL and LISC partner in the matching grant program to refurbish old playing fields and create new ones in struggling neighborhoods across the country. Since the first NFL grant in Indianapolis in 1995, LISC has invested \$392,500 in the preservation and creation of community fields. It's just one way LISC is helping to build better environments—and happier kids in the process.

2007 Contributors

The Local Advisory Committee and staff of LISC gratefully acknowledge our 2007 contributors who, through their generous support, help make Indianapolis neighborhoods great places to live, work, do business, and raise families.

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