READY FOR OUR CLOSE-UP
ANNUAL REPORT 2010
Lights! Camera! Action!

One thing anyone associated with community development will tell you is that it’s called “development” for a reason. Change does not stop—so the idea of effecting “lasting change” in an urban neighborhood means that you have to keep developing. You have to keep responding to new realities and new situations as they arise. In maintaining great neighborhoods, there is only progress or regression; standing still is actually the same thing as falling behind.

But there comes a time when you hope you have fostered the creation of truly sustainable communities: neighborhoods that both stand on their own and are well integrated into the life of the larger metropolitan region. There also comes a time when—knowing you’re a work in progress—you need to share your story with the world.

In 2010, Indianapolis LISC took big steps toward both of these milestones. This year marked the end of our three-year strategic plan, which included the successful conclusion of the three-year Great Indy Neighborhoods Initiatives (GINI) in 2009. In GINI’s wake, in 2010, we created Indianapolis LISC Sustainable Communities to help urban neighborhoods that are already showing progress take the next steps toward achieving sustainability. And, in 2012, we’ll be showing off to the world one of our urban neighborhoods—the Near Eastside—as part of the Super Bowl Legacy Initiative. Super Bowl XLVI is coming to Indianapolis, and much of the groundwork for this unprecedentedly ambitious project was laid in 2010.

At the end of GINI, we celebrated progress in all of our Demonstration Initiative neighborhoods. All of these neighborhoods developed and began to implement intensive, neighborhood-driven quality-of-life plans. From a blossoming restaurant and entertainment district that’s driving interest in the Southeast neighborhood...to the opening of an 86,000-square foot Kroger store serving the Northeast neighborhood...to innovative educational opportunities in the Southwest neighborhood...to green development and transportation improvements on the Northwest side...to programs helping neighbors gain the financial skills they need to help get ahead on the Near Westside...GINI neighborhoods are now on a clear path from “good” to “great.”
The lessons learned and best practices we developed for GINI are now being applied in Indianapolis LISC Sustainable Communities: a platform that brings together proven, long-term approaches to community revitalization. LISC is continuing to support neighborhoods where real change is occurring, helping ensure that the progress spurred by GINI leads to neighborhoods that can sustain themselves. Moving forward, LISC is providing support for key staffing, catalyst grants, technical assistance, loans, and other tools to help neighborhoods help themselves—as well as helping develop relationships with other funders to support community projects.

GINI quality-of-life planning was also instrumental in helping Indianapolis attract Super Bowl XLVI. Knowing about the NFL’s policy of developing a community project in the cities where the Super Bowl is played, LISC proposed that the Indianapolis Super Bowl Bid Committee adopt the Near Eastside’s quality-of-life plan to leave a lasting legacy of the one day sporting event. NFL leaders and team owners were favorably impressed by this Legacy concept—and LISC and Near Eastside neighbors leveraged the NFL’s commitment to jumpstart a number of projects that are already having tremendous impact in this part of town—one of Indianapolis’s most troubled neighborhoods.

Throughout this report, you’ll learn about our success over the past three years and get special “close-up” glimpses at key features of the Legacy Initiative. But before you see them, we’d like to give you a quick look at the big picture:

In 2010, LISC invested a total of $22,819,358 in our neighborhoods, including $475,920 in loan financing, $195,000 in recoverable grants, $1,357,184 in program grants, and $202,160 in training, technical assistance, and capacity building. In addition, we leveraged another $26,833,519 in other neighborhood development investment.

And the work goes on. Being “ready for our close-up” doesn’t mean we’ve gotten everything perfect. There’s still a lot of work to be done in Indianapolis neighborhoods.

But we at LISC are always ready for you to look at what we’re doing—to get involved and see how we’re working with community leaders, corporations, philanthropic organizations, and lots of dedicated neighbors. We’re proud of the work we’re doing together. We invite your scrutiny—as well as your ideas, your passion, and your support.

After all, at this time next year, the Super Bowl will be over. But the hard work of community development will continue. Indianapolis LISC is here to ensure that positive change is always part of what’s happening in our urban neighborhoods. We’ve changed a lot, just in the past three years. We’re excited to play a supporting role in so many of the exciting changes just ahead.
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<th>Indianapolis Activity 2010</th>
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<tr>
<td><strong>Total Activity</strong></td>
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<tr>
<td>Total Investment: $22,819,358</td>
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<tr>
<td>Loans: $475,920</td>
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<td>Grants: $1,552,184</td>
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<td>Equity: $20,589,094</td>
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<td>Program Consultants: $202,160</td>
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<td>Units: 323</td>
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<td>Sq Ft: 240,168</td>
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<td>TDC: $49,652,877</td>
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<td><strong>LISC</strong></td>
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<td>Sq Ft: 240,168</td>
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<td>TDC: $22,360,280</td>
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<td><strong>NEF</strong></td>
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<tr>
<td>Equity: $20,589,094</td>
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<td>Net Units: 173</td>
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<td>Net TDC: $27,292,597</td>
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Supporting Comprehensive Community Development

“Comprehensive community development” is more than bricks and mortar, more than improving the quality of neighborhood housing. It’s an approach that considers the entire life of the community: education, recreation, health and safety, commerce, and more. Over the last three years, LISC has leveraged more than $153 million in investments to rejuvenate neighborhoods in distress.

In 2010, Indianapolis LISC embarked on a new phase of support for comprehensive community development with the launch of LISC Sustainable Communities. Through this program, LISC continues to support the development of urban neighborhoods that are already making progress toward becoming better places to live, work, visit, and raise families.

LISC partners with a wide range of organizations, pulling together resources that can help neighbors help themselves. We have also secured funding to help ensure that the quality-of-life planning process that was implemented so successfully in the GINI Demonstration neighborhoods didn’t end with the conclusion of GINI; in fact, one new urban community, the Mid North neighborhood, is already working on a quality-of-life plan. LISC is working with The Children’s Museum of Indianapolis to convene neighborhood stakeholders and implement this process, giving them access to the experience that is already working in other great Indy neighborhoods.

CLOSE-UP: Chase Legacy Center

Thanks to a $1 million contribution from JP Morgan Chase, $1.8 Million in net New Market Tax Credit equity investment from LISC & Chase, a $200,000 LISC NFL Fields Grant, and local grants, the Chase Near Eastside Legacy Center is now under construction. Scheduled to open at the end of 2011, the community center will house a greenhouse, educational gardens, and a fitness center, and several organizations that provide programs and services to neighborhood residents.
Expanding Capital Investment In Housing

Although housing is not the only thing involved in comprehensive community development, improving the quality, variety, and availability of neighborhood housing is still a pillar of LISC’s neighborhood revitalization strategy. Over the past three years, LISC has not only supported numerous housing projects financially, but has also organized project development training focused on transformational-scale, mixed income homeownership and rental projects around the city.

LISC has been a big supporter of predevelopment and financing for these projects that have the size and scope to truly transform neighborhood housing. LISC also supports individual projects designed to serve target populations, including low-income renter, moderate-income working families, seniors, and other residents of older urban neighborhoods. In 2010, we provided $145,000 in recoverable grants, $77,520 in loans, and $28,000 in other grants for these types of projects. Additionally, LISC-affiliate National Equity Fund (NEF) provided a $14 million net equity investment in the East Villages at Avondale project on the northeast side.

In all, since 2008, LISC has supported a total of fourteen neighborhoods which strive to improve and maintain quality housing options. More than 900 housing units have been built or improved—helping to making our urban neighborhoods great places to live for more people.

CLOSE-UP: Legacy Projects

The Near Eastside is bustling with construction. Former Indianapolis Public School #3 is being transformed into the Commonwealth: a 32-unit apartment building for low-income families. The Metropolitan Indianapolis Board of Realtors (MIBOR) Centennial Project will help renovate and build 32 homes for homeless families. The St. Clair Place Home Ownership project is addressing the area’s low ownership rates and high foreclosure concentration. And with the help of Rebuilding Together Indianapolis, more than 50 low-income homeowners will receive repairs that will keep their homes safe and livable. LISC supported the development of the St. Clair Place revitalization plan and worked with the neighborhood to bring additional supporters like MIBOR and Rebuilding Together Indianapolis to the table to help them to focus on the Near Eastside.
Stimulating Local Economic Activity

Fostering Commercial Urban Strategies (FOCUS) was created by LISC with the help of community partners to jumpstart commercial development opportunities in our urban neighborhoods. Over the past three years, FOCUS has leveraged more than $46 million in direct capital investment to help attract and improve local businesses. In addition, LISC has underwritten more than $1,030,520 in loans for commercial development and over $103,300 in brownfield remediation grants to get contaminated properties ready for commercial development. We have also provided technical assistance grants to help neighborhood leaders build capacity and to complement new projects and programs.

Our façade improvement program that helps businesses make their public faces more attractive has been a big success. Since 2008, more than 125 businesses have taken advantage of LISC façade improvement grants to make their business more visible and viable.

One of the most important aspects of FOCUS has been its ability to actually attract new businesses. From 2008 through 2010, FOCUS corridors attracted more than 100 new businesses that provide employment and needed retail opportunities in our urban neighborhoods. Just as important, many of these businesses have helped draw visitors from outside the neighborhoods, bringing more people into our urban communities and weaving them into the cultural fabric of the City of Indianapolis.

CLOSE-UP: Pogue’s Run Grocer

The Near Eastside Legacy Project area was a “food desert”—a neighborhood without a full-service grocery store—until the recent opening of Pogue’s Run, a cooperative grocer offering healthy, nutritious food options. To support Pogue’s Run Grocer, LISC provided grants for technical assistance, facade improvements, and staffing start-up, as well as a loan for working capital.
Increasing Family Wealth And Employment

The working poor are often in the precarious position of struggling to make ends meet—and simply don’t have the resources to pull their families out of poverty. To meet this need, LISC supports the Centers for Working Families (CWF), following an asset and income development model originally created by the Annie E. Casey Foundation. CWFs connect low-income families with a wide range of resources: financial coaching, income and work supports, access to new and better employment opportunities, transportation strategies, and other services they need to get ahead in life.

In 2010, nationally, LISC was awarded $4.2 million under the Obama Administration’s groundbreaking Social Innovation Fund (SIF) to extend the reach of CWFs. This allowed us in Indianapolis to increase grant support and expand to six CWF sites. In all, 1,304 families were served by CWFs in the past year.

One of the program’s biggest successes has been CWF’s services that help people find employment opportunities in Central Indiana. Through 2010, the CWFs have helped find jobs for 421 people with an average hourly wage of $9.81. The program’s success can also be measured in the percentage of people who have retained their jobs. Over the life of the program, 86% of CWF employees were still employed after 180 days, and 74% were still on the job after one year.

CLOSE-UP:
Center for Working Families
Boner Center

CWF at the John H. Boner Center on the Near Eastside is a one-stop service center for neighborhood residents looking to improve their families’ financial future. In 2010, CWF at the Boner Center worked with 454 families, helping them gain valuable financial skills and providing them with access to job opportunities and other resources to help them lift their families out of poverty. LISC supports the Boner CWF with grant resources, technical assistance, and coaching.
Improving Access To Quality Education

Access to excellent education is an issue in many urban neighborhoods across America. LISC has been open to exploring many options in this area, and has been a leader in helping bring new educational ideas to Indianapolis neighborhoods.

One way to help ensure a better education for our kids is to provide parents with more educational options. Indianapolis has been a national leader in the development of charter schools that are free alternatives to public schools—and LISC has provided technical assistance, pro forma review, site plan recommendations, facility analysis, and other consulting services to help new charter schools get off the ground.

LISC doesn’t just support charter schools. We also support numerous innovative educational programs that speak to the needs laid out in our neighborhoods’ quality-of-life plans. For example, LISC sponsored a creative writing program based in the Southeast neighborhood for Indianapolis Public School children called The Second Story. Programs like this one help connect local students with their communities—and with other aspects of our comprehensive community development initiatives.

In 2010, LISC projects aimed at improving access to quality education touched the lives of 415 students—and more than 2,700 students have benefited from LISC programs since 2008. As the debate about how best to improve education in America continues, LISC will be working to ensure that our students are the ones who benefit most.

CLOSE-UP: Paramount School of Excellence

Currently finishing out its first academic year, Paramount School of Excellence is a new charter school on the Near Eastside serving students from kindergarten through 8th grade. The school plans to utilize innovative technology to create theme-based multisensory environments in its classrooms. The school is also focused on green development and is committed to working with neighbors to ensure the school is meeting the needs of the community. LISC provided technical assistance around the financing of the school facilities.
The Super Bowl is not the first time LISC has worked with the National Football League. Over the past several years, LISC has also been involved with the NFL Fields program that helps improve local recreation areas, giving kids new places to play and compete in sports activities. LISC has brought the NFL Fields program to eight areas in need, including George Washington High School, Tabernacle Presbyterian Church, and Christian Park.

The NFL Fields program is only one way LISC has been supporting community health and developing healthy environments for urban families. Among our other priorities has been the creation of a local green development effort to create housing options using more sustainable, environmentally friendly building materials and practices. LISC piloted Indiana’s first conference devoted to green, affordable housing; helped the City of Indianapolis develop green housing guidelines; fostered partnerships to support green development; and provided training to stakeholders interested in pursuing green development.

Healthy environments also mean access to affordable health services and neighborhoods that are safe. Over the last three years, LISC provided grant dollars to support public safety efforts in four neighborhoods, as well as to renovate facilities for the health center in West Indianapolis. LISC continues to integrate the health and well-being of our neighbors into our definition of what makes communities sustainable.

Supporting Healthy Environments And Lifestyles

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CLOSE-UP: People’s Health Center

Across the street from the new St. Clair Senior Apartments that offer affordable senior living on the Near Eastside, the new People’s Health Center will give families in the neighborhood critical access to a wide range of healthcare services. Last year, HealthNet’s Health Promotions program helped more than 6,000 people gain access to such services as cervical cancer screenings, nutrition, and tobacco cessation counseling. Both of these projects are supported by the East Tenth Street Civic Association and the streetscape project it’s implementing – supported for years by LISC.
**Coming Attractions**

By this time next year, the Super Bowl will be over and the Near Eastside will have a lasting legacy. But the work of comprehensive community development in Indianapolis will go on. With our new strategic plan in place, Indianapolis LISC is poised to capitalize on our successes. The progress continues on our LISC Sustainable Communities. And we’re expanding our reach into more urban neighborhoods; in 2011, Indianapolis’s Mid-North neighborhood will complete its own grassroots quality-of-life plan to drive positive change in this area of our city. As we continue this work together, our urban neighborhoods will become safer, more beautiful, more livable, better places to live, work, visit, and raise families.

We’re proud of our accomplishments. We’re excited about our future. We invite you to take a closer look.

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