

# 2019 ANNUAL REPORT

## LISC INDIANAPOLIS



*Together with residents and partners, LISC forges resilient and inclusive communities of opportunity across America – great places to live, work, visit, do business, and raise families.*

# WHO WE ARE

For more than four decades, Local Initiatives Support Corporation (LISC) has connected local organizations and community leaders with resources to revitalize neighborhoods and improve quality of life. The LISC model assembles private and public resources and directs it to locally-defined priorities. Our unique structure enables local organizations to access national resources and expertise and allows our funding partners to leverage their investment and achieve an impact that is remarkable. Our comprehensive community development strategy addresses the needs of a whole community and offers opportunities for residents to engage in their neighborhoods, to live safely and in good health, and to learn, build assets, and take part in the mainstream economy. Since its inception, LISC has raised and invested more than **\$20 billion** to build capacity and productivity in neighborhoods across the country. This investment has leveraged **\$60.4 billion** in total development work. Our efforts are based on the proven principle that sustainable revitalization works best when it is driven by community stakeholders, not imposed from the outside.

Over time, the impact of LISC Indianapolis has grown through its investment of technical assistance and financial resources. As we complete our 27th year in Indianapolis, we have invested more than **\$266 million** directly to leverage **over \$1 billion** that produced more than **8,168** affordable housing units and **7.28 million** square feet of redeveloped commercial space.

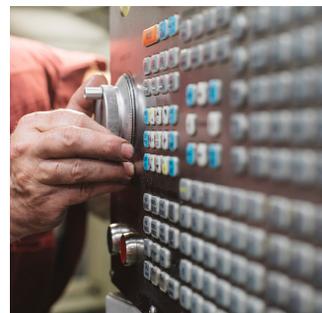
# OUR COMPREHENSIVE APPROACH



**Empower  
People**



**Transform  
Places**



**Support  
Enterprises**



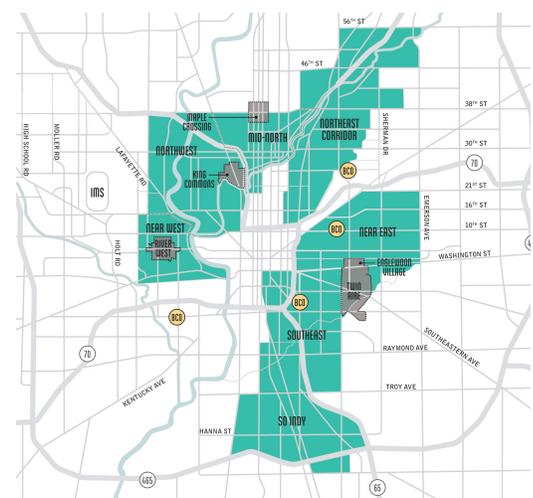
**Drive Systems  
Innovation**

LISC prioritizes investments to organizations and institutions that have created a collective vision for their neighborhood, as formalized in a Quality-of-Life Plan (QOL) and are actively working toward that vision. In 2019, we targeted the majority of our investments to seven QOL neighborhoods:

*Near Eastside • Near West • Northwest Area • Mid North  
Northeast Corridor • Southeast • Southside (So Indy)*

Within these neighborhoods, LISC targets areas known as Great Places. Great Places 2020 is a visionary community development project to transform strategic places in Indianapolis into dynamic centers of culture, commerce, and community, preparing our city for unprecedented success as we near our Bicentennial celebration in 2020. These areas include:

*Englewood Village • King Commons • Maple Crossing  
River West • Twin Aire*



**LEGEND**

QUALITY OF LIFE NEIGHBORHOODS



GREAT PLACES AREAS



# A NEW VISION

Last year, LISC Indianapolis launched a new strategic plan that set forth bold new goals and a vision for the next three years. The plan intentionally builds upon the solid foundation and trajectory that LISC has built in Indianapolis, deepening our existing partnerships and impact. Our three-year goal for 2019 - 2021 is to invest **\$40 million**, resulting in 100 units of affordable housing, 500 jobs created, 700,000 square feet commercial facilities improved and 500 residents connected to good jobs. The plan aims to improve life expectancy, increase economic mobility, and close the racial gap by strategically investing in the following over the next three years:

## **Livability – Creating healthy, active and beautiful places**

- Invest \$2M to increase access to fresh food, healthy eating, physical activity, and quality healthcare to improve resident physical health  
*2019 outcome: \$1,800,264 invested*
- Invest \$1M to integrate arts and culture into beautiful spaces, build a strong sense of place, and enhance neighborhood identity to improve the mental health and well-being of residents  
*2019 outcome: \$5,500 invested*

## **Opportunity – Fostering entrepreneurship and employment**

- Finance \$6M in real estate development and invest \$8M in equity in projects that foster inclusive entrepreneurship and job creation  
*2019 outcome: \$1,340,670 financed in real estate development; \$8M financed to develop space for entrepreneurs and small businesses*
- Invest \$1M in technical assistance to foster vibrant, economically resilient and inclusive commercial and industrial districts  
*2019 outcome: \$465,530 invested*
- Invest \$1M in the start-up, growth and stabilization of small businesses and entrepreneurs targeting M/WBEs
- Create or attract 500 jobs  
*2019 outcome: 139 jobs*
- Help build or transform 700,000 square feet of commercial space  
*2019 outcome: 676,163 square feet*

## **Vitality – Reviving a growing and diverse population**

- Generate \$4M in housing real estate lending in Quality-of-Life communities, Great Places, Inclusive Economic Opportunity Districts, LIFT Indy neighborhoods, and co-investment sites statewide  
*2019 outcome: \$77,500 invested*
- Help build and transform 100 housing units  
*2019 outcome: 52 units in development*
- Design and implement financing tools and products to advance affordable housing development models, initiatives, and collaborations

## **Education – Offering excellent lifelong learning opportunities**

- Sustain and expand Bridges to Career Opportunities (BCO) sites that will result in 500 industry-recognized credentials and 500 job placements with \$16/hour average wages  
*2019 outcome: 143 job placements with \$16/hour average wage*
- Invest \$5M in Great Places neighborhoods educational facilities and projects  
*2019 outcome: \$4,473,428 invested*



# 2019 HIGHLIGHTS

## LIVABILITY

*Creating healthy, active, and beautiful places*



**Project Highlight:** LISC provided a staffing grant to Flanner House supporting the creation of an urban farm and leading the way for the City of Indianapolis, Eskenazi Health, and LISC (through a \$350,000 bridge loan) to invest together in funding the construction of Cleo's Bodega, eliminating a food desert and creating 11 new jobs.

**Sports and Recreation:** Indianapolis' MSD of Decatur Township Devere Fair Stadium received \$250,000 for a synthetic turf field through the NFL Foundation Grassroots Program and LISC. This grant marked the 10th field in the city to be funded, totaling more than \$1.2 million including Central Greens Field, The Legacy Recreation Center/ Arsenal Tech High School, George Washington Community High School, Evans Football Field, Christian Park, Lutheran High School Football Field, Ben Davis High School Football Field, Gustafson Park, and Douglas Park.

**Diabetes Impact Project in Neighborhoods:** Entered year two of partnership with Fairbanks School of Public Health, Eskenazi Health, and Marion County Public Health through the DIP-IN project. LISC facilitated the resident-driven selection of three community-based organizations to employ a Community Health Worker to create a community-to-clinic connection for those who are at high risk for Type 2 diabetes.

**Resiliency and Sustainability:** In alignment with the Thrive Indy initiative, each of the five Great Places neighborhoods implemented resiliency projects funded by LISC, including a water retention tank, a shared tool trailer, teaching kitchen, and bicycle fleet.

**Greenspace:** LISC funded a portion of a We Care neighborhood pocket park on the Near West side.

**Public Safety:** LISC forged a new partnership with Movement Forward's OneCOP Indy program. With support from LISC, the Near West Collaborative Quality-of-Life plan, and Great Places 2020 River West plan, OneCOP Indy was awarded \$1M to fund the Near West Collaborative Crime Reduction Project to support community engagement via a social media application to help address violent crime through cross-sector community partnerships.

**Strategic Health Care Partnerships:** In 2019 LISC continued to steward cross-sector partnerships, cultivating investment from, and collaboration and community connection with, numerous health care institutions.

## OPPORTUNITY

*Fostering Entrepreneurship and Employment*



**Project Highlight:** The Fonseca Theater, a locally operated independent theater which works to give voice to and celebrate minority communities in Indianapolis, received a \$25,000 LISC façade grant to support the renovation of their facility, located in the River West Great Place. The theater, also benefited from a previous zero interest project initiation loan from LISC that allowed Westside CDC to hold and reposition the vacant building for a better, community-benefiting end use.

**Small Business Façade Grant Program:** Throughout 2019, LISC made 14 façade and property improvement grants totaling \$197,010 toward projects impacting 82,868 square feet of commercial and industrial real estate in targeted districts.

LISC contracted with a minority-owned architectural firm to provide design technical assistance at no cost to seven small business property owners in LISC priority neighborhoods.

**Commercial Industrial Land Banking:** In 2019, LISC provided Renew Indianapolis with funding for staff and a real estate consultant to grow the commercial industrial land banking program.

**Micro-enterprise Ecosystem Support:** LISC provided support for the Forward Cities Inclusive Entrepreneurship Accelerator program, aiding in selecting three neighborhoods to focus their efforts: Northeast Corridor, Near West and Near Northwest. An entrepreneur assembly convened 75+ entrepreneurs and entrepreneur support organizations that developed three pilot projects to address barriers for minority entrepreneurs. LISC also made a \$50,000 grant to Edna Martin Christian Center for their micro-enterprise accelerator.

**Economic Inclusion Demonstration Pilot:** Indianapolis participated in a national pilot program aiming to convene neighborhood and citywide partners to build an Economic Inclusion Agenda focused on aligning workforce and economic development efforts with the culturally-rooted capacities and programs of community-based organizations. LISC, with support from Inclusive Growth Working Group, selected the Far Eastside Industrial Corridor as an area to focus this work.

**Opportunity Zones:** LISC and partners continued to host the Opportunity Investment Consortium of Indiana, an online pairing tool built to encourage long-term private capital investment in low-income urban and rural communities with over 25 deals connected to investors through the portal.

## VITALITY:

*Reviving a growing and diverse population*



**Project Highlight:** LISC placed \$5,793,641 in equity in the Parker Place development, a new construction of 39 units serving seniors from vulnerable populations. Located in the Englewood Village Great Place, eight of the units will receive Project Based Vouchers targeted to chronically homeless seniors. This project complements other housing investments in the neighborhood including \$5.6 million in Low Income Housing Tax Credit equity for Oxford Place Senior Apartments.

**Projects Under Development:** LISC is supporting or underwriting financing for several housing and mixed use developments with innovative features, including Posterity Village (52-unit affordable housing development), Canal Village (37-unit scattered site single-family rental housing development), and Central @29th (large scale mixed-use project that develops housing coordinated with economic development investments).

LISC continued to partner with the Indianapolis Neighborhood Housing Partnership (INHP) as they further implement the Live Indy Anchor Housing project, with a focus on the Great Places neighborhoods. LISC also plays a complementary role to Cinnaire and INHP's Equitable Transit Oriented Development project, providing lending to developers seeking to do affordable housing along the corridors.

## EDUCATION:

*Offering excellent lifelong learning opportunities*



**Project Highlight:** Purdue Polytechnic High School is scheduled to move into the PR Mallory complex in the Englewood Village neighborhood in 2020. Along with Paramount's new middle school, this will complete the education continuum for this neighborhood. LISC provided financing for renovation.

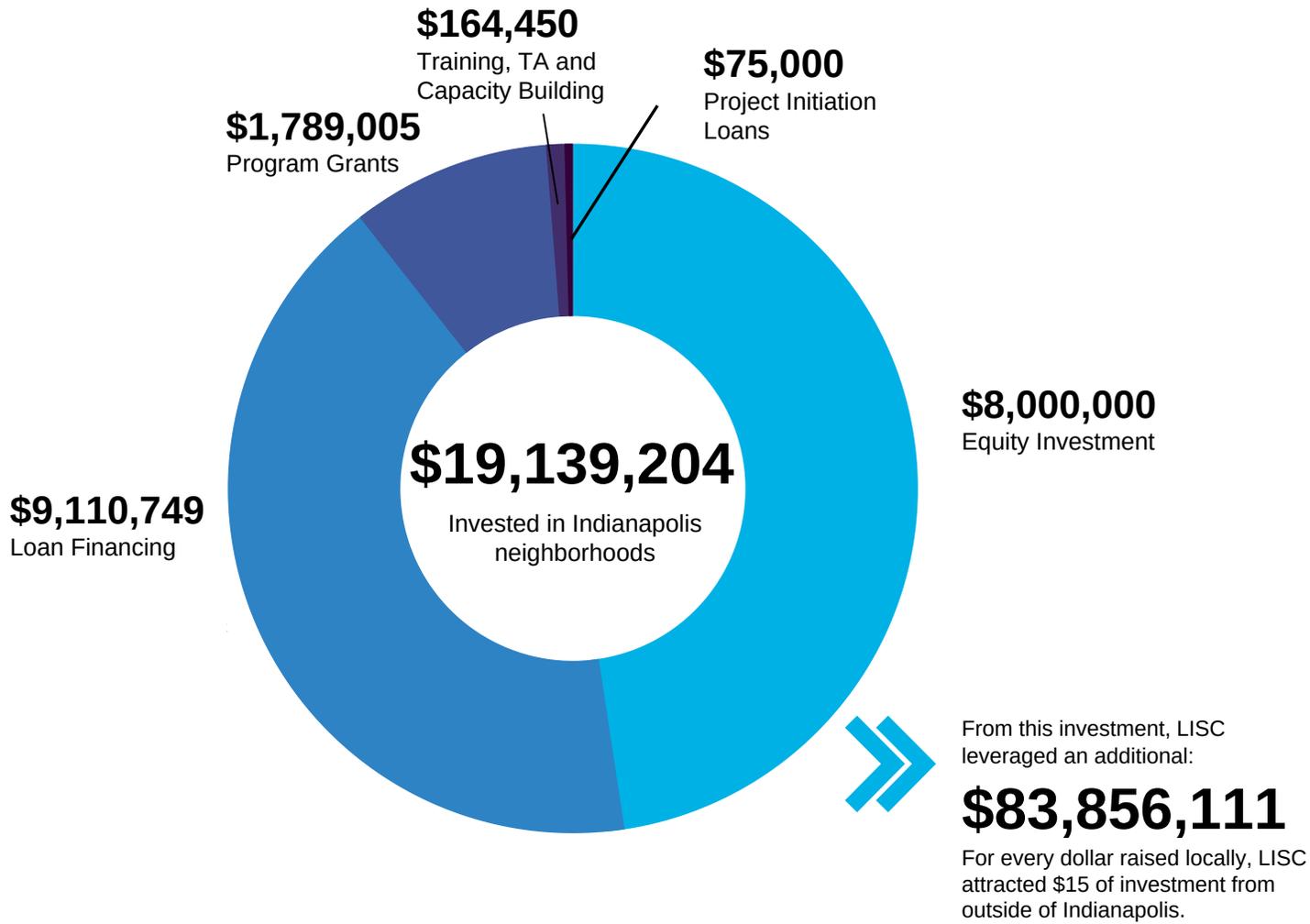
**Bridges to Career Opportunities (BCO):** LISC worked with four neighborhood Centers for Working Families to provide adult basic education linked to short-term occupational training for "middle skill" jobs. In 2019, the program trained and placed 143 people in jobs, averaging \$16.38 per hour.

**Cummins Sector Project:** Cummins Engine Corporation engaged National LISC to design and pilot a training program in the TDL sector built on LISC's successful BCO platform in Chicago and Indy. We engaged with additional prospective employer partners in the sector, assessed training facilities for potential training expansion, and analyzed existing TDL curricula.

**Department of Labor Re-entry Project:** Under a federal grant awarded in 2017, LISC provided workforce services through BCO for persons released from incarceration. LISC's local sub-grantee, John H. Boner Community Center, has trained 52 people to date and placed 44 in jobs with a recidivism rate of 6%, compared to Indiana's overall recidivism rate of 34% in 2018.

**KIPP Indy Legacy High:** LISC financed a \$2M loan to support the opening of KIPP Indy Legacy High, a non-profit college preparatory charter school in the Northeast Corridor. The school opened in fall 2019 with its first class of 9th graders and will add one grade level per year.

# BY THE NUMBERS



Last year LISC staff assisted 30 community-based organizations.



LISC helped create 139 jobs and connect 143 residents to good jobs paying more than \$16/hour.



With our partners, LISC built and transformed 676,163 square feet of commercial space.

# LOCAL ADVISORY BOARD

**Doug Anderson (Chair) / Commerce Bank**

Gary Hobbs (Vice Chair) / BWI, Inc

Jim Aucremanne / Huntington National Bank

Jeff Bennett / City of Indianapolis

Angela Carr Klitzsch / EmployIndy

Rob Cook / JPMorgan Chase

Catherine Esselman / Develop Indy

Leigh Riley Evans / Mapleton Fall Creek Development Corporation

Mark Fisher / Indy Chamber

Thomas Harton / Indianapolis Business Journal

Brian Henning / Old National Bank

Jadira Hoptry / Fifth Third Bank

Ramon Morrison / Meticulous Design & Architecture

Andrew Perry / Browning Investment

Maria M. Quintana / Q2U Strategic Advisory Group

Courtney Roberts / Eli Lilly & Company

Sherron Rogers / Eskenazi Health

Shannon Stahley / Citizens Energy Group

George Tikijian / Cushman & Wakefield

Bente Weitekamp / Community Health Network Foundation

# LISC INDY STAFF

**Tedd Grain / Executive Director**

Megan Bulla / Communications Officer

Jonathan Collier / Graduate Assistant

Shelbi Cummings / Assistant Program Officer

Lesley FitzSimons / Administrative Assistant

Aaron Laramore / Senior Program Officer

Tom Orr / Senior Program Officer

Natalia Rodriguez-Hilt / Assistant Program Officer

Emily Scott / Program Officer



*LISC Indy Executive Director Tedd Grain and PNC's Pat Gamble-Moore award Brookside Community Play with the 2019 Love Thy Neighborhood People's Choice Award.*



*LISC Indy staff Tom Orr and Natalia Rodriguez-Hilt met with Senator Mike Braun, alongside Matt Cloud (Ivy Tech), Jessica Fraser (Institute for Working Families), and Peggy Frame (Southeast Community Services) on Capitol Hill.*

# 2019 CONTRIBUTORS

## Corporate

Aegis Environmental Inc.  
ArcDesign  
Ascension  
Baker Tilly Virchow Krause, LLP  
Bank of America  
Barnes Dennig  
BWI Construction  
Cinnaire  
Commerce Bank  
Community Health Network, Inc.  
Community Investment Fund of Indiana  
Dauby O'Connor & Zaleski, LLC  
Develop Indy  
Engaging Solutions  
Eskenazi Health  
Faegre Baker Daniels LLP  
Federal Home Loan Bank of Indianapolis  
Fifth Third Bank  
First Financial Bank  
Funders' Network For Smart Growth  
Health & Hospital Corporation of Marion County  
Huntington National Bank  
Ice Miller LLP  
IFF  
Indianapolis Neighborhood Housing Partnership  
Indy Chamber  
Insight Development Corp  
Integra Realty Resources  
KeyBank  
Kuhl & Grant, LLP  
Lee & Associates  
McGuire Sponsel, LLC  
MCM CPAs and Advisors  
Merchants Bank of Indiana  
MIBOR REALTOR Association  
Milestone Ventures  
PNC Bank  
Regions Bank  
Schmidt Associates  
Social Legends  
State Farm  
Strada Education Network  
Teagen Development Inc.  
Taft Stettinius & Hollister LLP  
The National Bank of Indianapolis  
Thomas P. Miller and Associates  
Valeo Financial  
Wells Fargo Foundation

## Philanthropic

Central Indiana Community Foundation  
Cripe Charitable Foundation, a fund of Central Indiana Community Foundation  
Eugene & Marilyn Glick Foundation  
JPMorgan Chase Foundation  
Lilly Endowment Inc.  
Nina Mason Pulliam Charitable Trust  
PNC Foundation  
The Clowes Fund  
The Glick Fund, a fund of Central Indiana Community Foundation  
The Indianapolis Foundation

## Public Sector Support

City of Indianapolis  
EmployIndy  
Indiana Housing & Community Development Authority  
U.S. Department of Housing & Urban Development  
U.S. Department of Labor

## Individuals

Douglas Anderson  
Jim Aucremanne  
Megan Bulla  
Andrew Burroughs  
Shelbi Cummings  
Catherine Esselman  
Tedd & Sarah Grain  
Zarrell Gray  
Brian Henning  
Jeff Kingsbury  
Andrew Perry  
Maria Quintana  
Emily Scott  
Danielle Sheff  
Bill and Joanna Taft  
George Tikijian

## LISC INDIANAPOLIS

Learn more about us by visiting [www.lisc.org/indianapolis](http://www.lisc.org/indianapolis) or follow us on social media:



[facebook.com/IndianapolisLISC](https://facebook.com/IndianapolisLISC)



[@IndyLISC](https://twitter.com/IndyLISC)



[LISC Indianapolis](https://www.youtube.com/LISCIndianapolis)



[@indy.lisc](https://www.instagram.com/indy.lisc)

## LISC Indianapolis

The Platform  
202 E. Market St., Indianapolis, IN 46204  
(317) 454-8486