

ANNUAL REPORT 2018



LISC
Indianapolis
*Helping neighbors
build communities*



PARTNERING FOR COLLECTIVE IMPACT

For more than three 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 directed by locally-defined priorities. This enables local organizations access to national resources and expertise and allows funding partners to leverage investment and achieve remarkable collective impact. Our comprehensive community development strategy addresses the needs of the community and offers opportunities for residents to engage in their neighborhoods.

Recognizing that successful community development relies on collaboration, LISC Indianapolis demonstrates a strong commitment to partnerships. In 2018, LISC partnered with more than 200 distinct organizational partners, including more than 30 community-based organizations. Bringing together local leaders from financial institutions, government, funders, nonprofits, and neighborhoods is important to lasting change. We work to restore housing, stimulate economic development, champion education, create pathways out of poverty and support healthy environments and lifestyles. 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.

Last year, we continued to implement the last year of our 2015 - 2018 strategic plan by making strategic investments in: **L**ivability, **O**pportunity, **V**itality and **E**ducation. Neighborhoods continued to see marked improvements based on the implementation of their Quality-of-Life and Great Places plans. We are proud of our role in providing technical assistance, financing, and advocacy for these plans and the people who are impacted by their results.

AS LISC COMPLETES ITS 26TH YEAR IN INDIANAPOLIS, WE HAVE INVESTED MORE THAN \$247 MILLION DIRECTLY TO LEVERAGE \$992 MILLION THAT HAS PRODUCED 8,110 AFFORDABLE HOUSING UNITS AND 6.6 MILLION IN SQUARE FEET OF REDEVELOPED COMMERCIAL SPACE.



KEY INITIATIVES

Recognizing that large-scale social change requires broad cross-sector coordination, it is largely through these initiatives that LISC supports the growth and prosperity of people and places in Indianapolis neighborhoods. While LISC contributes leadership and functions as the backbone for these initiatives, many implementation partners play significant roles in the execution of these transformational initiatives.

QUALITY-OF-LIFE NEIGHBORHOODS

LISC prioritizes investments to organizations and institutions that have created a collective vision for their neighborhood as formalized in a Quality-of-Life plan. In 2018, LISC continued to formally support seven Quality-of-Life neighborhoods:

Near East

Northeast Corridor

So Indy

Near West

Mid North

Southeast

Northwest Area



GREAT PLACES 2020

Great Places 2020 seeks to transform Marion County neighborhoods into dynamic centers of culture, commerce and community. To date, more than \$150 million in co-investment has been committed through 2020 by various partners as part of the Great Places 2020

effort. Great Places neighborhoods include: Englewood Village, King Commons, Maple Crossing, River West and Twin Aire. In 2018, a reorganization process for Great Places at a city-wide level was completed to shift from planning to implementation. Four functional committees were formed to support implementation: Advocacy, Bicentennial Partnerships, Capacity Building and Funders Network.



FOCUS WORKS

FOCUS:Works (FOstering Commercial Urban Strategies) is designed to bolster economic opportunity in urban neighborhoods in Indy. In 2018, the program concentrated on the following areas: East Washington Street, North Mass Creative and Commercial Corridor and the Great Places neighborhoods. In 2018, the program provided facade and property improvement grants, commercial revitalization

services and leveraged capital investment for commercial development. We also deepened our focus on industrial reuse. LISC's facade and property improvement program had an outstanding year with a record \$416,000 awarded, leveraging \$1,586,486 and impacting 22,708 square feet.



TALENT DEVELOPMENT

LISC focused on the "Bridges to Career Opportunity" (BCO) program in 2018, helping prepare Center for Working Families (CWF) clients to succeed in technical training programs leading to living wage, middle-skill jobs. LISC supported four Bridge sites in 2018. We launched a pilot micro-enterprise coaching program as an added dimension of CWF.



ALL YOU NEED IS *love*

Livability: Creating healthy, active and beautiful places

By leveraging existing assets of many kinds, healthy neighborhoods will be created in which residents have daily access to art, nature, recreation and beauty.

- Invested in Northwest Area food and health access supporting the creation of Flanner Farms and construction of Cleo's Bodega
- Partnered with Eskenazi Health and Flanner House of Indianapolis to address the social determinants of health in the King Commons Great Place
- Partnered with Lilly Global Health and Richard M. Fairbanks School of Public Health to create the Diabetes Impact Project - a five-year initiative designed to combat diabetes in three LISC neighborhoods
- Worked with IMPD to establish community-based crime prevention teams
- Launched a Resilience Ambassador program for Great Places neighborhoods, supporting residents to implement Thrive Indy
- Provided financing for construction underway for Georgetown Market facility upgrade
- Continued support for the B & O Trail, a recreational and transportation corridor on the abandoned railroad corridor that runs from Indianapolis to the Wabash River through the Near West neighborhood

Opportunity: Fostering entrepreneurship and employment

Efforts will focus on building human capital, supporting existing businesses and redeveloping industrial/commercial property for viable new businesses, which will require the deployment of capital and technical support to bolster neighborhood entrepreneurs.

- For every dollar LISC invested in creating opportunity, we leveraged an additional \$3.2 dollars in private investment
- LISC helped convene city-wide economic development partners to focus on inclusive economic development and launched an initiative around inclusive entrepreneurship with Forward Cities
- In response to Opportunity Zones created by the federal Tax Cuts and Jobs Act, LISC and partners created 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 of Indiana

Vitality: Reviving a growing and diverse population

Retaining and attracting residents to under-populated neighborhoods in a way that diversifies household income levels to lead to enhanced density and prosperity of these neighborhoods.

- Several LISC-supported community-based organizations achieved significant wins on the housing front due in part to LISC operating support and capacity building including:
 - Midtown Inc. awarded low-income tax credits for affordable senior housing redevelopment
 - Englewood CDC received HOME funds and grant for carriage house demonstration project
 - LISC-supported Northwest Area housing strategy used to continue work rehabbing affordable homes in Riverside
- LISC's National Equity Fund (NEF) invested in Parker Place, senior apartments in Englewood Village

Education: Offering excellent lifelong opportunities

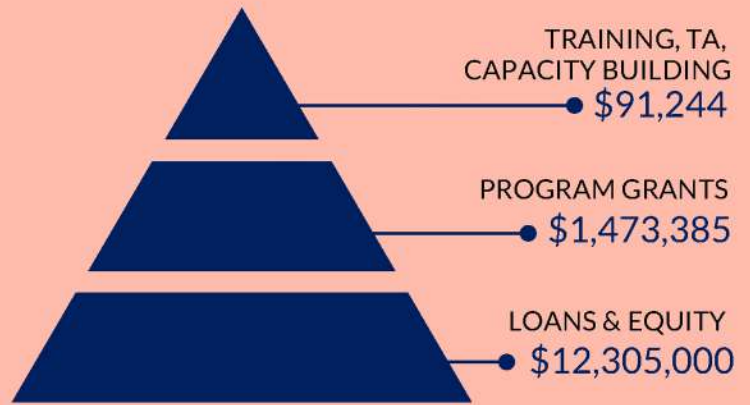
Neighborhoods will offer a rich array of educational opportunities to their residents from cradle to career to ensure that all children have access to quality public schools and adults have opportunities to improve their employment skills.

- LISC provided \$1.98 million in charter school financing to KIPP Indy Legacy High School
- Worked extensively with Boner Center and Englewood CDC to provide technical assistance to PR Mallory redevelopment including a permanent home for Purdue Polytechnic Institute and Paramount School of Excellence

BY THE NUMBERS

\$13,869,629

LISC INVESTMENT IN INDY NEIGHBORHOODS



\$32,453,079

LEVERAGED IN OTHER NEIGHBORHOOD DEVELOPMENT

BRIDGES TO CAREER OPPORTUNITY



347

PEOPLE ENROLLED IN BRIDGE TRAINING



136

PEOPLE OBTAINED JOBS



154

PEOPLE WITH INCREASED NET INCOME

FOCUS:WORKS



232

JOBS CREATED FROM BUSINESSES STARTING, EXPANDING OR MOVING TO FOCUS DISTRICTS



162

BUSINESSES ASSISTED



21

BUSINESSES RECEIVING FACADE FUNDING



38

BUSINESSES OPENED OR MOVED TO DISTRICTS



5

BROWNFIELDS READIED FOR DEVELOPMENT



581,302

SQ. FT. OF IMPROVED COMMERCIAL SPACE



\$1.5M

LEVERAGED IN PRIVATE INVESTMENT FOR COMMERCIAL DEVELOPMENT THROUGH FACADE AND PROPERTY IMPROVEMENT PROGRAM

2018 HEADLINES:

TWIN AIRE AND KING COMMONS LAUNCH STRATEGIC PLANS

In February, after months of research, neighborhood input and strategic planning, Great Places 2020 partners unveiled the strategic plans for the two newest Great Places neighborhoods: Twin Aire and King Commons. The Great Places 2020 initiative provided each neighborhood with urban planning and technical assistance to create plans designed to spur growth in each place.



2ND ANNUAL LOVE THY NEIGHBORHOOD AWARDS A SUCCESS

In April, LISC Indianapolis awarded \$15,000 to community game changers in the Indy region. With nearly 500 partners and neighbors in attendance, we celebrated the people and places that made outstanding progress in developing their neighborhoods as desirable places to live, work, learn, play and stay. 2018 winners included: Come Home Bean Creek (Livability Award), SOURCE River West (Opportunity Award), The Rock Initiative at Eastern Star Church (Vitality Award) and Latino Youth Collective (Education and People's Choice Award).

OPPORTUNITY INVESTMENT CONSORTIUM LAUNCHES

In response to the 156 Indiana census tracts designated as Opportunity Zones in April, civic leaders took immediate action, coalescing to launch the first statewide consortium comprise of public/private investors poised to invest in Opportunity Zones. LISC Indianapolis serves as the backbone of the Opportunity Investment Consortium and built an online deal portal to encourage long-term private capital investment in low-income urban and rural communities in Indiana.



GRAIN NAMED INDY'S EXECUTIVE DIRECTOR

In August, Tedd Grain was named Executive Director of LISC Indianapolis. Grain has spent almost a decade at LISC, first as a program officer and then as deputy director, working on such critical efforts as the build out of LISC's Centers for Working Families. He will continue to deepen LISC Indianapolis' work in inclusive development, focusing intensely on neighborhood health, and building the capacity of local organizations to lead long-term growth.

LISC CLOSES \$4.1M FINANCING ON CIRCLE CITY INDUSTRIAL COMPLEX

In December LISC Indianapolis closed on \$4.1 M in construction financing to Teagan Development to renovate the Circle City Industrial Complex. This is the largest loan in Indianapolis LISC history and will transform the currently vacant southern portion of the building into multi-tenant commercial space with new retail, restaurant, and office space.



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