

# Overcoming Blight Through Neighborhood Development in Indianapolis



*Aligning Partners  
for Transformation*



Local/National Partnership

Largest community development

Group in US- \$2 Billion Invested Annually

25 Years in Indy- Almost \$1 Billion invested:



# Mission of Indy Community Development

*To strengthen the opportunity, livability and fiscal health of Indianapolis, the community development system will undertake the primary mission of stimulating the market to develop and sustain neighborhoods to a level of vitality that will equip them to successfully retain and attract diverse residents, jobs and business investments.*

# Learned Principles of Neighborhood Revitalization

- Engage Neighborhood
- Align Resources
- Reinforce unique assets
- Invest in Infrastructure
- Integrate into Economic Development



# Fountain Square: Incremental Transformation

- Suburbanization/Interstate Damage
- Community-led Revitalization over 20 years
- Focused on commercial center assets
- Created 1<sup>st</sup> QOL plan





# Fountain Square Impact



- Arts strategy attracted venues, restaurants, amenities
- “White Elephants” become anchors
- Commercial Center attracts residents
- Revitalization “Equity”
- Over \$50 Million Invested slowly







## Wheeler Arts Community



# New Community Center





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Indianapolis  
*Helping neighbors  
build communities*

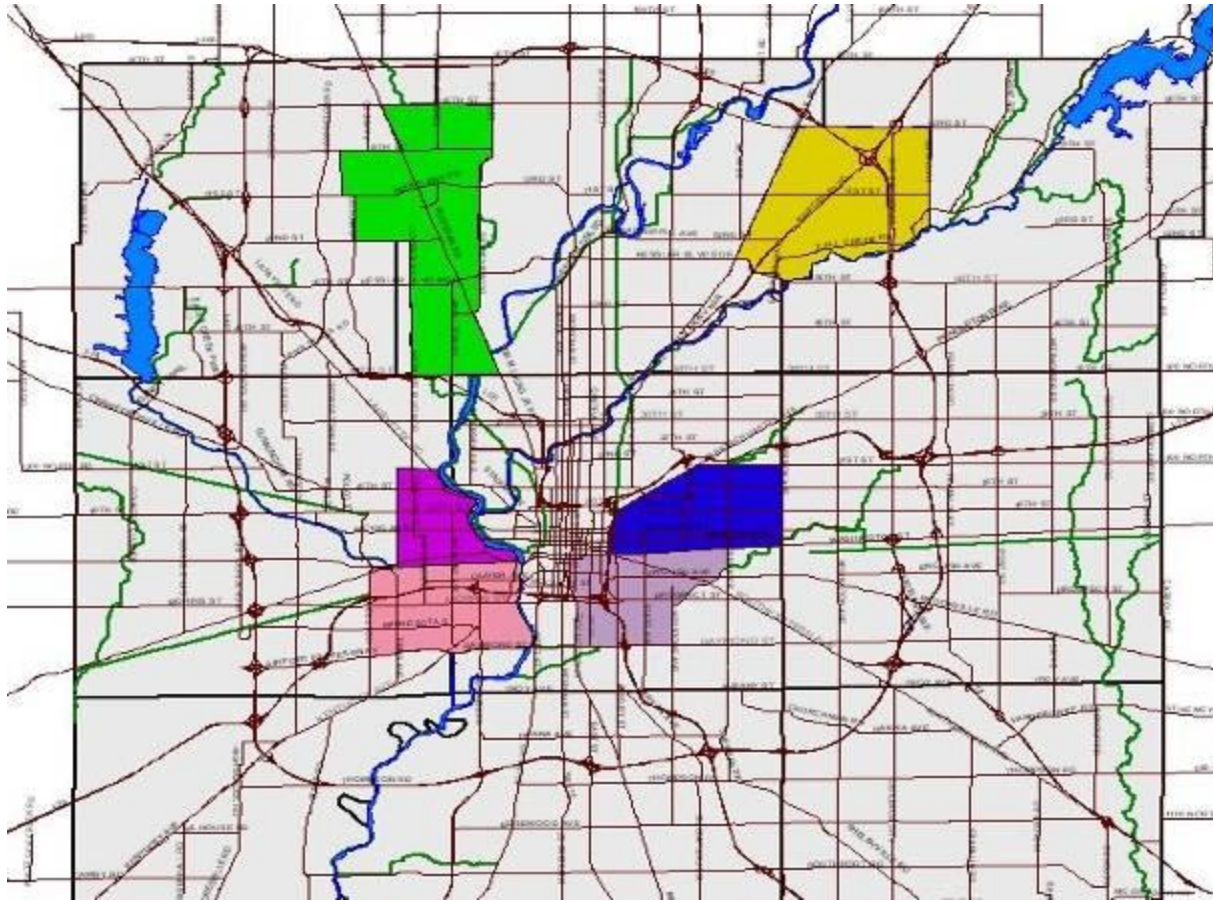


# Cultural Trail Extension





# Great Indy Neighborhoods Initiative



# Near East: Partners Accelerate Change

- Shaped around Quality of Life Plan-Bottom-Up
- Integrated approach
- Internal/External Partnership
- Civic Power of SuperBowl Legacy as magnet



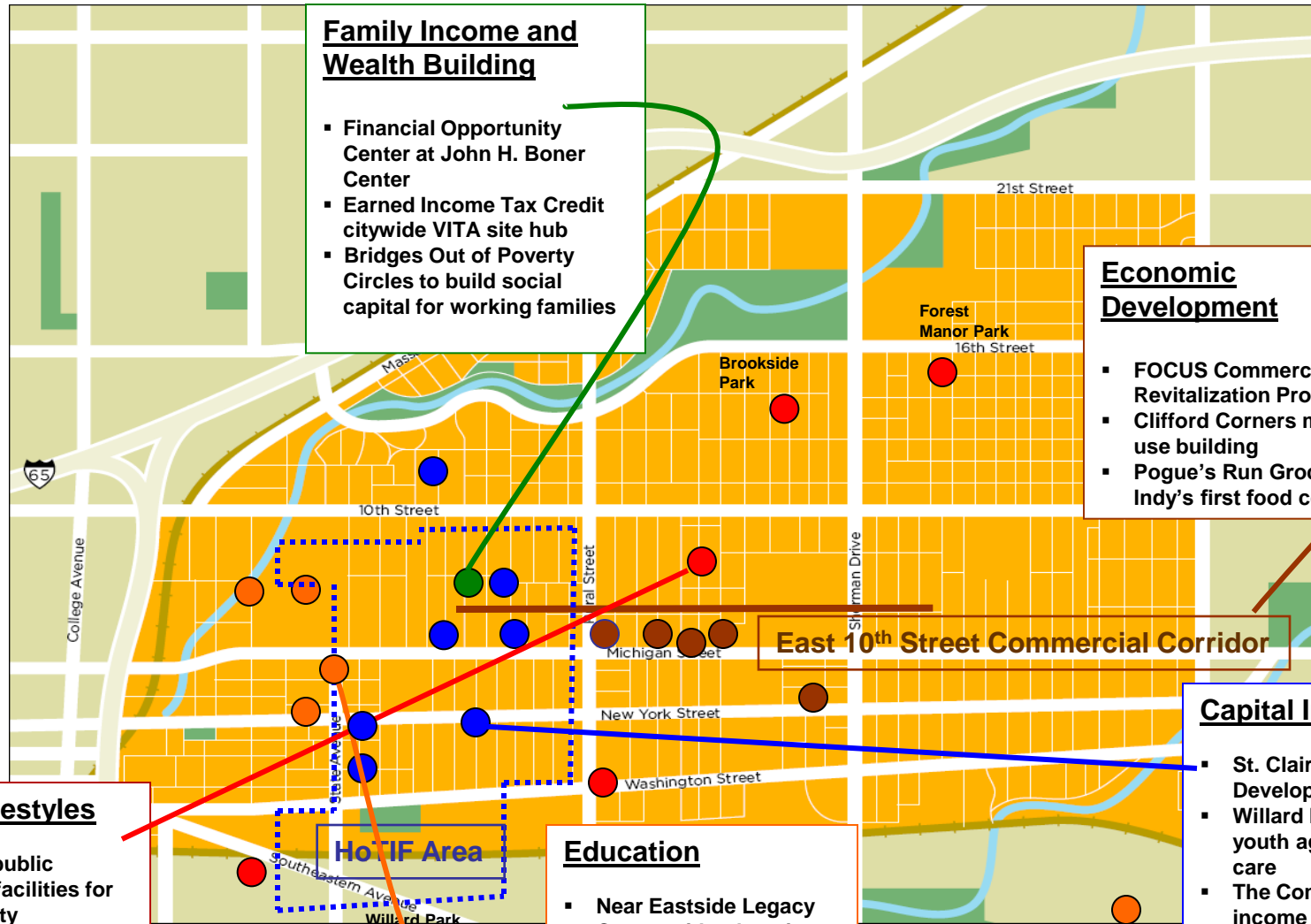
# Super Bowl Legacy By the Numbers: \$160 Million

- ❑ 290 units of housing impacted<sup>+</sup>
- ❑ 2,610 working families received wealth building assistance
- ❑ 25+ businesses recruited to East Tenth Business District
- ❑ 595 students at School #14 connected to community resources
- ❑ Urban farming, green alleyways, sunken gardens, all in St. Clair Place neighborhood within the Near Eastside





# Near Eastside Projects



## Family Income and Wealth Building

- Financial Opportunity Center at John H. Boner Center
- Earned Income Tax Credit citywide VITA site hub
- Bridges Out of Poverty Circles to build social capital for working families

## Economic Development

- FOCUS Commercial Revitalization Program
- Clifford Corners mixed use building
- Pogue's Run Grocer Indy's first food coop

## East 10<sup>th</sup> Street Commercial Corridor

## Capital Investment

- St. Clair Place Housing Development
- Willard Park housing for youth aging out of foster care
- The Commonwealth low-income housing in Englewood

## Healthy Lifestyles

- Re-use of public education facilities for public safety
- Better Buildings energy efficiency grant program
- People's Health Center new facility

## Education

- Near Eastside Legacy Center with education, fitness and wellness programs
- Five schools with dedicated community-school coordinators
- Paramount School of Excellence









## St. Clair Place Homes



## St. Clair Apartments







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# Chase NearEastside Legacy Center



# Promise Zone Partnerships

- Continuing momentum and volunteer engagement from Legacy Initiative
- Englewood Village priority for Great Places 2020
- Three industrial revitalization areas
- Justice Center location in Twin Aire



# FOCUS Commercial/Industrial Districts





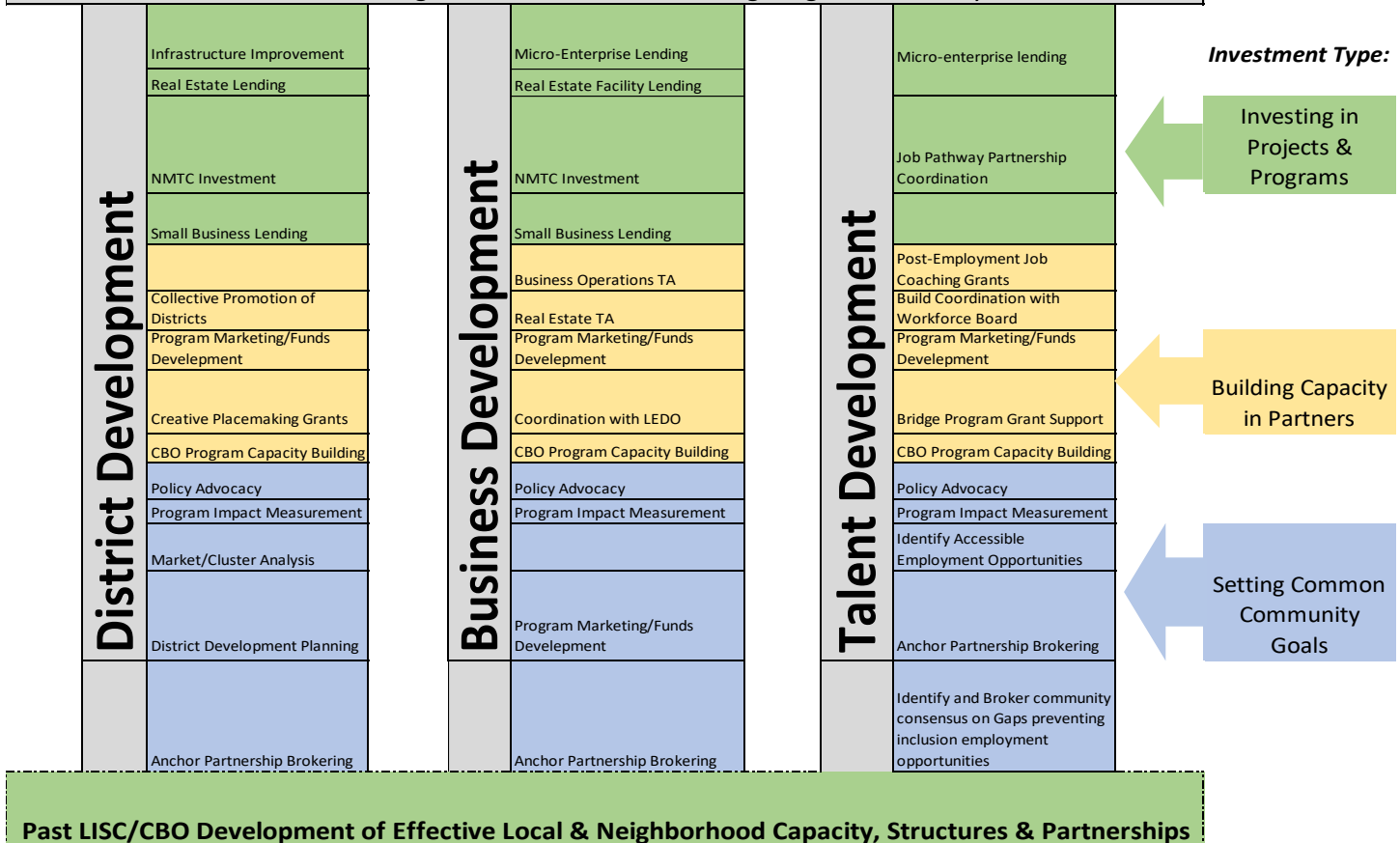
# Centers for Working Families



Financial coaching with bundled asset & income-building achieving measurable gains in income, credit score, net assets and moving families into livable wage job pathways

# LISC Catalyzing Opportunity: Inclusive Economic Development

Citizens Accessing \$16 Hour Jobs and/or Living Wage Job Pathways





# Land Banking: Renew Indianapolis

- Initial effort to set up municipal land bank in 90s
- Scandal leads & legislative limitations lead to public/nonprofit partnership, LISC support
- Renew Indianapolis now markets, underwrites, and closes sales [www.renewindianapolis.org](http://www.renewindianapolis.org)
- Outcomes: 134 properties sold in 2017, 267 demolitions with Hardest Hit Funds in 3 yrs
- Now including commercial/industrial properties

# Moving Forward: **Alignment**

- Comprehensive Planning but Targeted
- Build on Legacy Partnerships/Lessons
- Link to Other Initiatives/Celebrations
- Create Efficiencies Across “Silos”
- Leverage Infrastructure Investments
- Core Neighborhoods as Base of City Growth





# The Great Places 2020 Initiative

A visionary community development project to transform strategic places in 5 Marion County neighborhoods into dynamic centers of culture, commerce and community, preparing Indianapolis for unprecedented success as it enters 2020.



# Walkable Place: Fountain



Pleasant Run Greenway

School

Health Ctr

Grocery

Homeownership

Entertainment

Commercial Center

Police Station

Art Center

Community Ctr

Church

University Anchor

Cultural Trail

Childcare

Apartments

Employer

Image Landsat

Google earth

1992

45°11.26' N 86°08'26.05' W elev 763 ft eye alt 1772 ft

# Next Generation of Alignment



HEALTHY AND BEAUTIFUL



ENTREPRENEURS AND JOBS



GROWING POPULATION



LIFELONG LEARNING



# Anchor Institutions as Essential Partners: Live; Buy; Hire

- IU Health
- Purdue Polytech
- Butler University
- University of Indianapolis
- Eskenazi Health
- Lilly Global Health
- Cummins Engine



**A GREAT PLACE**



# LIVABILITY

- Establish the B&O Trail to connect from Speedway to Indianapolis
- Calm W. Michigan Street track and introduce bike lanes and bike shares
- Implement a recreation and parking plan for Bahr Park and improve usability and access to Haughville Park
- Improve safety by utilizing crime prevention through environmental design (CPTED) and enhancing partnership with IMPD
- Develop art talent in the neighborhood, sponsor street festivals and invite arts programming into the community
- Improve health outcomes through better access to fitness, primary care and healthy food resources

# OPPORTUNITY

- Establish a place-based Entrepreneurship Center and support small business development
- Improve existing retail spaces and create new mixed-use development along W. Michigan Street
- Explore development of Tech Houses along W. Michigan Street
- Foster job development by targeting supply chain and workforce development needs of neighboring institutions
- Improve infrastructure for business development through Michigan Street corridor free wifi, remediation of brownfields, and street and sidewalk improvements



# VITALITY

- Promote anchor institution housing incentive programs
- Increase density by offering a wide variety of housing types to meet the housing needs of residents across varying income levels
- Renovate homes along Belleview and around the north side of Haughville Park
- Develop and implement a neighborhood marketing campaign
- Retain resident diversity and reduce blight through vigorous homeowner repair program, demolition of un-salvageable abandoned homes, and strategic infill

# EDUCATION

- Increase early childhood education offerings
- Strengthen adult education and workforce development
- Improve graduation rates at George Washington High School
- Enhance STEAM offerings at the library, Christamore House, and other out-of-school learning venues

# Cradle-Career Education

- **LISC Support for Education:**
- Technical Assistance to Schools on Neighborhood Impact- IPS facilities, Near East Summit, etc
- Charter School Finance
- Great Families 2020 Partnership
- Centers for Working Families
- Bridges to Opportunity Program
- Employ Indy Partnerships



# MAPLE CROSSING

**A GREAT PLACE**



# ENGLEWOOD VILLAGE

**A GREAT PLACE**





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To learn more please visit:

[www.lisc.org](http://www.lisc.org)

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**LOVE<sub>THY</sub> NEIGHBORHOOD**