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FEDERAL ASSISTANCE		2. DATES 00/00/0000	Applicant Identifier
1. TYPE OF SUBMISSION	Pre-application	3. DATE BY STATE	State Application Identifier
		DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
Non Construction			
APPLICANT INFORMATION			
LOCAL DEVELOPMENT CORPORATION		Unit: Development Office	
1426 West 30 th Street, Indianapolis, Indiana 46208		John Smith , Director	
		7.TYPEOFAPPUCANT: Nonprofit Corporation	
8. TYPE OF APPLICATION NEW			
9. NAME OF FEDERAL AGENCY: DHHS-ACF / OCS			
10. CATALOG			
11. ESTIMATED FUNDING:			
a. Federal	\$432,000		
b. Applicant	\$		
c. State	\$		
d. Local	\$		
Other	\$ 757,000		
Program Income			
Total	\$ 1,192,000		
ATTACHED ASSURANCES ASSISTANCE IS AWARDED.			
John Smith		Director	00/00/0000
			0000

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Budget Information

BUDGET INFORMATION – Non Construction Programs

Section A – BUDGET SUMMARY

Estimated Unobligated Funds New Or Revised Budget

Grant Program Function Or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. CSBG Grant	93.570			\$435,000	\$757,000	\$1,192,000
2.						
3.						
4.						
5. Totals				\$435,000	\$757,000	\$1,192,000

SECTION B – BUDGET CATEGORIES

GRANT PROGRAM, FUNCTION OR ACTIVITY

6. Object Class Categories	FY 00 Federal			FY00 State Match		Total
a. Personnel						
b. Fringe Benefits						
c. Travel	\$1,500					\$1,500
d. Equipment						
e. Supplies						
f. Contractual						
g. Construction	\$432,000					\$432,000
h. Other	\$1,500					\$1,500
i. Total Direct Charges (sum 6a+6h)	\$435,000					\$435,000
j. Indirect Charges						
k. Totals (sum of 6i and 6j)	\$435,000					\$435,000
7. Program Income						

Standard Form 424A (4-88)
Prescribed by OMB Circular A-102

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Project

Happy Park Retail Center Development

Prepared for: DHHS-ACF / OCS

Prepared by: John Smith
Director

Local Development Corporation
1426 West 30th Street
Indianapolis, Indiana 46208

(PH) 513-555-1212
(FX) 513-555-1213

Description

The Local Development Corporation plans to offer 13,000 square feet of affordable retail space in a new building which will be developed by its local partners as a collaborative effort to renew a declining neighborhood.

It is anticipated that the space will be leased by businesses, offering to create 30 new jobs for low income residents.

Narrative Budget Justification

The Local Development Corporation seeks \$435,000 OCS grant as part of a \$1,192,000 cost for developing the Happy Park Retail Center and \$3,000 for travel to OCS meetings. The funds will cover the construction of 13,000 square foot project. The remaining funds needed to complete the project are provided by the Local Support Corporation (LSC) loans, a GE Capital Loan, and/or loan from another lender, plus equity contributions from project owners.

The Happy Park Retail Center will be owned by the Local Development Corporation and will partner with other retailers to manage the project. The Center will become an attractive asset to a declining neighborhood. It will also offer retail services and jobs to low income residents.

The OCS requires that applicants include travel costs in their request for funding. The President and Evaluator on the project plan to attend two day meetings to be held in Washington, D.C., after the grant award. In addition, the President will travel to annual meetings during the period of the grant. The summary below details the travel costs:

Travel for John Smith, President	
Two trips to Washington, D.C. x \$480 roundtrip airfare per trip = (one trip after the award of the grant and one trip after two of project)	\$960
Three days in Washington, D.C. x \$180 allowance per day = (hotel cost \$150 per day and food allowance of \$30 per day)	\$540
Total	\$1500
Two trips to Washington, D.C. x \$480 per roundtrip airfare per trip	\$960
Three days in Washington, D.C. x \$180 per day	\$540
Total	\$1500

Abstract

The Local Development Corporation plans to offer 13,000 square feet of affordable retail space in a new building which will developed by its local partners as a collaborative effort to renew a declining neighborhood. It is anticipated that the space will be leased by businesses, offering to create 30 new jobs for low income residents.

Grant funds will be used for construction hard costs to develop and lease a new 13,000 sq. ft. retail building that will be owned by Local Development Corporation and John Jones, a successful business owner and neighborhood property owner. Please see Attachment H for Memorandum of Understanding between LDC and Sam Thomas. This project will create 30 new permanent full time jobs. At least 70% of the jobs created by this project, will be targeted for low income neighborhood residents. LDC will seek to insure that area residents who are TANF recipients; low income residents including displaced workers; at-risk teenagers; custodial and non-custodial parents, particularly those of children receiving TANF assistance; individuals residing in public housing; individuals who are homeless and individuals with development disabilities are the primary beneficiaries of project employment and career development opportunities. Construction of the building for the neighborhood retail center is expected to begin in September 0000 and be completed by March 0000. Construction for the tenant build-out or tenant improvements will be done in accordance with lease agreements. It is expected that all construction will be completed, space leased and jobs filled by December 0000.

SUMMARY

The Local Local Development Corporation (LDC), a CDC in Indianapolis, Indiana, is seeking a grant from the Office of Community Services (OCS) 2002 Community Economic Development Program under Priority Area 2A: Incremental Development Projects (IDP). Incorporated in 1979, the mission of LDC is to promote economic and physical development within the Local (UNWA). As part of this mission, LDC is undertaking the development of the Happy Park Retail Center a 13,000 sq. ft. structure that will be leased to provide neighborhood retail services and employment opportunities. This project creates 3) permanent full-time jobs for low income residents and will serve as an important catalyst for future retail development on Dr. Martin Luther King Jr. (MLK) Street, a primary neighborhood artery that has experienced significant disinvestment.

The Local is an economically distressed area with high unemployment and poverty. The area is a designated Enterprise Community and a local Urban Redevelopment Area. UNWA is composed of five neighborhoods governed by five neighborhood associations: Northwest Neighborhood Planning and Development Corporation, Neighbors Helping Neighbors, Northwest Way Civic Association, Riverside Civil League and Crown Hill Neighborhood Association. UNWA is located on the northwest side of Indianapolis and extends from 16th Street on the south to 38th Street on the north and from the White River on the west to Interstate 65 and Meridian Street on the east.

UNWA includes residential neighborhoods that were platted before the turn of the century. Most of the houses were constructed in the early part of the century. The Indianapolis Central Canal, which opened in 1839, was once a major source of industrial, residential and economic growth for the neighborhood and the city. Some of the city's wealthiest residents lived in the Golden Hill residential section of the area. UNWA became home to several major businesses, industrial locations, as well as public and private facilities including the city's first community center to serve African American families, and the nation's largest children's museum. In the 1950's, UNWA, like many of the nation's urban communities, began to experience blight and deterioration due to economic disinvestment and residential decline.

While historically the Local has been one of Indianapolis' most economically distressed areas, it is now beginning to attract significant development interest. Due to its close proximity to the downtown business district, central location, access to Interstate 65 and availability of large parcels of vacant land, the neighborhood is experiencing a substantial increase in housing development. An increase in area residents is fueling a demand for additional neighborhood retail services. Presently, the UNWA community has under-representation of retail services. The Happy Retail Center will address this deficiency by attracting new businesses to provide retail services and jobs for low income area residents.

LDC embodies consolidated community leadership and is playing a prominent role in facilitating neighborhood redevelopment.

Project Summary

The Local Development Corporation, a community development corporation, located in Indianapolis, Indiana, seeks a grant loan from the Office of Community Services (OCS) FY0000, Community Economic Development Program under Priority Area 2A: Incremental Development Projects (IDP). Founded in 1980, the mission of the Local Development Corporation is to promote economic and physical development in the northwest sector of our region. This effort is aligned to the mission and will provide an opportunity for a new structure to arise in a declining areas, local businesses to expand, and jobs to be provided to 30 low income individuals.

The project creates 5 full time permanent jobs for low income residents and will serve as the catalyst for future retail establishments in the area.

The area is economically depressed with high unemployment and residents who are living 200% below the national poverty level. The target area is composed of 6 different neighborhoods governed by independent neighborhood associations. The Local Development Corporation is located in the center of the neighborhoods.

The area includes residential neighborhoods that were built at the beginning of the 20th century. The Indianapolis Central Canal, which started in 1839, was once the key source of industrial, residential and economic growth. A typical story of a declining neighborhood, once home to some of the city's wealthiest residents, now has great needs for revitalization.

Recently the neighborhoods have been showing signs of attracting development interest. They are close to the downtown area and busy Interstate 65 and also located near available large parcels of land. The area is also experiencing population growth. All these factors are fueling the demand for more local retail services.

Previously, the Local Development Corporation focused its efforts on a development agenda which included the construction of a 45 unit multi-family development for low income seniors (Jason's House). This work was done with the cooperation of the local Baptist Church.

Next we worked to develop a 170 unit market rate and affordable home ownership project called the River's Edge. This project represents the first mass production of housing in the area in over 45 years. Our track record includes working with local partners to develop and sell 30 affordable homes with average sale price of \$85,000; finishing 70 market rate units in Phase 1 of the River's Edge for sale at \$125,000; and growing the home owner buyer development program for low income families.

Although we have made solid progress, we have also experienced the frustrations that accompany slow economic growth and cultural changes over the years. The community represents a very important link to downtown Indianapolis. Its main street runs through the Indiana University campus and Purdue University campus.

Our project emphasizes a balanced financing plan ensuring that a good portion of the project's construction hard cost comes from local sources that are committed to the long term revitalization of our area.

Executive Summary

The Local Development Corporation represents the combined community leadership and plays a key role in motivating neighborhood revitalization.

The Objective...

The Local Development Corporation is committed to transforming the decaying and declining housing units, boarded up units, and turning them into safe and sanitary homes. The effort will focus on home ownership for low and moderate income families by:

- Constructing compatible in fill housing where needed;
- Reinvesting in and developing area commercial and retail businesses to revitalize the neighborhoods economic base;
- Coordinate infrastructure improvements and plan development in an orderly manner, and;
- Grow participation of local families in order to involve them in the decision making processes that lead to low term improvements that can be maintained.

The project offers employment, career development, business ownership and self-sufficiency opportunities to low income residents who also receive government subsidies. The goal is to provide them with opportunities to remove themselves for dependence on government subsidies and become self-sufficient.

The proposed development is located along a busy commercial corridor that can be turned into an opportunity for economic growth for the neighborhood.

Local Local Development Corporation, Inc. (LDC) is a 501 (c) (3) non-profit corporation. For confirmation of our non-profit status, please see I Proof of Non-Profit Status. Our Board of Directors is comprised of residents, business and civic leaders. LDC's principal purpose is to promote economic development and physical development in the Local (UNWA).

This application is for only one project and responds to Priority Area 2A: Incremental Development Projects (IDP).

LDC is requesting a \$435,000 OCS grant for Happy Park Retail Center development and travel for required OCS meetings.

Legal Eligibility

The Local Development Corporation is a 501 (c) (3) nonprofit corporation. To confirm this please view 1 Proof of Non-Profit Status. Our Board of Directors is made up of local residents, business owners and civic leaders.

This application is only for one project and directly responds to the Priority Area 2A: Incremental Development Projects (IDP) guidelines.

Our request is for \$435,000 OCS grant for the Happy Park Retail Center development and travel for required OCS meetings.

Grant funds will be used for construction hard costs to develop and lease a new 13,000 square foot retail building that will be owned locally.

Needs Assessment

Need for Assistance (Criterion 1)

Vital Community Need

The Northwest Area of Indianapolis is an economically distressed area. It contains the usual characteristics of such regions:

- High unemployment;
- High level of poverty, with a substantial number of residents living at 200% below poverty level;
- Located near downtown with commercially viable sites that have been passed by in terms of revitalization;
- Neighborhoods build at the beginning of the 20th century – declining and ignored;
- Large high school drop- out rate (50%) when compared to state (15%);
- High crime rate, and;
- Low use of broadband and Internet.

Constituency

The Local Development Corporation is a well respected Indianapolis organization, trying to serve one of the cities’ most distressed neighborhoods. However, the community coalition on this project will focus on this target population:

Characteristics	Description
Population	According to the 2000 Census, 13,153 persons lived in the Northwest area. The population had the following characteristics based on the 2003 update and ESRI Business Information Analysis.
Race	92% of the population was black; 5.9% white and 1.0% Hispanic
Median Income	The median household income was \$22,900 while the comparable income for the City of Indianapolis was \$41,082 and \$41,868 in the nation.
Household Income	37% of had incomes less than \$15,000 compared with 13.5% for Indianapolis
Unemployment	Of the persons in the civilian labor force 13% were unemployed compared to 4.4% for the city and 5.3% for the nation.

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Company History

While historically the Local has been one of Indianapolis' most economically distressed areas, it is now beginning to attract significant development interest. Due to its close proximity to the downtown business district, central location, access to Interstate 65 and availability of large parcels of vacant land, the neighborhood is experiencing a substantial increase in housing development. An increase in area residents is fueling a demand for additional neighborhood retail services. Presently, the UNWA community has under-representation of retail services. The Happy Retail Center will address this deficiency by attracting new businesses to provide retail services and jobs for low income area residents.

LDC embodies consolidated community leadership and is playing a prominent role in facilitating neighborhood redevelopment. LDC is committed to:

- Transform the abundance of vacant and boarded housing units into safe and sanitary homes, concentrating this effort toward homeownership for low and moderate income persons;
- Construct compatible infill housing where needed;
- Reinvest in and develop area commercial and retail ventures to reinvigorate the neighborhood's economic base;
- Coordinate infrastructure upgrades and overall development in an orderly manner and
- Involve the neighborhood organizations in the process so that long term commitment is maintained.

While LDC has made significant strides in developing housing for low and moderate income persons, the UNWA community has, over the years, experienced a series of all too common cultural changes and economic chain reactions that resulted in massive business disinvestment. The community sees Dr. Martin Luther King Jr. Street as a very important corridor in the commercial revitalization of the Local. MLK street runs thru the middle of the neighborhood and into downtown Indianapolis, and the Indiana University Purdue University at Indianapolis (I.U.P.U.I.) campus. The MLK corridor is a major connector giving those on the northwest side of Indianapolis access to and from downtown and I.U.P.U.I.

The grant requested in this application is part of the funds needed to finance the development of the Happy Park Retail Center which will be located in the 2400 block of MLK Street. It will help re-establish the market appeal of MLK Street to attract more retail and small businesses that will provide additional retail services and jobs for low income residents.



S A M P L E

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