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INDIANAPOLIS NEIGHBORHOOD PARTNERSHIP HELPS ARTISTS REVITALIZE A COMMUNITY

INDIANAPOLIS NEIGHBORHOOD HOUSING PARTNERSHIP



Before and After of a Garfield Park Renovated House

"The most inspiring thing about this project is that we're not just making a house for an artist to live in; it's about a big picture vision for what can happen and how to keep people included."

Jim Walker, CEO and Lead Artist
Big Car Collaborative

Artists' colonies are often on the front lines of urban revitalization. Artists find neighborhoods where housing is affordable and contribute to its beautification and cultural development, which often attract attention. As the neighborhood grows in popularity, higher housing costs result oftentimes making it unaffordable for the artists who inspired the revitalization.

Indianapolis-based community groups Big Car Collaborative (Big Car), Riley Area Development Corporation (Riley), and Indianapolis Neighborhood Housing Partnership (INHP), a certified CDFI, dared to ask the question: What does neighborhood revival look like if the creative class sticks around? These organizations have established The Artist and Public Life Residency Program (TAPLRP), which uses art as a catalyst for neighborhood revitalization and preserves affordable housing options for artists such as painters, sculptors, fashion designers, writers, or performing artists threatened by gentrification.

Using a \$75,000 grant from INHP, Big Car and Riley purchased nine vacant homes and a former church in the Garfield Park neighborhood, located south of downtown Indianapolis in a low- and moderate-income neighborhood hit hard by the 2008

CDFI Fund Awardee:

Indianapolis Neighborhood Housing Partnership (INHP)

Community Profile: Indianapolis, Indiana

- Population: 853,173
- Median Income: \$42,165
- 21.1% Poverty Rate
- 10.1% Unemployment Rate

Program Partners:

- Riley Area Development Corporation (www.Rileyarea.org)
- Big Car Collaborative (www.Bigcar.org)

Project Investment:

- \$75,000 grant from INHP
- Construction financing from INHP
- Mortgage and credit counseling and homebuyer education provided by INHP
- Down payment assistance from Big Car

Project Highlights

- Formerly abandoned houses are rehabilitated resulting in increased neighborhood property values
- Artists who would not normally be able to afford homes become property owners and build equity
- Neighborhoods develop a vibrant look and feel due to the presence of active resident artists

housing crisis. The vacant homes were purchased for \$9,000-\$45,000. Estimated appraisal values, upon renovation, range from \$95,000-\$150,000. Many program partners, including builders, architects and developers, are providing their services at very low or no cost. Construction financing is being provided by INHP. The houses are being rehabilitated to accommodate artistic needs and will contain small studio spaces. Artists will also have access to a wood shop, print shop and creative space at Big Car's Tube Factory.

Artists who apply for TAPLRP will co-own the home with Big Car and Riley. The community organizations will own at least 51 percent of each home, with the artist responsible for financing the balance through a mortgage. Big Car is raising funds to provide down-payment assistance for eligible artists in exchange for 16 hours each month of civic engagement-whether it's attending public meetings or offering workshops. Artists will also be required to open their homes or yards for public events several times a year. The down-payment assistance is fully forgiven if the artist meets these requirements for seven years. If the artist leaves prior to that, Big Car and Riley have the right to buy the artist's portion back and return the house to the program.

The Indianapolis Neighborhood Housing Partnership (INHP), a Certified Community Development Financial Institution (CDFI), increases affordable and sustainable housing opportunities for individuals and families in Marion County, Indiana. INHP enables families to become and remain long-term, successful homeowners through homebuyer education and lending services. INHP also provides technical assistance, financial support and programming to community partners dedicated to neighborhood revitalization. For more information, go to www.INHP.org.

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