

## Our Mission

*“Connecting Neighborhood partners to help, serve, revitalize, stimulate and invest resources to rebuild an affordable, safe and vital community.”*



Mapleton-Fall Creek  
Development Corporation  
130 E. 30th Street  
Indianapolis, IN 46205  
317-923-5514  
[www.mfcdc.org](http://www.mfcdc.org)

# Live Life Better in Mapleton-Fall Creek



 Mapleton-Fall Creek  
Development Corporation

Annual Report 2011



## Letters from Leadership

Serving the residents of Mapleton-Fall Creek since 1985, Mapleton-Fall Creek Development Corporation (MFCDC) strives to rebuild and revitalize the area by providing homeownership and home repair opportunities, enhancing economic development and strengthening community building.

At the heart of MFCDC's mission is the dedication for connecting neighborhood partners to a vital community. The past year has been one of transformational and leadership change at MFCDC. Our commitment to the revitalization of the Mapleton-Fall Creek neighborhood couldn't be more apparent. Kicked off in 2009 with a catalyst grant of \$3.3 million dollars from the City of Indianapolis, Phase 1 of our 20/21 Vision Plan was completed in 2011. The Neighborhood Stabilization Program funding, as well as the additional \$4 million dollars leveraged for the project, allowed us to create 3 parks, construct new homes on previously vacant lots, and complete the rehabilitation of 20 homes within an area previously known for high vacancy, significant criminal elements, and for having nearly 60% of the existing physical structures in need of improvements.

Working together with residents, neighborhood organizations, stakeholders, local businesses and developers and community partners, MFCDC formulated the Mid-North Quality of Life plan with six neighborhoods, maintained high occupancy in Mapleton Property rental units and implemented sustainable community development practices with LEED ND (Leadership in Energy and Environmental Design in Neighborhood Development) registration of 27 acres.

In the coming years, MFCDC is poised to celebrate our continual asset-based community development efforts and promote economic stability while engaging partners who are also interested in creating opportunities for businesses, individuals and families eager to find quality and affordable housing in a vibrant community rich in history and thriving with cultural diversity.

MFCDC invites you to join our efforts to live life better in Mapleton-Fall Creek.

**Leigh Riley Evans**  
Executive Director

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Trinity Episcopal Church  
Tyson Domer  
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## 2011 Financial Figures\*

### ASSETS

<i>Cash</i>	\$501,249
<i>Receivables</i>	\$1,219,578
<i>Property</i>	\$3,637,151
<i>Investment in Partnerships</i>	\$112,940

**TOTAL ASSETS**                   **\$5,470,918**

### LIABILITIES

<i>Accounts Payable</i>	\$443,970
<i>Notes Payable</i>	\$1,112,584
<i>Deferred Revenue</i>	\$1,398,335

**TOTAL LIABILITIES**           **\$2,954,889**

**NET ASSETS**                   **\$2,516,078**

*\*Unaudited figures*

### INCOME

<i>Contributions</i>	\$84,945
<i>Grants</i>	\$1,516,502
<i>Developer Fees</i>	\$93,198
<i>Property Management</i>	\$163,001
<i>Sale of Property</i>	(\$2,970)
<i>Interest Income</i>	\$39,643
<i>Other</i>	\$5,046

**TOTAL INCOME**               **\$1,899,355**

### EXPENSES

<i>Management &amp; General</i>	\$249,840
<i>Home Development &amp; Ownership</i>	\$328,269
<i>Homeowner Assistance</i>	\$879,118
<i>Rental</i>	\$193,640
<i>Community Building</i>	\$131,205

**TOTAL EXPENSES**           **\$1,782,072**

Founded in 1985 by neighbors and local churches, Mapleton-Fall Creek Development Corporation set out to improve the lives of those living in the Mapleton Fall Creek, Watson-McCord, and Historic Meridian Park neighborhoods of Indianapolis. The Corporation's governing board was as diverse as the neighborhoods it served, bringing together members from those founding churches with neighborhood and business leaders. Our board today still embodies these principles. Members are engaged, active participants in the Corporation's ongoing mission.

Likewise, the staff's dedication and hard-work is evident in everything they do. This past year the board and staff welcomed Leigh Riley Evans as the new executive director. Leigh was a perfect fit, combining years of experience in Indy's non-profit sector with an exceptional personal quality—Leigh grew up and still resides in Mapleton-Fall Creek.

Our present focus is on one thing—selling homes in the 20/21 area north of Broadway United Methodist Church. Undertaken two years ago, the Corporation is in the home stretch in revitalizing homes in this part of Mapleton-Fall Creek. Twenty-six homes have been built or reconstructed from the ground up, using both federal grants and private investor loans from our neighbors, including Trinity Episcopal Church, Citizens Energy Group, The Children's Museum, Local Initiatives Support Corporation (LISC) and Indianapolis Neighborhood Housing Partnership (INHP). The fruits of these efforts are paying off—literally. Initial home sales have exceeded expectations.

As the 20/21 project draws to a close, the Corporation will be looking for the next big project. The recent Quality of Life Plan for the Mid-North area has given us many ideas for where to go next. This has led to the realization that, although much work still needs to be done in our immediate area, improving our quality of life requires more than just improving our neighborhoods. As a result, this summer our Corporation will undertake a feasibility study with our neighbors to the west, Near North Community Development Corporation, to learn if collectively we can work better together, whether that means collaborating on future projects or merging our talents. We value your input as this exploratory process gets underway. Thank you to everyone, staff, board members, and neighbors, for making this a truly remarkable community development corporation.

**Todd J. Janzen**  
Board President, 2012



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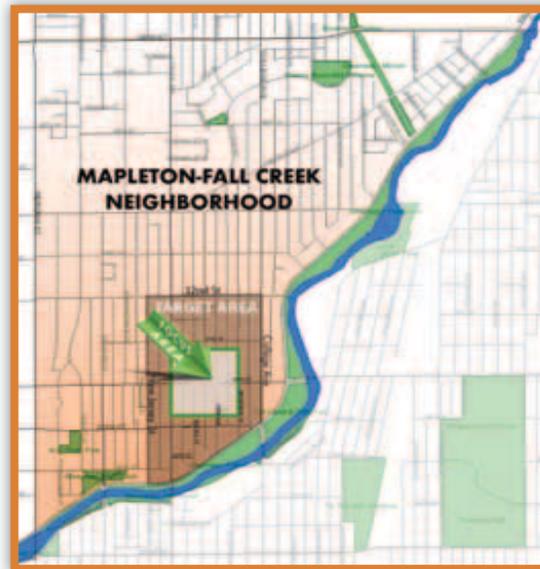
## Our Vision

**Live Life Better** where blocks are transformed with rehabbed homes and rental opportunities available for individuals of all income levels. As our 20/21 vision plans progress, once blighted streets now have new life with parks and community gardens while maintaining original characteristics of a neighborhood with strong history and culture.

**Live Life Better** where development aims to meet the needs of the resident while preserving the environment. Raising over \$25,000 towards sustainable and green capacity building in 2011, MFCDC has registered 27 acres of its target area towards Leadership in Energy and Environmental Design (LEED) Neighborhood Development certification.

**Live Life Better** where planning affirms the assets of the community. MFCDC works with residents, partners and member organizations to identify concerns of the neighborhood and find solutions in key areas and implement positive development.

Strong neighbors. Walkable communities. Enriched housing. MFCDC works to create an environment where you can live life better in Mapleton-Fall Creek.



## 2011 MFCDC Committees

### Executive

Kim Bailey, Todd Janzen, Terri Coleman, Tyson Domer, Jackie Nytes

### Community Building

Marq Montgomery (Co-Chair), Terri Coleman (Co-Chair), Walter Bartz, Carmen DaCosta, Leigh Riley Evans, Kelli Mirgeaux, Nikki Moore

### Economic Development

Isaiah Kuperstein (Co-Chair), Cathy Pilarski (Co-Chair), Jassy Banwait, Doressa Breitfield, Karinya Chrysler, Doug Day, Tyson Domer, Cari Small Grant, Rob Grant, Dean Illingworth, Bob McIntyre, Denise Samuels, Joe Wood

### Finance

Tyson Domer (Chair), Jackie Nytes, Thomas Wirt

### Fund Development

Todd Janzen (Chair), Brian Bergen, Kelli Mirgeaux, Jackie Nytes

### Housing

Angela Jackson (Chair), Eric Baiz, Colin Connor, Nate Lichti, Bruce Schumacher

### Nominating

Walter Bartz, Isaiah Kuperstein, Al Polin, Phil Whistler

### Property Management

Tricia Mera (Chair), Eric Baiz, John Gremling, Roselyn Huggins, Josh Kupke, Bob Proctor

### Steering

Thomas Wirt (Chair), Tyson Domer, Leigh Riley Evans, John Gremling, Angela Jackson, Corrie Meyer



## 2011 MFCDC Taskforces

### Education Taskforce

Jamilyn Bertsch, Leah Crane, Marty Dezelan, Leigh Riley Evans, Lee Hinkle, Kelli Mirgeaux, Lauren Peterson

### Parks Taskforce

Sarah Blandina, Kaliah Ligon, Kelli Mirgeaux, David Officer, Melanie Perry, Cathy Pilarski, John Kerwin, Shane Strodman, Sarah Wiehe



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**Jackie Nytes/Leigh Riley Evans**  
Executive Director



**Nate Lichti**  
Assistant Director

**Doressa Breitfield**  
Nonprofit Administrator & Economic  
Development Coordinator

**Courtney Goodwyn**  
Housing Coordinator

**Francine Dash**  
NSP Coordinator

**Kelli Mirgeaux**  
Communications & Outreach  
Coordinator



## 2011 MFCDC Staff

**Dominic Coleman**  
Weatherization Coordinator

**Josh Kupke/Wanda Fabregas**  
Asset Manager

**Roselyn Huggins**  
Leasing Agent

**Craig Bledsoe**  
Maintenance

**Mike Perry**  
Construction Manager

**Melanie Perry**  
Parks Intern

**Greg Majewski**  
Economic Development Intern

## 2011 MFCDC Board of Directors

**Kim Bailey**, Chair (Co-Optive); **Todd Janzen**, Vice Chair (Trinity Episcopal Church); **Danielle Tinsley**, Secretary (Co-Optive) **Terri Coleman**, Secretary (Broadway UMC); **Tyson Domer**, Treasurer (Co-Optive); **Walter Bartz**, Our Redeemer Lutheran Church; **Brian Bergen**, Watson McCord Neighborhood Association; **Doug Day**, Historic Meridian Park Neighborhood Association; **Steve Dixon**, Phillips Temple CME; **Al Polin**, Mapleton-Fall Creek Neighborhood Association; **Phil Whistler**, North UMC; **Thomas Wirt**, Tabernacle Presbyterian Church; **Carmen DaCosta**, Co-Optive; **Karinya Chrysler**, Co-Optive; **Angela Jackson**, Co-Optive; **Isaiah Kuperstein**, Co-Optive; **Tricia Mera**, Co-Optive

## Our Programs

### Housing

Available housing options for people of all income levels by providing affordable rental and homeownership opportunities and helping residents achieve a greater level of safety and energy efficiency, so that they may live in their homes longer.

### Economic Development

Enhancing economic development activities in Mapleton-Fall Creek through business attraction and development, node revitalization, asset building, marketing, and investment.

### Recreation

A healthy community for residents of all ages providing access and connectivity to neighborhood and city recreational and wellness amenities.

### Infrastructure

Community infrastructure enhancements including connectivity to public transportation, utilities and improved streetscapes.

### Sustainability

Comprehensive, innovative and thoughtful community development practices which ensure the well being of our residents and environment.

### Community Building

Working with neighborhood associations and local organizations to address key community issues vital for an improved quality of life for the residents of Mapleton-Fall Creek.



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- 20** Rehabbed homes
- 3** Brand new homes
- 3** Homes in partnership with Habitat for Humanity
- 65** Homes serviced through weatherization
- 25** Homes repaired
- 100%** Success rate with HERS (Home Energy Rating System)

In 2011, MFCDC advanced Phase 1 of housing development in the 20/21 target area. Leveraging \$3.4 million MFCDC received through the Neighborhood Stabilization Program, we were able to invest over \$7 million toward revitalizing several blocks. MFCDC emphasizes quality restoration work in our housing projects, maintaining original character as much as possible but also modernizing homes for families with open floor plans and energy efficient features.



## Quality & Character Housing

## Six Neighborhoods & One Plan Quality of Life



- Diverse neighborhoods **6**
- Action teams **7**
- Neighborhood Stakeholders **492**
- Organizations engaged **79**
- Action steps **118**

MFCDC, along with other community stakeholders, embarked upon the Mid-North Quality of Life planning process in 2011. Staff, residents, area businesses, civic leaders and other neighborhood groups collaborated to engage Mid-North residents on areas of concern, plan a visioning summit with over 300 in attendance and organize seven action teams in developing what is the Mid-North Quality of Life Plan. Resident driven and supported by MFCDC, Near North Development Corporation and six neighborhood associations, this plan addresses concerns and provides solutions in Aesthetics, Business Development, Crime and Safety, Education, Housing, Senior Advocacy and Youth Engagement exemplifying how life is better in the Mid-North area.

# Parks & Public Spaces

## Recreation & Wellness



**3** Pocket parks in development

**1.61** Acres of greenspace added to the community

**\$118,000** Raised to support park development

**1** Lot acquired for public space use

2011 was a big year for MFCDC parks development breaking ground in all three park locations and completing Phase 1 of development by cleaning and greening the parks land. The resident led taskforce continues its effort in park design, outreach and fundraising for maintenance of all three parks. The Curb Appeal fund was developed in 2011 to support long term maintenance in parks and public spaces owned by MFCDC. This fund will serve as an endowment for neighborhood beautification such as mowing grass, handle illegal dumping and snow removal. Enhancing the curb appeal in our neighborhoods creates a community where people can live life better.



## Responsive & Active Property Management

Occupancy **90%**

Rehabbed rental units **10**

Raised for rehab **\$72,500**

Lease Renewals **23**

Mapleton Properties provides affordable rental opportunities, property management services and community building events to their residents. A wholly separate entity of MFCDC, Mapleton Properties continues successful management of 50 units and supports beautification efforts in the neighborhood by cutting grass, clearing trash, landscaping and snow removal. MFCDC continues to build partnerships with agencies to rehab abandoned buildings in the neighborhood and provide impoverished individuals an opportunity to live life better in quality and affordable rental units.

**220** Businesses & organizations identified in the MFCDC CommunityDirectory

**200** In attendance at MFCDC B2B networking events

**\$9,600** Raised for facade improvements at Mapleton Medical Center, & Broadway United Methodist Church

**2** Blocks along Central Ave of environmental testing and remediation

Improving economic conditions and competitiveness, MFCDC is finishing brownfield remediation along Central Avenue, a street which sees high residential and commuter traffic to develop a vibrant retail and commercial hub in the community. Taking a more intentional approach in all program areas, MFCDC engages business owners and works with residents to determine strengths of current businesses and opportunities for future growth. Understanding the importance of infrastructure in successful commercial corridors, MFCDC works with the community to develop transportation choices, leverage investment and ensure effective land reuse to provide the foundation for economic competitiveness.



## Networking & Opportunity

# Economic Development



## Volunteer & Engagement

# Community Building

Volunteer hours (valued at \$21.79/hr\*) **789**

Resident engagement activities such as committee and taskforce **23**

Residents engaged in leadership activities **24**

Building community in Mapleton-Fall Creek, MFCDC brings together neighborhood residents to network, celebrate, learn and grow. Founded by neighborhood residents and faith based institutions, MFCDC understands the importance of resident engagement in advancement and sustainability of our work and our mission. Hosting community wide events and attending neighborhood association meetings allows direct communication with residents about key issues from housing to crime and safety. In 2011, MFCDC was recognized as a community builder by receiving the Crime Fighter of the Year Award from the Indianapolis Metropolitan Police Department as part of National Night Out. Making connections, building relationships and engaging the community in our work are just a few ways MFCDC is creating a place where you can live life better.

\*according to Independent Sector