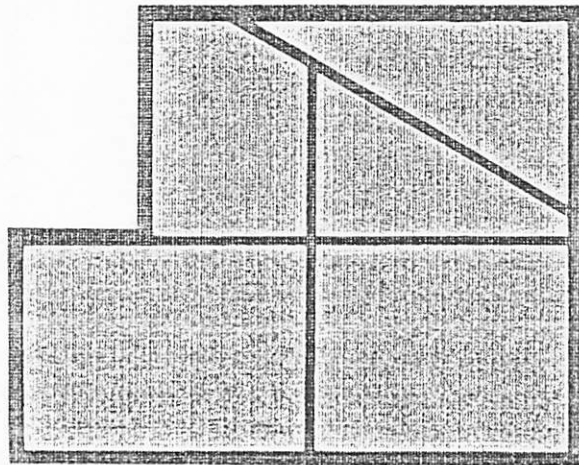


INDIAHOMA HUMAN DEVELOPMENT PROJECT
ECONOMIC DEVELOPMENT WORK BRIEF



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PROJECT DESCRIPTION

Indiahoma, Oklahoma, is located in southwestern Oklahoma, approximately 100 miles southwest of Oklahoma City and 19 miles west of Lawton. It is located in rolling wheat country and lies on the southern edge of the Wichita Mountains which rise 1000 feet above the adjacent terrain. The Fort Sill Military Reservation is located immediately to the northeast of Indiahoma. The town was incorporated in 1903, four years before statehood. The Indiahoma Human Development Project is an effort of interested community residents and deals with both social and economic issues in a comprehensive development program. The intention is to develop a commercial and industrial base by tapping existing local expertise and natural resources, to provide viable social structures and services now lacking and to involve the creative potential of the residents.

SECTION I: SITUATION REPORT

A. BASELINE DATA

POPULATION

According to the 1970 United States census report, the population of Indianahoma within its incorporated limits was 434. Statistics used by the United States Department of the Treasury for revenue sharing estimate the 1976 population to be 491. A house to house survey is presently being conducted and is 58% complete. This survey indicates that current population is 378. It is the general impression that the in-town population has increased. No explanation of the survey's results are formulated. According to the town's postmaster the number of post boxes has increased in the incorporated area. The population in the area around the town has increased dramatically with over 40 new homes being added in the last year. Of the present population 22.0% are over 65; 22.6% are between 40-65; 24.1% are between 20-40; 31.2% are under 20. Ethnically, 80% of the town is Anglo-American and 20% is Native American. There are 152 households in the incorporated area with an average of 2.5 people per household.

EMPLOYMENT

Indianahoma is predominantly a bedroom community with almost all employable persons working in the larger surrounding towns. The main towns in which people work are Lawton (20 miles), Snyder (15 miles), Fredrick (45 miles), Altus (45 miles) and Ft. Sill (25 miles). A number of men are custom wheat cutters and spend the summer and fall months following the crops through the United States and into Canada. Locally people are employed in the convenience stores, the post office, the cafe and the school. There are two paid municipal positions.

INCOME

According to United States Treasury statistics, per capita income in 1975 had decreased to \$2945. A survey presently underway indicates that 45 families have an income of less than \$5,000 per year; 66 families have an income of between \$5,000 and \$10,000 per year; and 41 families have an income of over \$10,000 per year.

B. ECONOMIC CONDITION

HISTORY

Indiahoma began as a community around the turn of the century. It incorporated in 1904 and grew rapidly to a population of over 1,000 people by 1911. During the early history of the community the railroad was the controlling factor. The town was the center of a cotton ginning industry and had over 40 business concerns. With the coming of the automobile the highway became the dominate factor, creating a strip commercial district along the east-west artery. When the highway was rerouted in the 1960's, commercial activity began to decline.

AGRICULTURE

The predominant agriculture activities in the immediate are raising wheat and cattle. Approximately 8% of the community's residents are custom wheat harvestors. Two grain elevators in town store wheat until transported by the Frisco Railroad.

INDUSTRY

To the north of the town is the Treasure Lake Job Corps Training Center. A locally based construction company serves the expanding housing market in the surrounding area. A recently opened meat processing plant, slaughters livestock and serves the region.

COMMERCE

Indiahoma is served by two gasoline pump-convenience grocery store operations. A cafe has opened recently across from the school and serves primarily the youth population. There is a lumber yard connected with the construction company. In addition there are a laundromat, car wash, beauty shop, a part time TV and radio repair shop. A feed store has recently opened just outside of town.

C. ACCESS ANALYSIS

TRANSPOR- TATION

There is a small bus service into Indiahoma two times daily. It is a limousine type service which travels from Lawton (27 miles) to many small communities in the nearby area. Air service is available in Lawton to major cities of the area. Private cars are the only form of transportation for most of the town. Indiahoma is served by US Highway 62 which intersects just north of town and runs east and west. The Frisco Railroad has a freight service through the town and stops once a day during harvest seasons.

UTILITIES

Indiahoma has two wells which supply all of the town with water service. There is also a sewer system. The town's Volunteer Fire Department has three fire trucks. The volunteer labor force has no real organization. The town is served by the Cotton Electric Coop and electricity is available to all. There is a garbage service once weekly which is contracted to the city.

RESOURCES

The primary natural resource of Indiahoma has always been from the land. Initially cotton was the primary natural resource. Now the land is used for wheat farming and other feed grain crops. Uranium prospecting is also being carried out on some of the land.

COMMUNI- CATIONS

Southwestern Bell Telephone serves Indiahoma with its own exchange providing private lines to the towns residences and businesses.

D. SOCIAL PROFILE

HEALTH

There are no medical services available in the community. A school nurse makes occasional visits to the school. About two-thirds of the families have a family doctor. Most families go to Lawton for medical services while a minority go to Snyder. The high percentage of flouride in the water means a lower incidence of tooth decay. However, the flouride does cause a discoloration of teeth in residents who have drunk it from birth. Among the Native American population there is a higher incidence of diabetes than the norm.

EDUCATION

A school with grades kindergarten through 12 functions in Indianahoma with 265 students. The independent school district serves an area of approximately 110 square miles. Twenty-five percent of the high school graduates go on to college with 5% returning to the community. A recent poll of adult residents in the community revealed that 20.9% of the community have education beyond the high school level, 55.4% of the community completed between nine and twelve years and 23.6% attended school for between one and eight years.

WELL-BEING

Public use buildings in Indianahoma include the post office, the community center, the health clinic, the fire barn and a sports park. There are five churches in the community. Several active youth organizations include FFA, 4-H, Little League, Christian Athletes, Youth Homemakers Association and school sports teams, all of which receive strong community support. An organization of community health caretakers has recently been organized. Politically the community elects three councilmen by wards. One of the three is elected as mayor. There are presently two municipal employees, a town clerk and the water commissioner.

ENVIRON- MENT

The incorporated area of town covers approximately one square mile, and with the exception of the Harrels addition, is plotted in 25' X 120' lots. A recent survey indicates that there are 140 single units of housing and 15 mobile homes. Ten units of housing are scheduled for demolition. Several abandoned buildings have been razed recently. Clean up campaigns are continuing to remove abandoned cars and other trash from the community.

SECTION II: ECONOMIC PROPOSALS

A. INDUSTRIAL: SMALL INDUSTRY COMPLEX

PROGRAM DESCRIPTION The Small Industry Complex is designed to capitalize on the rapidly growing industrial development in the Indianahoma area by establishing industries which utilize limited amounts of initial capital and have markets that are built upon and guaranteed by currently established businesses.

COMPONENT BUSINESSES The Small Industry Complex has four components. First, the Auxiliary Manufacturing Program will use the industrial centers of the region as a source for small local subcontracts. Second, the Welding Program will expand and equip a presently limited operation to provide the capability for small manufacturing contracts and to meet ongoing community needs. Third, the Meat Processing Program will expand the existing plant to supply regional markets with a variety of smoked and sugar cured products. Fourth, the Industrial Facility Program will obtain land and a building adequate to house a number of varied industries capable of small manufacturing operations.

IMPLEMENTATION STRATEGIES The Auxiliary Manufacturing Program will design a promotional package to recruit local and regional industries, targeting and renovating an existing facility, recruiting a local labor force and training a management staff. The Welding Program is already begun and needs only the upgrading of equipment and the existing facility to allow for the training of local apprentices. The Meat Processing Program will involve the rehabilitation of an existing facility to meet current state codes, the recruitment of a local labor force and the designing of an apprentice training program. The Industrial Facility Program will designate and improve an appropriate plot of land in the towns newly zoned industrial district, design and construct a facility, create a fiscal management training program, research markets and recruit local entrepreneurs to begin the first businesses.

IMPACT PROJECTION This program will provide local employment as well as allowing for the controlled development of industrial growth in Indianahoma.

B. APPROPRIATE BUSINESS ENTERPRISE

PROGRAM DESCRIPTION This Program is designed to make use of the available resources and skills in the Indianahoma area and to create commercial businesses which will undergird the economic life of the community.

COMPONENT BUSINESSES The Appropriate Business Enterprise has four components. First, the Shopping Mart Program will re-establish the local availability of basic commodities, including fresh meat and produce. Second, the Restaurant Services Program will provide dining facilities - a coffee shop and a full services restaurant. Third, the Personal Services Program will establish a barber shop and beauty salon. Fourth, the Business Expansion Program will plan, promote and coordinate the initiation and expansion of all commercial activities in Indianahoma.

IMPLEMENTATION STRATEGY The Shopping Mart Program will conduct a market survey to determine what quantity and types of stock the targeted population will support. There will be a need for renovation of an available building and the upgrading of its equipment, also designing a sales promotion campaign and purchase of inventory responding to residents' needs. Recruitment and training of a community labor force will be done to manage this program. The Restaurant Services Program will open at the same time as the Shopping Mart and will involve the upgrading of a facility to meet health and sanitary codes, taking inventory, procuring necessary equipment, and securing a cook, waitress and manager. The Personal Services Program will involve targeting and renovating an available facility, procuring the necessary equipment and designing a promotional campaign that will recruit local skilled labor. Business Expansion Program will establish on-going meetings of local concerned businessmen which will allow systematic community input into the development of a comprehensive plan for commercial expansion. It will secure local and regional technical assistance for initiating and expanding businesses.

IMPACT STRATEGY The ease of travel to major shopping centers in regional cities and the diminishing rural population have left rural American businesses severely weakened. The Appropriate Business Enterprise Program will capitalize upon the convenience of local shopping, quality service and small town friendliness to reverse the trend and provide for the community once more a solid economic foundation. The component businesses will retain money within the community, provide at least fifteen new jobs for community residents and develop further employment opportunities through training and establishing new commercial ventures.

C. ENVIRONMENT: INDIAHOMA 2000 PLAN

PROGRAM DESCRIPTION The Indiahoma 2000 Plan Program is designed to enable the citizens of Indiahoma to create a comprehensive plan for the future growth of the city that will focus the vision and consensus of the community in light of the rapid development of the surrounding area.

COMPONENT BUSINESSES The Indiahoma 2000 Plan Project has four components. First, the Unifying Theme Program will involve the technical assistance of university and local community planners to create an intentional plan for the town's growth over the next twenty years working with local citizens in regular community meetings. Second, Comprehensive Zoning Program will define commercial, industrial and residential land use. Third, the Town Expansion Program will determine the direction of growth beyond current municipal boundaries, water and sewerage extension, land acquisition and other related matters will be handled through this program arena. Fourth, the Planning Council Program will coordinate all planning activities and seek the required technical assistance to provide continuity for continuing development.

IMPLEMENTATION STRATEGY The Unifying Theme Program will enlist participation and support of community planning professionals, design a time schedule for regular community meetings and ensure local resident input through publicity articles and community design contests. The Comprehensive Zoning Program will devise legal form of the zoning ordinances and create a zoning board to be appointed by present city structures. The Town Expansion Program will develop plans for land acquisition and service infrastructure extension. The Planning Council Program will create a special municipal organization to recruit available technical expertise to develop plans based upon reliable forecasts of regional development.

IMPACT PROJECTION The urban population explosion of this century has forced city planners to look far into the future. A recent trend has been to include citizens in the planning process. This program will assure citizen participation in planning the future development of Indiahoma.

D. SUPPLEMENTAL

ORGANIZATION The incorporation of a local community development corporation will serve as an umbrella for the economic development activities and will coordinate activities with the town's council. Task oriented guilds and geographical units within the community will facilitate total community participation in planning, organization and data reporting.

FINANCING Small gifts from individuals and institutions, in-kind contributions, community labor and equipment have provided the initial funding for the project. Public agencies on both the national and state levels as well as corporations, foundations, community residents and concerned individuals will be approached to enable major capitalization. Training for the business leadership in the community will be established to allow any appropriate funding schemes to be implemented.

MANAGEMENT
TRAINING
& OPERATIONS The desire to diversify sources of intensifying and implementing income through new ventures and jobs exists in Indianahoma. Lack of training and expertise in fiscal accounting and management methods is prevalent in the community. People with expertise, willing to help train local leadership, will be recruited on an in-kind basis from nearby towns and cities.

CONSULTANTS A crucial aspect of the project's success and rapid implementation will depend on objective outside expertise. The role of the ICA auxiliary staff is to catalyze the community programs in order that the community residents achieve their planned objectives. The ICA represnets methodological and organizational skills that will build the institutional effectivity and capacity in Indianahoma which will allow the community to carry on by itself.

SECTION III: VISIBLE IMPACT

A. LAND USE

PROSE DESCRIPTION

The town plan is a typically small, rural design including paved streets for the main thoroughfares, with the Frisco Railroad forming a diagonal northern boundary of the town. Basic services are established in the community but do need attention to enable full development. Most of the residences are one story frame buildings with 20 or 30 made of brick. About 9% of houses are abandoned. There are few sidewalks, curbs, or drainage ditches and many commercial buildings, though many of them are vacant. Electricity and water are available to all. The post office building is relatively new. Indiahoma has 2 small grocery store-filling stations combinations, a car wash, laundromat, beauty shop, automotive repair shop and a part time TV & radio repair center. Most of the commercial enterprise in the community is located along the old Highway 62 which runs east and west thru the center of town. Planning for further commercial development will concentrate along this strip. The initial planning for the location of industrial development is near the railroad tracks. Most of the homes built recently are along the southern edge of town. Expansion is anticipated to continue to the south.

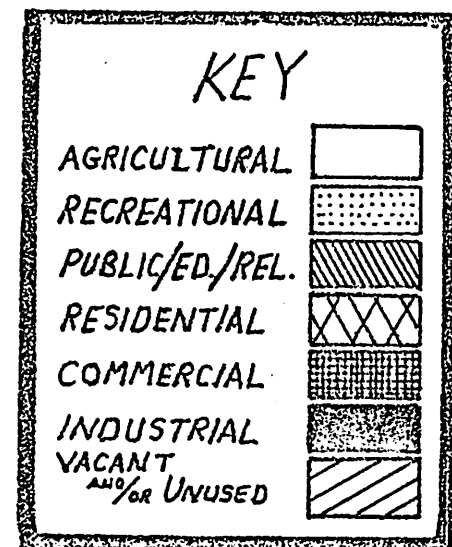
ENVIRON- MENTAL IMPACT

There is a municipal sewer system which services 90% of the incorporated area with 8 and 10 inch lines. Steps have been taken to enlarge the two existing lagoons to meet EPA requirements for town expansion over the next 20 years. The community is served by two water wells. There is sufficient well flow to meet the present and projected needs, however tests of the water have indicated an unacceptably high percentage of fluoride. Negotiations are presently underway to purchase water from the CKT Rural Water Association to mix with the existing water system. Plans are presently underway to revise zoning bylaws to regulate land development in Indiahoma. Citizen clean-up programs being organized to rid of much of the debris lying around the town.

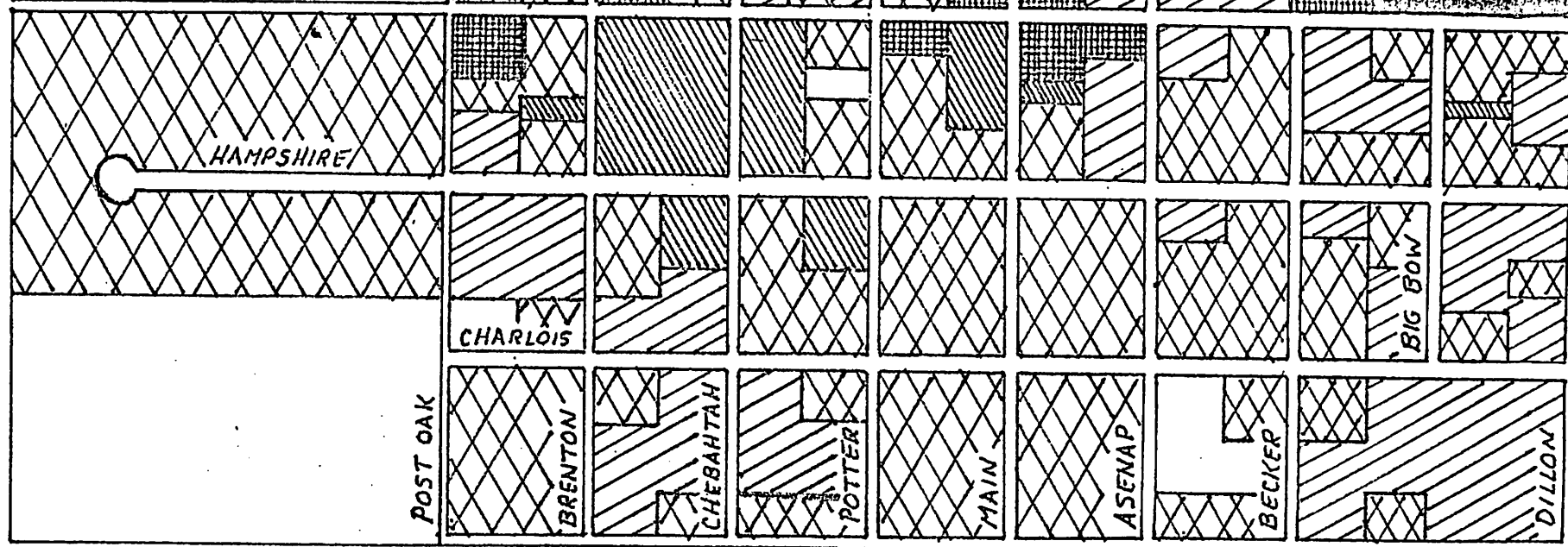
INDIAHOMA, OKLAHOMA

CURRENT LAND USE

NOVEMBER, 1978



SHOWPLACE

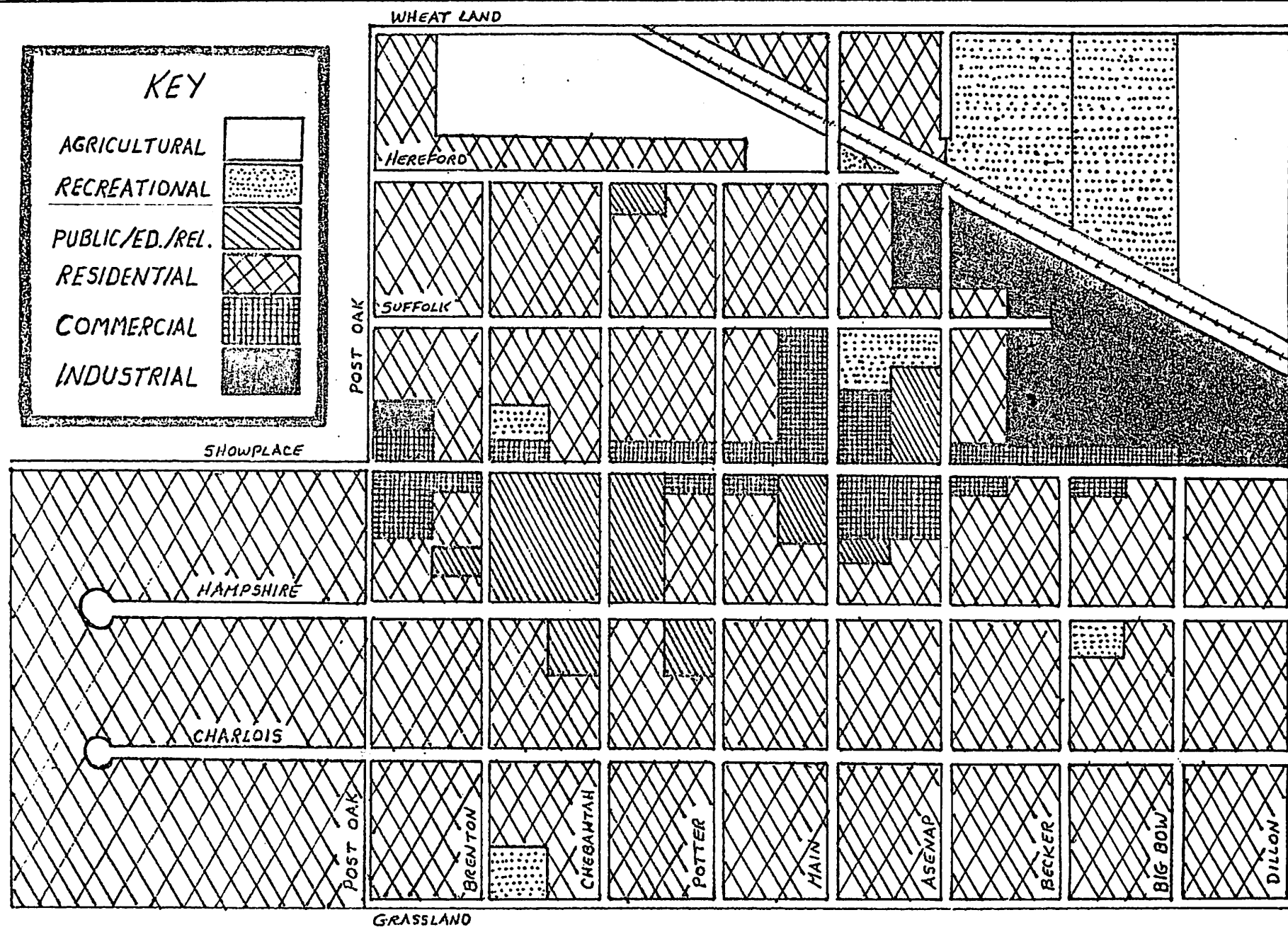


GRASSLAND

INDIAHOMA, OKLAHOMA

PROJECTED LAND USE

NOVEMBER, 1978



IHDP

12/15/78

CAPITAL BUDGET
COMMERICAL CENTERI.
PROGRAM
SENTENCE

The establishment of a commercial center in a central location including a full service grocery store, a restaurant, and a meat locker.

A.	1.CONSTRUCTION		103,000
PHYSICAL DEVELOPMENT	2.EQUIPMENT		36,000
	3.LAND		10,000
	Sub-Total		149,000

II.

B.		4.ARCHITECTURAL			
					1,500
	BASIC FEES		5.LEGAL		1,500
			6.INT./FIN. FEES		15,000
				Sub-Total	18,000

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C.	INTERIM SUPPORT	7.INSURANCE		4,000
		8.UTILITIES		1,000
		9.TAXES		1,000
		Sub-Total		6,000

D.	10. STUDIES		1,000
SUPPLEMENTAL SERVICES	11. RESEARCH		1,000
	12. DEVELOPMENT		6,000
Sub-Total			8,000

TOTAL 181,000

III.
PROJECTED
RESOURCES

PRIVATE		36,200
PUBLIC		144,800

TOTAL 181,000

SECTION IV: PROJECTED COSTS

C. FUNDING FRAME

PUBLIC FUNDS	As an incorporated city, Indianahoma qualifies for Federal programs directed at units of local government through national and state agencies. It has recieved public funds to date for housing, sewer and water and anticipates public sector upport for the capitalization of its hard economic prögrams.
PRIVATE FUNDS	A non-for-profit local community development corporation is in process of being legally constituted with a local board. This will open an additional channel of funding for underwriting programs. It will be the focal point of harnessing the power of community resources.
IN-KIND RESOURCES	A number of realtionships have been established with in-kind contri-butions. In-kind resources provide a valuable injection of materials and expertise to initiate programs which attracts both public and private money.
LOCAL RESOURCES	Any comprehensive funding plan must begin with the imput of the local residents resources. This will be in the form of land, equipment, materials and labor as well as minimal cash savings.

D. TECHNICAL ASSISTANCE

The project has secured the voluntary assistance of an architect and a city planner. They will meet with the community on a regular basis to develop the overall community development plan as Indianahoma formulates its plan for the next twenty years.

LEGAL Legal technical assistance is necessary for incorporating the local community development corporation as well as advice on contracts. The city lawyer does this work partly on a volunteer basis as well as other lawyer in Oklahoma City.

CONSTRUCTION There is a construction man in town and others have contributed their time to put together construction rehabilitation and renovation projects.

BUSINESS
PLANNING &
FINANCING The local development corporation will secure the necessary expertise to train those involved in new industrial and commercial ventures.