

HOUSING

6. The Mid-North area will address substandard housing and housing-related quality of life issues for homeowners and renters in the six Mid-North neighborhoods by using a creative and informed mix of renovation, repurposing, and new development.

Action Steps	Performance Measures	Collaborating Partners	Lead Partner	Year	
6.1	Develop, establish and facilitate a neighbor-powered volunteer group who will advocate for changes in policy and practice that affect the quality of the Mid-North area's housing.				
6.1.1	Bring together stakeholders from each neighborhood to help form the group.	Volunteer group established and meeting quarterly.	Crown Hill Neighborhood Association, Highland Vicinity Neighborhood Association, Historic Meridian Park Neighborhood Association, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, The Children's Museum of Indianapolis, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	12
6.1.2	Determine a vision, create a plan of action, and develop progress goals for the work of the group.	Vision drafted; action plan created with progress benchmarks established.	Crown Hill Neighborhood Association, Highland Vicinity Neighborhood Association, Historic Meridian Park Neighborhood Association, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	12 13
6.1.3	Create a broad-based neighborhood housing plan to prioritize housing intervention strategies and lead entities responsible for implementation.	Housing plan created.	Crown Hill Neighborhood Association, Highland Vicinity Neighborhood Association, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	13 14
6.1.4	Collect existing and develop new resources to support the work of the group, including but not limited to the creation of a lot-by-lot assessment tool and property data collection toolkit.	Database of new and existing resources established.	Ball State University College of Architecture and Planning Indianapolis Center, Crown Hill Neighborhood Association, Department of Code Enforcement, Department of Metropolitan Development, Health and Hospital Corporation, Highland Vicinity Neighborhood Association, Indianapolis Metropolitan Police Department, Indianapolis Neighborhood Resource Center, Ivy Tech, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, Metropolitan Indianapolis Board of Realtors, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	15 16
6.1.5	Document best practices from inside and outside the area and provide strategic guidance as to how these can best be used to further the housing goals of the Mid-North neighborhoods.	Best practices collected and plan of action for implementation established.	Crown Hill Neighborhood Association, Department of Code Enforcement, Department of Metropolitan Development, Health and Hospital Corporation, Highland Vicinity Neighborhood Association, Indianapolis Coalition for Neighborhood Development, Indianapolis Neighborhood Housing Partnership, Indianapolis Neighborhood Resource Center, Local Initiatives Support Corporation, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, Metropolitan Indianapolis Board of Realtors, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	15 16

Action steps for this result are continued on the next page.

Action Steps	Performance Measures	Collaborating Partners	Lead Partner	Year
6.2 Create new and innovative uses for vacant and abandoned properties.				
6.2.1 Facilitate the implementation of appropriate and applicable best-practice and innovative demonstration pilot projects to reuse vacant and abandoned residential housing throughout the Mid North area.	10 vacant and abandoned properties returned to residential use.	Crown Hill Neighborhood Association, Department of Metropolitan Development, Highland Vicinity Neighborhood Association, Indy Land Bank, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	12 13 14
6.2.2 Facilitate the implementation of appropriate and applicable best-practice and innovative demonstration pilot projects to repurpose vacant and abandoned properties throughout the Mid-North area.	Five vacant or abandoned properties repurposed by neighborhood-based organizations.	Crown Hill Neighborhood Association, Department of Metropolitan Development, Department of Public Works, Growing Places Indy, Highland Vicinity Neighborhood Association, Indy Land Bank, Indy Tilth, IU Health, Keep Indianapolis Beautiful, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, Purdue Extension, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	12 13 14
6.3 Continue to promote and support homeownership in the Mid-North area.				
6.3.1 Promote pre-ownership training for individuals wishing to invest and live in the Mid-North area.	80 homebuyers purchase homes after completing homebuyer trainings, 50 residents access education regarding personal finance or homebuying, and 5 homeownership fairs.	Crown Hill Neighborhood Association, Fall Creek Academy, Highland Vicinity Neighborhood Association, Indianapolis Housing Agency, Indianapolis Neighborhood Housing Partnership, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, Metropolitan Indianapolis Board of Realtors, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	12 13 14 15 16
6.3.2 Identify vacant properties that would make strong homeownership options and market those to investors or potential home buyers.	List of vacant properties completed and updated annually; marketing strategy developed	Citizens Energy Group, Habitat for Humanity, Indiana Community Action Association, Indianapolis Power and Light	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	12 13 14 15 16
6.3.3 Improve living conditions by making repairs to owner occupied houses.	\$1 million in health, safety, and/or structural improvements to 125 substandard owner-occupied houses will be documented in the next 5 years.	Citizens Energy Group, Community Action of Greater Indianapolis, Habitat for Humanity, Indiana Community Action Association, Indianapolis Power and Light	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	12 13 14 15 16
6.3.4 Establish an employer-assisted home ownership program.	Pilot program established in 2012 with at least 30 assisted purchases by participating employees by 2016.	Community Action of Greater Indianapolis, Crown Hill Neighborhood Association, Highland Vicinity Neighborhood Association, Indianapolis Neighborhood Housing Partnership, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	12 13 14 15 16
6.3.5 Create a Homeownership Care Program to educate current homeowners on home improvements.	At least one community supported event annually.	Community Action of Greater Indianapolis, Crown Hill Neighborhood Association, Health and Hospital Corporation, Highland Vicinity Neighborhood Association, Home Depot, Indianapolis Coalition for Neighborhood Development, Indianapolis Neighborhood Housing Partnership, Lowes, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	15 16
6.3.6 Continue and expand the Near North Development Corporation Lease-Purchase program.	At least 20 completed purchases by participating households by 2016.	Crown Hill Neighborhood Association, Highland Vicinity Neighborhood Association, Indianapolis Neighborhood Housing Partnership, Meridian Highland Neighborhood Association	Near North Development Corporation	12 13 14 15 16
6.3.7 Support foreclosure prevention services for current homeowners.	At least 25 homeowners served annually.	Apprisen Financial Advocates, Indianapolis Neighborhood Housing Partnership, Mapleton-Fall Creek Development Corporation, Near North Development Corporation, Neighborhood Christian Legal Center	Community Action of Greater Indianapolis	12 13 14 15 16

Action steps for this result are continued on the next page.

Action Steps	Performance Measures	Collaborating Partners	Lead Partner	Year
6.4 Implement targeted housing revitalization efforts.				
6.4.1 Continue the targeted redevelopment effort in Mapleton-Fall Creek Development Corporation's "20/21" target area of Mapleton-Fall Creek that emphasizes green development and affordable single family and duplex houses.	Vacant structures will be reduced to fewer than 50 in the 20/21 target area by 2016.	Habitat for Humanity, Mapleton-Fall Creek Development Corporation Housing and Steering Committees	Mapleton-Fall Creek Development Corporation	12 13 14 15 16
6.4.2 Build a mixed-use housing development at the 2900 block of Central Avenue that provides independent housing options for seniors in the community.	Senior housing will be constructed.	Mapleton-Fall Creek Development Corporation Housing and Steering Committees	Mapleton-Fall Creek Development Corporation	12 13 14
6.4.3 Design and implement a process to steward abandoned properties owned by the Indy Land Bank by marketing the properties and connecting them with neighbors and investors for redevelopment.	75 properties stewarded.	Habitat for Humanity, Mapleton-Fall Creek Development Corporation Housing and Steering Committees, Near North Development Corporation	Mapleton-Fall Creek Development Corporation	12 13 14
6.4.4 Complete Near North Development Corporation's "CK 30/33" housing revitalization initiative with the goals of increasing property values, re-establishing a functioning for-sale market, and providing increased homeownership opportunities for a diverse socio-economic mix of households.	24 severely blighted structures demolished, 40 single-family homes developed and sold, and repairs made to 18 standard owner-occupied homes in the target area.	Community Action of Greater Indianapolis, Habitat for Humanity, Indianapolis Neighborhood Housing Partnership, Health and Hospital Corporation	Near North Development Corporation	12 13
6.4.5 Facilitate the transfer of tax or mortgage foreclosed properties to private or non-profit investors to increase the supply of quality, affordable owner-occupied or rental housing.	45 properties transferred.	Crown Hill Neighborhood Association, Fannie Mae, Highland Vicinity Neighborhood Association, Indianapolis Neighborhood Housing Partnership, Indy Land Bank, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, National Community Stabilization Trust, Watson-McCord Neighborhood Association	Near North Development Corporation	12 13 14
6.4.6 Create and launch a targeted, comprehensive housing revitalization initiative incorporating best practices from Near North Development Corporation's "CK 30/33" initiative as well as pilot projects identified by the Mid-North housing group.	Plan developed in 2012 with resources identified in 2013 and implementation in 2014.	Crown Hill Neighborhood Association, Highland Vicinity Neighborhood Association, Meridian Highland Neighborhood Association	Near North Development Corporation	12 13 14
6.4.7 Engage community stakeholders around the planning and development of the Winona re-development.	Two public community input sessions convened annually.	Crown Hill Neighborhood Association, Highland Vicinity Neighborhood Association, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, Watson-McCord Neighborhood Association	The Children's Museum of Indianapolis	12 13 14
6.5 Utilize housing planning and redevelopment as an economic development opportunity.				
6.5.1 Research Mid-North area housing-related capacities including employment, training, and rehabilitation projects.	Report published and accessible to neighborhood residents.	Crown Hill Neighborhood Association, Highland Vicinity Neighborhood Association, Ivy Tech Green Building Technology Program, Mapleton-Fall Creek Neighborhood Association, Meridian Highland Neighborhood Association, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	13
6.5.2 Create a plan to support neighborhood-based workforce/workforce training to do homeowner repairs, rehabilitations, and deconstructions and to reuse, recycle and market deconstructed materials.	Plan developed.	Crown Hill Neighborhood Association, EmployIndy, Highland Vicinity Neighborhood Association, Ivy Tech, Local Initiatives Support Corporation, Mapleton-Fall Creek Neighborhood Association, Martin Luther King Community Center, Meridian Highland Neighborhood Association, Watson-McCord Neighborhood Association	Mapleton-Fall Creek Development Corporation, Near North Development Corporation	14 15