

RESOLUTION NO. 2024-E-023
RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA, EXPANDING THE GREATER MARTINDALE
BRIGHTWOOD HOUSING REDEVELOPMENT AREA AND
ESTABLISHING REAGAN PARK HOUSING TIF ALLOCATION AREA

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the “Commission”), serves as the Redevelopment Commission of the City of Indianapolis, Indiana (the “City”) under Ind. Code § 36-7-15.1 (the “Act”), and in that capacity serves as the governing body of the City of Indianapolis Redevelopment District (the “District”); and

WHEREAS, on November 3, 2021, the Commission adopted its Resolution 2021-E-019 (the “Original Declaratory Resolution”) which established a housing redevelopment area known as the “Greater Martindale Brightwood Housing Redevelopment Area” (the “Original Area”) and approved a plan for the Original Redevelopment Area (the “Original Plan”); and

WHEREAS, on December 15, 2021, the Commission, through its Resolution 2021-E-26, confirmed the Original Declaratory Resolution which established the Original Area and approved the Original Plan; and

WHEREAS, a map of the Original Area is attached hereto as Exhibit A, and incorporated herein by reference; and

WHEREAS, the Commission has selected an area as reflected in the map and parcel list in Exhibit B attached hereto (the “Enlarged Area” and collectively with the Original Area, the “Amended Area”), to be included in the Original Area and to be developed pursuant to the Act; and

WHEREAS, a map of the Original Area as expanded to include to the Enlarged Area is attached hereto as Exhibit C and incorporated herein by reference and shall hereafter be referred to collectively as the Expanded Greater Martindale Brightwood Housing Redevelopment Area; and

WHEREAS, the Commission has selected an area as reflected in the map and parcel list in Exhibit D attached hereto to be known as the Reagan Park Housing TIF Allocation Area (the “Allocation Area”), to be created in the Amended Area pursuant to the Act; and

WHEREAS, the Allocation Area shall have a base assessment date of January 1, 2024; and

WHEREAS, the Original Plan is attached hereto as Exhibit E and the Commission has prepared a Plan Amendment to the Original Plan (the “Plan Amendment” and collectively with the Original Plan, the “Amended Plan”) attached hereto as Exhibit F; and

WHEREAS, the Arnold Place Project (the “Project”) will be the first project completed within the Monon and 25th Vision Plan and the largest affordable homeownership single-site project since Fall Creek Place; and

WHEREAS, the Project will include affordable housing units to develop diverse housing options; and

WHEREAS, the Commission now desires to adopt this resolution (the "Declaratory Resolution") to: (a) expand the Original Area to include the Enlarged Area; (b) establish the Allocation Area; and (c) amend the Original Plan with the Amended Plan, as permitted by Ind. Code § 36-7-15.1 *et seq.* (the "Act"), by virtue of the adoption of this Declaratory Resolution, to assist the Project and to fund public infrastructure and affordable housing initiatives benefitting the entire Allocation Area and the Amended Area.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, governing body of the City of Indianapolis Redevelopment District, as follows:

1. The public health and welfare will be benefited by the adoption of the Declaratory Resolution.
2. The amendment to the Original Area Plan is reasonable and appropriate when considered in relation to the purposes of the Act and conforms to the comprehensive plan for development of the City of Indianapolis.
3. The Amended Plan meets the purposes set forth in the Act (Ind. Code § 36-7-15.1-31 *et seq.*).
4. The implementation of the Amended Plan and housing program cannot be accomplished by regulatory process or by the ordinary operation of private enterprise because of a lack of public improvements, the existence of improvements or conditions that lower the value of land in the Area below that of nearby land, and/or other similar conditions.
5. The public health and welfare will be benefited by accomplishment of the program.
6. The implementation of the Amended Plan and the accomplishment of the housing program will be of public utility and benefit as measured by provision of adequate housing for low and moderate income persons, increase in the property tax base, and other similar public benefits.
7. The Commission hereby approves and establishes the Allocation Area to be known as the Reagan Park Housing TIF Allocation Area.
8. The Commission hereby expands the Original Area to include new parcels in the Enlarged Area which will hereafter be known as the Expanded Greater Martindale Brightwood Housing Redevelopment Area.
9. At least three-fourths (3/4) of the Allocation Area is used for residential purposes or is planned to be used for residential purposes.

10. At least one-third (1/3) of the residential units in the Allocation Area were constructed before 1974.

11. At least one-third (1/3) of the parcels in the Allocation Area have one (1) or more of the following characteristics:

- A. The dwelling unit on the parcel is not permanently occupied.
- B. The parcel is the subject of a governmental order, issued under a statute or ordinance, requiring the correction of a housing code violation or unsafe building condition.
- C. Two (2) or more property tax payments on the parcel are delinquent.
- D. The parcel is owned by local, state, or federal government.
- E. The parcel is vacant.

12. The parcels described and identified in Exhibit C are hereby designated as the Expanded Greater Martindale Brightwood Housing Redevelopment Area.

13. The base assessment date of the Allocation Area shall be January 1, 2024 and the expiration date may not be more than twenty-five (25) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues in the Allocation Area.

14. The parcels described and identified in Exhibit D are hereby designated as the Reagan Park Housing TIF Allocation Area, an allocation area for the purposes of capturing incremental property tax revenues for reinvestment in said Allocation Area.

15. The Declaratory Resolution is hereby in all respects approved.

16. This Declaratory Resolution, together with any supporting data, shall be submitted to City-County Council of the City of Indianapolis and of Marion County, Indiana (the "City-County Council") as provided in the Act, and, if approved by the City-County Council, shall be duly noticed and set for a public hearing before the Commission, as required by the Act and in accordance with the requirements set forth therein.

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ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on _____, 2024, _____ a.m./p.m. at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA, acting as the
Redevelopment Commission of the City of Indianapolis,
Indiana

John J. Dillon III, President

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Scott A. Krapf
Frost Brown Todd LLP

This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLP, 111 Monument Circle, Suite 4500, Indianapolis, Indiana 46244-0961.

EXHIBIT A

ORIGINAL AREA



GREATER MARTINDALE-BRIGHTWOOD HOUSING REDEVELOPMENT AREA



Existing TIFs



Greater Martindale-Brightwood Housing RDA Boundary

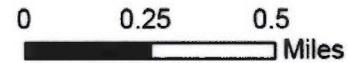


EXHIBIT B

ENLARGED AREA

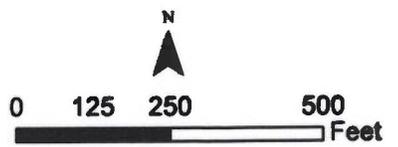


PROPOSED RDA EXPANSION AREA

Amended Greater Martindale-Brightwood Housing RDA Boundary

Reagan Park Allocation Area Greater Martindale Brightwood Expansion Area

Existing TIFs



Expansion Parcel List

1051378
1038580
1008459
1034415
1088624
1030479
1096181
1071033
1107707
1014947
1062045
1040558
1065273
1034274
1032113
1091884
1052399
1054985
1056163
1003755
1038604
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1073302
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1056669
1083615
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EXHIBIT C

ORIGINAL AREA AND ENLARGED AREA



GREATER MARTINDALE-BRIGHTWOOD HOUSING REDEVELOPMENT AREA - 2024 EXPANSION



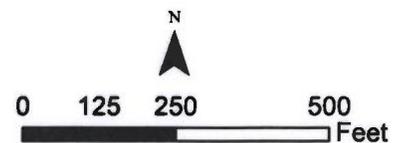
EXHIBIT D

ALLOCATION AREA



REAGAN PARK ALLOCATION AREA

-  Amended Greater Martindale-Brightwood Housing RDA Boundary
-  Reagan Park Allocation Area
-  Existing TIFs



Allocation Area Parcels

1001957
1001960
1003402
1003604
1004079
1004582
1005597
1006662
1006676
1007298
1007359
1007521
1008069
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EXHIBIT E
ORIGINAL PLAN

GREATER MARTINDALE-BRIGHTWOOD

HOUSING REDEVELOPMENT AREA PLAN

PREPARED BY THE CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
PREPARED FOR THE METROPOLITAN DEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2021-E-019 EXHIBIT D | 11/3/2021

ACKNOWLEDGMENTS

We thank the many neighborhood leaders and residents who have participated in this and other planning processes within the Martindale-Brightwood neighborhood.

We are grateful to the Hillside Neighborhood Association, the Martindale Brightwood Code Compliance and Land Use Committee, and One Voice Martindale-Brightwood for allowing us to speak and receive feedback on the Greater Martindale-Brightwood Housing RDA and the Hillside (HOTIF) Allocation Area at their regular meetings.

Neighborhood input has shaped this plan, and these voices are critical to the long-term success of this neighborhood.

TABLE OF CONTENTS

About This Plan.....	2
Section 1: Existing Conditions.....	5
Section 2: Redevelopment Area - Fact Base	10
Section 3: Hillside (HOTIF) Allocation Area - Fact Base	16
Section 4: Redevelopment Plan	22

ABOUT THIS PLAN

This plan describes existing conditions and plans for the Greater Martindale-Brightwood Housing Redevelopment Area (RDA), including the Hillside (HOTIF) Allocation Area.

After decades of disinvestment associated with industrial changes, redlining, and other trends, normal redevelopment activity cannot take place without additional government action.

Designation as an RDA and creation of a housing program are important steps to support the sustainable, equitable redevelopment of the Martindale-Brightwood area.

This plan contains documentation of existing conditions, descriptions of factors that pose challenges to the redevelopment of the area, and assets valuable for future revitalization.

WHY CREATE A REDEVELOPMENT AREA AND A HOUSING PROGRAM?

Several years ago, stakeholders in the Martindale-Brightwood community reached out to the City of Indianapolis to express needs for affordable housing and infrastructure improvements.

Creating a redevelopment area unlocks policy and finance tools to support redevelopment and replanning in the Martindale-Brightwood community. Designation of a redevelopment area also shows that the City of Indianapolis is proactively attempting to address challenges in the area, which can strengthen grant and other applications for projects in the neighborhood.

Given the rapid growth along the Monon Trail and 16th Street, neighbors are concerned about gentrification and displacement in addition to the impact of development on long-time residents. After analyzing data, the City has found that much of the Hillside neighborhood could qualify for a housing program. Additionally, the needs expressed by the neighborhood for affordable housing and infrastructure improvements correspond with allowed uses for housing programs.



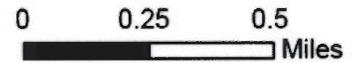
GREATER MARTINDALE-BRIGHTWOOD HOUSING REDEVELOPMENT AREA



Existing TIFs



Greater Martindale-Brightwood Housing RDA Boundary



SECTION 1: EXISTING CONDITIONS

The following section includes a brief history and existing conditions within the greater Martindale-Brightwood area.

AREA BACKGROUND

The Greater Martindale-Brightwood Housing RDA includes a collection of neighborhoods in near northeast Indianapolis, including the Hillside, Oak Hill, Brightwood, and Ralston-Hovey-Arsenal neighborhoods.

In the late 1800s, early residents moved to the area to work for railroad companies and related industries located along the Monon Railroad (now the Monon Trail) and the Bee Line Railroad. The railroads were a core part of the industrial growth in the Martindale-Brightwood area and railroad-related industries employed a large portion of the local workers. By the late 1920s, several major railroad-related companies relocated out of the area, creating hinderances to economic growth.

The Martindale-Brightwood area has been greatly affected by government interventions over the past century. In the late 1930s, the Home Owners' Loan Corporation "redlined" the area, which systematically denied residents access to financial services based on neighborhood factors including racial demographics, and made investment in the neighborhood more challenging. During the 1970s, Interstate 70 was created, splitting the neighborhood and displacing existing residents and businesses. Also during the early 1970s, the court

system found Indianapolis Public Schools guilty of de jure segregation and ordered the desegregation of single-race schools, including schools in the Martindale-Brightwood area.

While these government interventions were occurring, many white residents and businesses left the Martindale-Brightwood area for surrounding suburbs. At the same time, many African-Americans -- often from rural areas in the American South -- moved into this area during the Great Migration in search of work and other opportunities. The evolving population and lack of economic opportunity created challenges for the neighborhood.

Throughout this time, the City of Indianapolis and neighborhood organizations led efforts to improve housing conditions, identify employment and training opportunities, and provide resources for improving the health and well being of neighborhood residents. Religious life has been important in the neighborhood since the 1960s, which is evident by the large concentration of churches in Martindale-Brightwood. Churches, schools and neighborhood organizations have consistently worked together to support their community.

In recent years, stakeholders from the neighborhood and the City of Indianapolis have also worked together to address challenges and build on existing strengths. For example, Martindale-Brightwood was recently selected as a Lift Indy neighborhood. Lift Indy is a program to fund affordable housing and infrastructure improvements. Neighborhood residents have also recently created multiple vision plans for the neighborhood, including a Quality of Life Plan and the 25th St Corridor Plan.

THE SURROUNDING AREA

The Greater Martindale-Brightwood Housing RDA is located to the northeast of downtown Indianapolis. The boundaries of the RDA largely follow the boundaries of the Martindale-Brightwood neighborhood, which includes a northern border of 30th St (going north at the Monon Trail and Ralston Street to include the Ralston-Hovey-Arsenal neighborhood), an eastern border of Sherman Dr, and residential areas east of the Monon Trail and north of I-70. This RDA also includes multiple city-owned brownfield sites and other residential parcels to the west of the Monon.

Data shown in Table 1 is taken from the IndyVitals Data Portal. It includes selected data that compares the Martindale-Brightwood neighborhood area with data for all of Marion County. The median household income is lower in the Martindale-Brightwood neighborhood area than in Marion County, and the percentage of housing cost burdened households is higher. Both the unemployment rate and poverty rate in the Martindale-Brightwood neighborhood area are higher than Marion County.



Table 1. Median Household Income, Unemployment Rate, Poverty Rate, and Housing Cost Burdened for the Martindale-Brightwood Neighborhood and Marion County (2018)

	Martindale-Brightwood	Marion County
<i>Median Household Income</i>	\$23,800	\$46,600
<i>Unemployment Rate</i>	14%	6.8%
<i>Poverty Rate</i>	33%	14.5%
<i>Housing Cost Burdened</i>	44%	33%

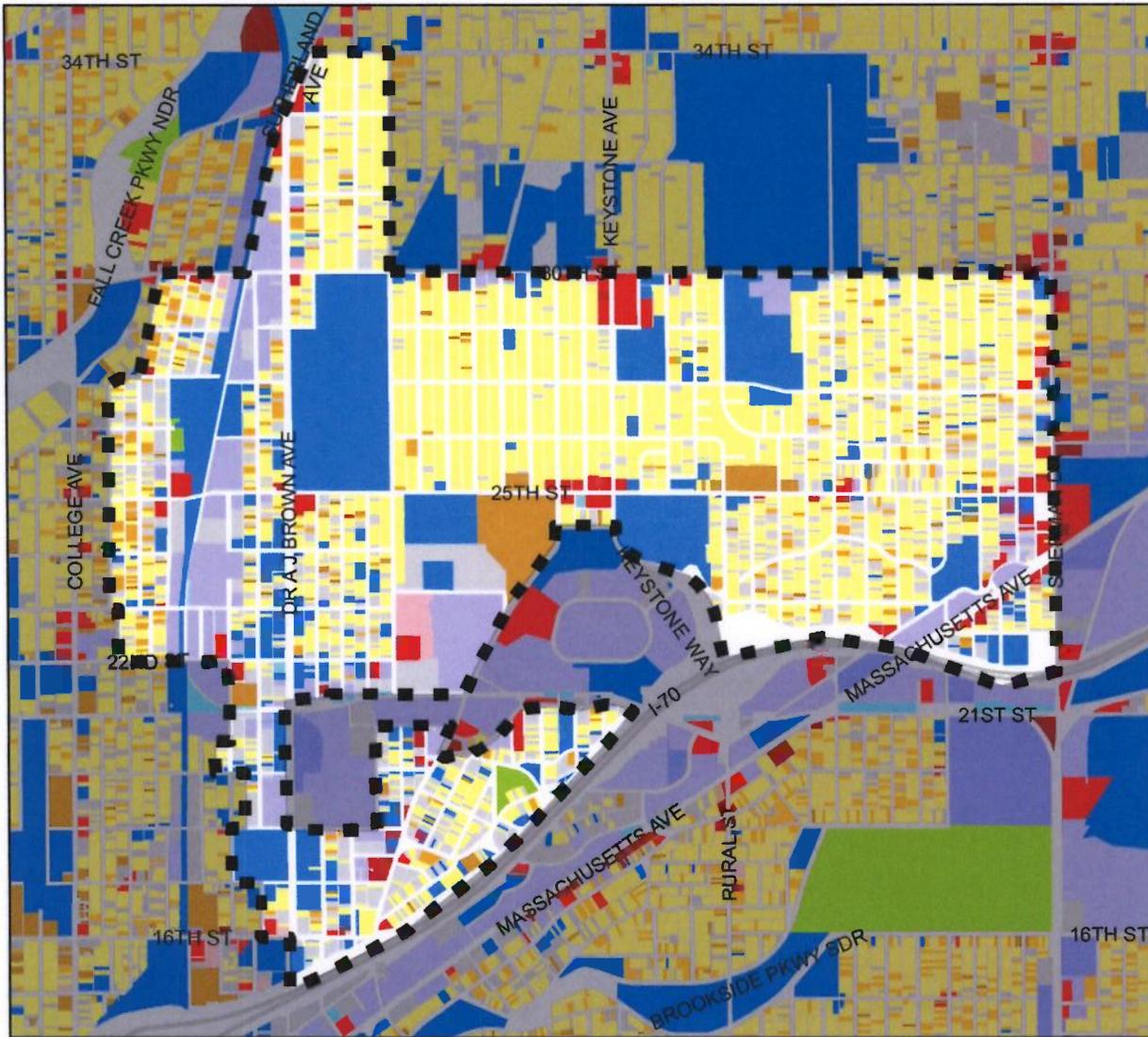
Data Source: IndyVitals Data Portal (indyvitals.org)

EXISTING LAND USES

The RDA covers 1,446.9 gross acres (including public rights-of-way) and 1,086.7 net acres (which excludes rights-of-way).

The existing land use map shows conditions without regard to occupancy. Much of the land in the RDA is classified as residential with governmental and commercial uses along major transportation corridors like Dr A J Brown Avenue, 25th Street, and Keystone Avenue.

In addition to residential uses, there are industrial uses along the Monon Trail (formerly the Monon Railroad). There are also a number of industrial uses adjacent to Keystone Enterprise Park along Keystone Way.



Property Attributes Data Source: Marion County Assessor's Office

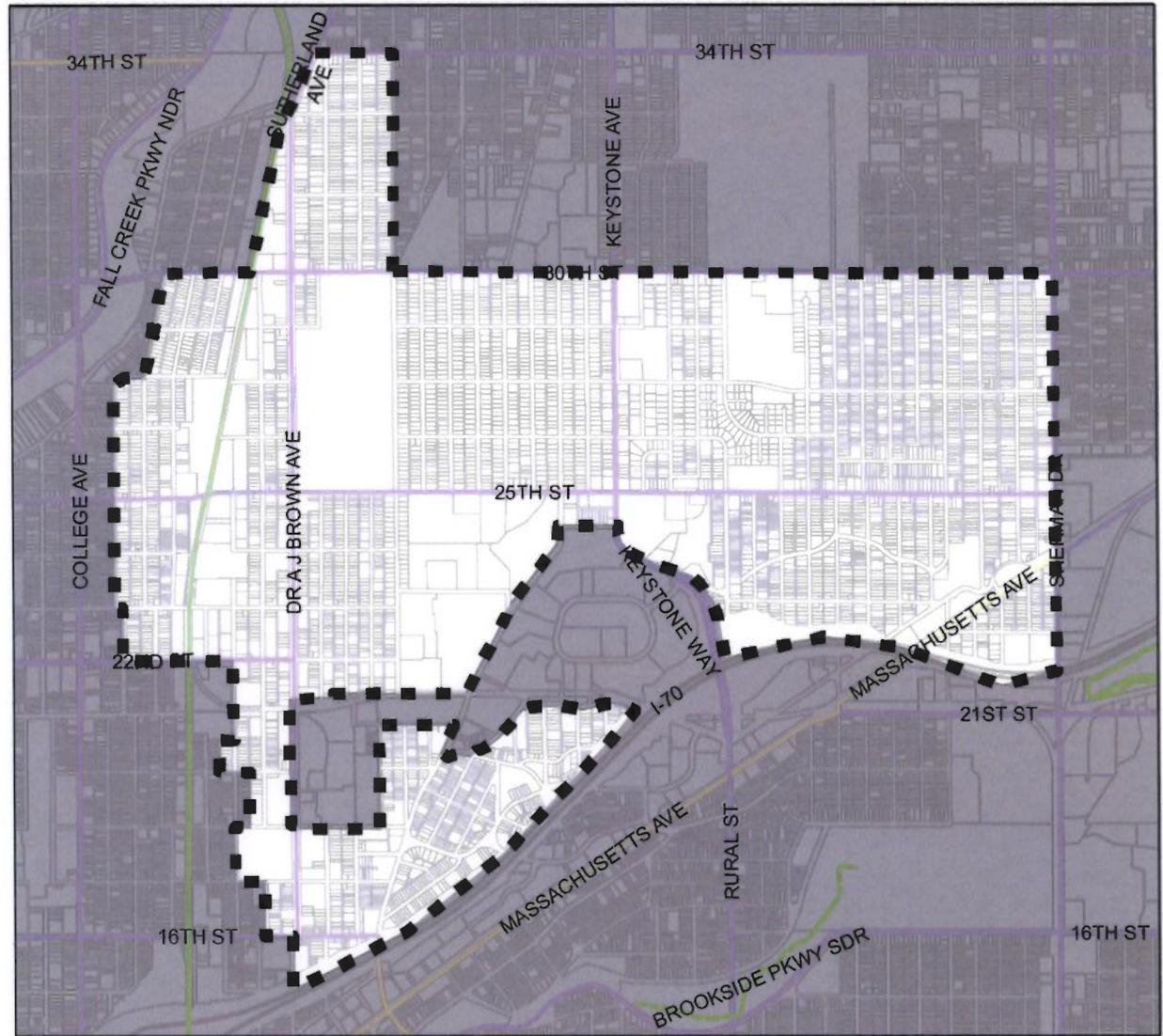


TRANSPORTATION

The Greater Martindale-Brightwood RDA has motor vehicle access to downtown Indianapolis, Interstate 70, and the surrounding area. Major east-west corridors include 34th Street, 30th Street, 25th Street, 22nd Street, and 16th Street. Major north-south corridors include Dr A J Brown Avenue, Keystone Avenue, and Sherman Drive. Massachusetts Avenue also connects the RDA to downtown.

The Indianapolis Public Transportation Corporation (IndyGo) provides bus service in the area. As of September 2021, key routes in the area include Route 2 (along 34th St), Route 5 (along 22nd St, Dr A J Brown Ave, and 25th St), Route 30 (along 30th St), Route 21 (along 22nd St and Sherman Dr), and Route 26 (along Keystone Way and Keystone Ave).

The Monon Trail is located along the western portion of the RDA. The Monon Trail connects the area to downtown (to the south) and a variety of neighborhoods and the Indiana State Fairgrounds to the north. There are currently plans to install additional biking infrastructure along 22nd St to bring greater multi-modal connectivity to the area.



- Arterial Streets
- Corridor Streets
- Greenways
- RDA Boundary



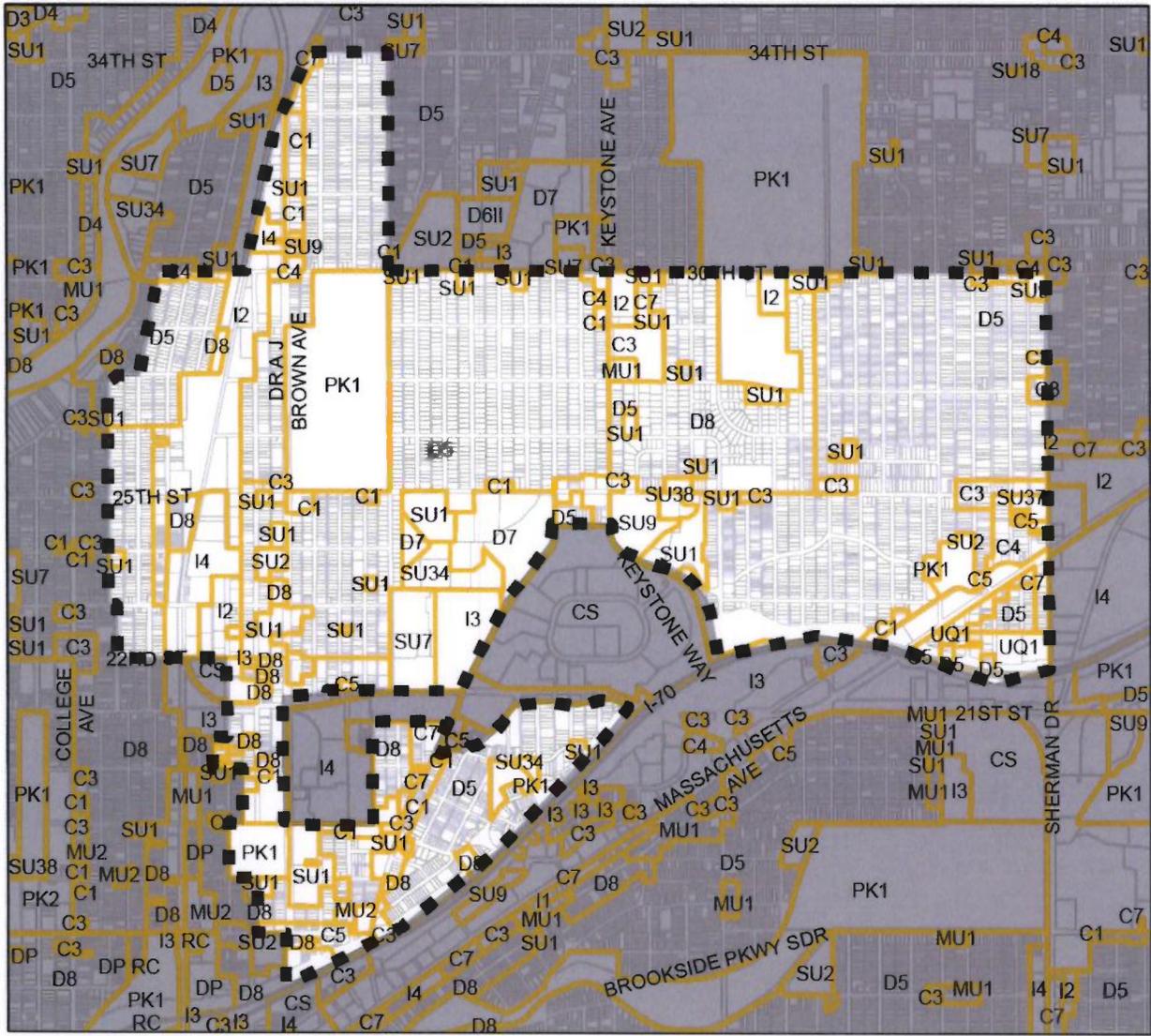
EXISTING ZONING

There is a mixture of zonings throughout the Greater Martindale-Brightwood Housing RDA.

Throughout much of the Hillside, Oak Hill, and Brightwood neighborhoods, parcels are zoned for residential uses. Primary zoning in these areas are D-5 and D-8.

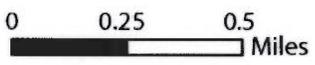
There are also commercial and special use zonings along major transportation corridors, including Dr. AJ Brown Avenue, 25th Street, 30th Street, Keystone Avenue, and Sherman Drive.

Additionally, sections along the Monon Trail are zoned for industrial uses.



Map Data Source: Department of Metropolitan Development

- D** Dwelling Districts
- C** Commercial Districts
- I** Industrial Districts
- SU** Special Use Districts
- PK** Park Districts
- MU** Mixed-Use Districts
- RDA Boundary



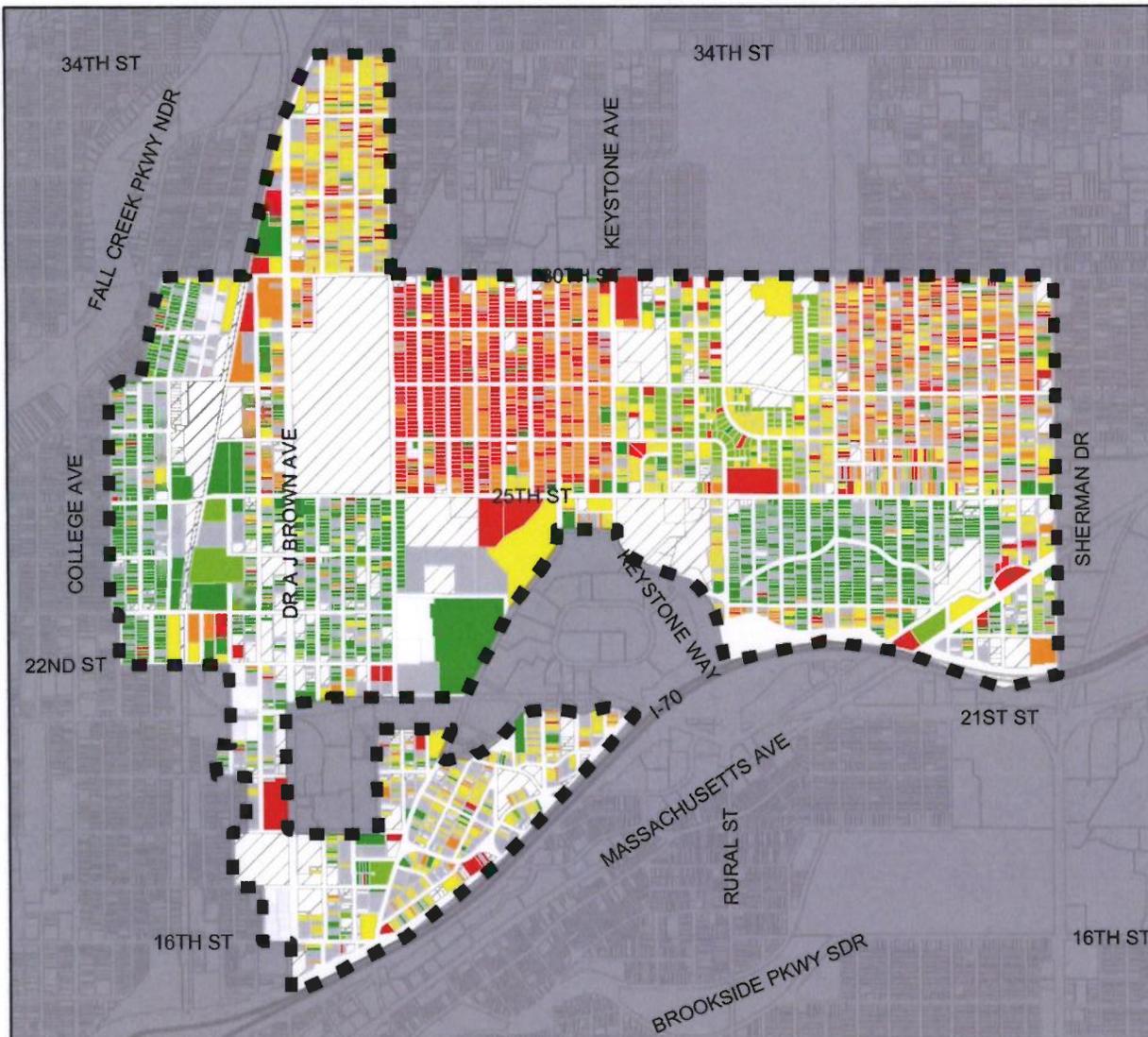
SECTION 2: REDEVELOPMENT AREA - FACT BASE

The following section contains maps, data, and information that confirms the need for a Redevelopment Area within the greater Martindale-Brightwood area.

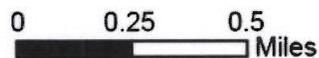
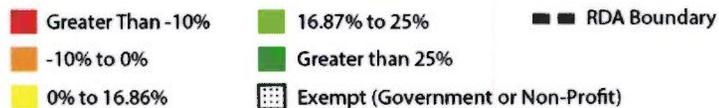
ASSESSED VALUE CHANGES TO PARCELS WITH EXISTING STRUCTURES

This map shows changes in the assessed value of properties with structures (including single-family homes, duplexes, triplexes, condos, and commercial businesses) that occurred between 2012 and 2021.

There are two distinct trends that are occurring within the Greater Martindale-Brightwood Housing RDA. In the western portion of the RDA, property values are rising as residential development occurs to the west and south of the RDA. In the central and eastern portions of the RDA, property values are either decreasing in value or increasing at a rate slower than inflation, particularly to the east of Frederick Douglass Park.



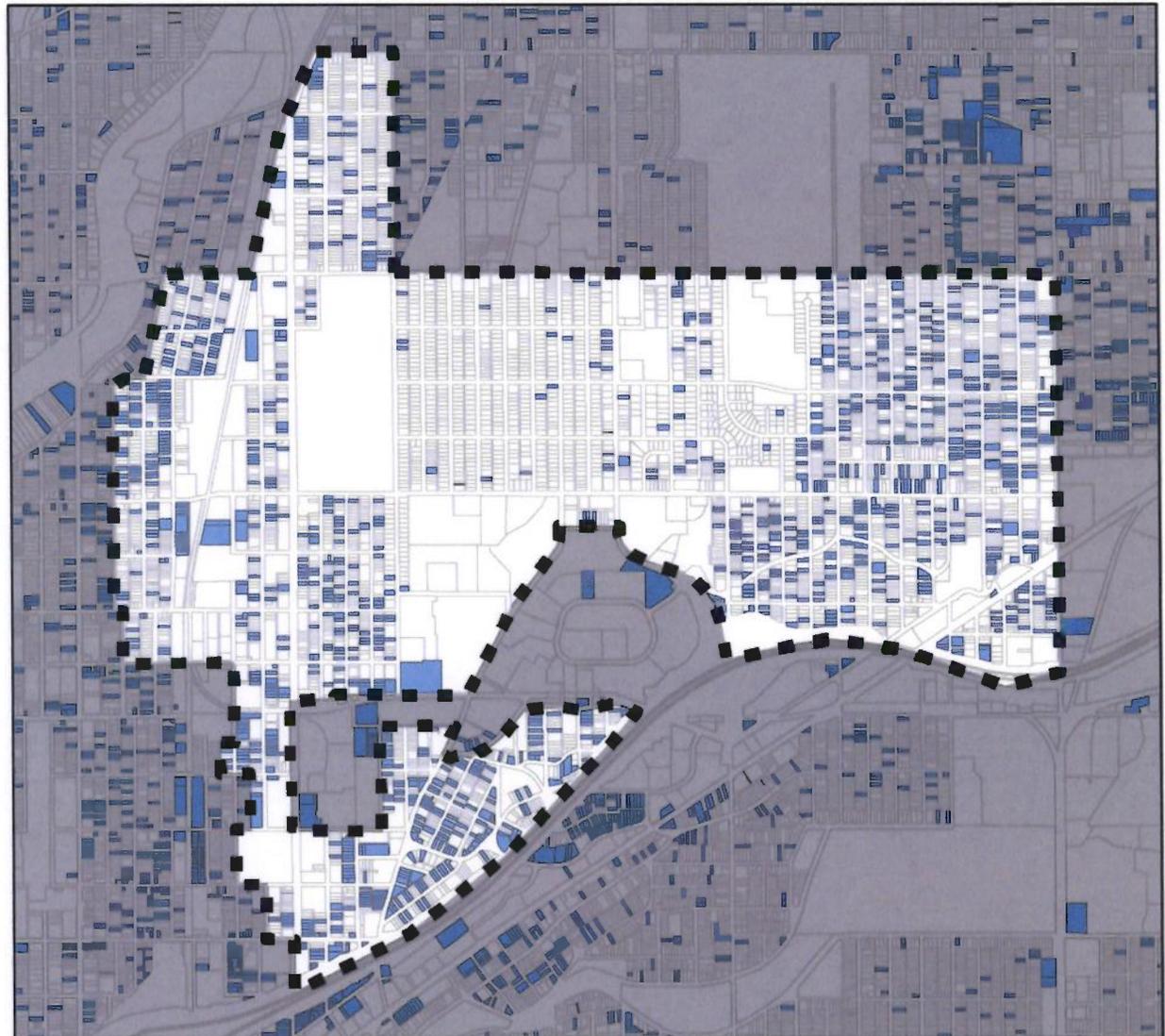
Assessed Value (2012 & 2021) Data Source: Marion County Assessor's Office



VACANT PARCELS

This map shows vacant parcels in and around the Greater Martindale-Brightwood RDA.

There are significant clusters of vacant parcels, particularly in the western portion of the RDA.



Property Attributes Data Source: Marion County Assessor's Office

-  Vacant Parcels
-  RDA Boundary

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Miles

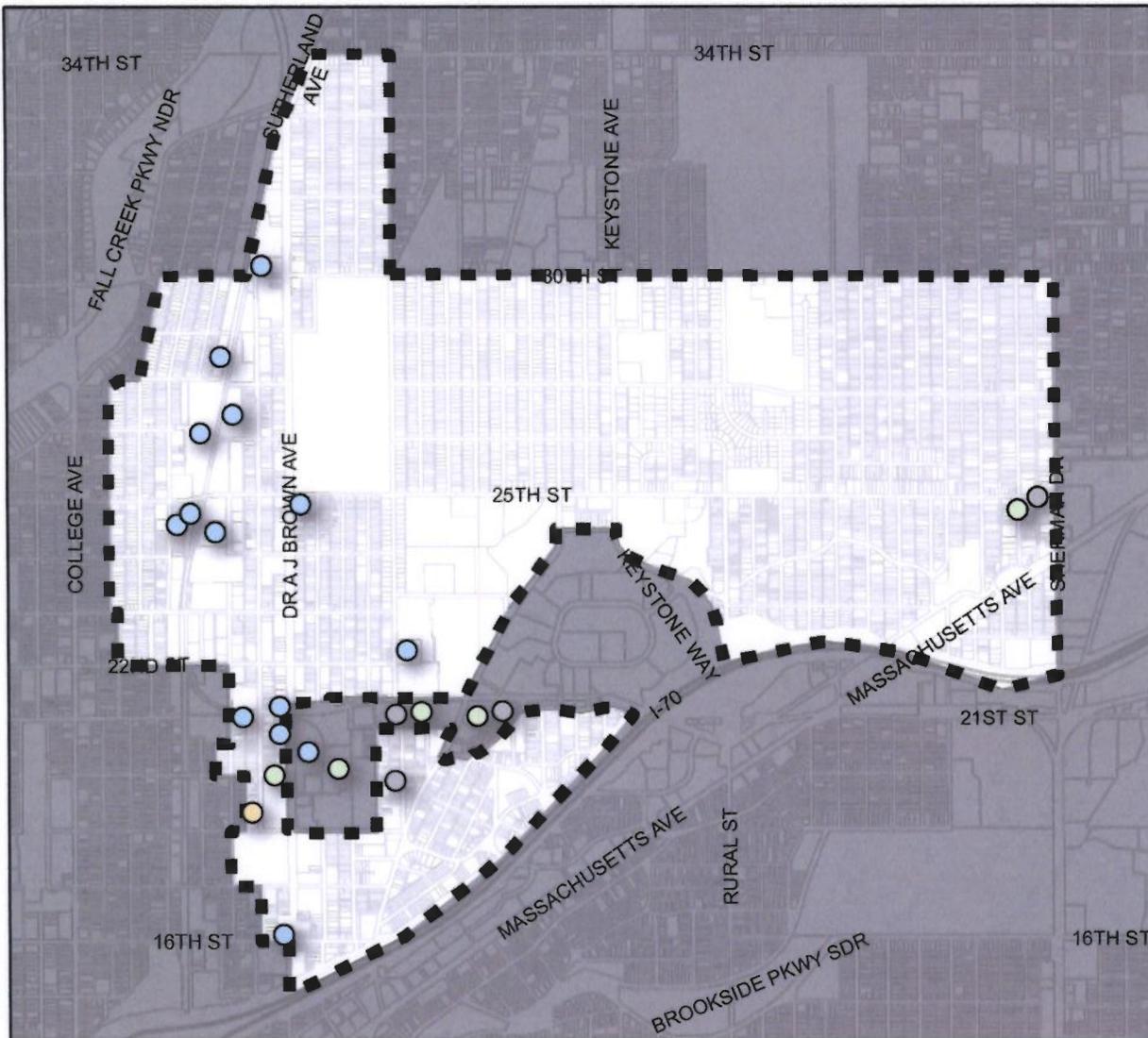


ENVIRONMENTAL CHALLENGES

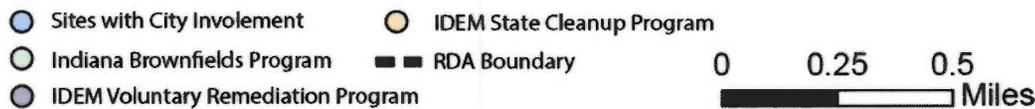
Due to the nature of the industrial and railway work done throughout the history of the Martindale-Brightwood area, there are many parcels with confirmed or likely environmental issues within the RDA.

These conditions often require remediation, otherwise future development opportunities can be severely limited. Private enterprise is often insufficient to support the rehabilitation of these sites on its own.

This map shows sites in and around the Greater Martindale-Brightwood Housing RDA that pose environmental challenges or have additional considerations post-environmental remediation.



Data Sources: City of Indianapolis, Indiana Brownfields Program, & Indiana Department of Environmental Management (IDEM)

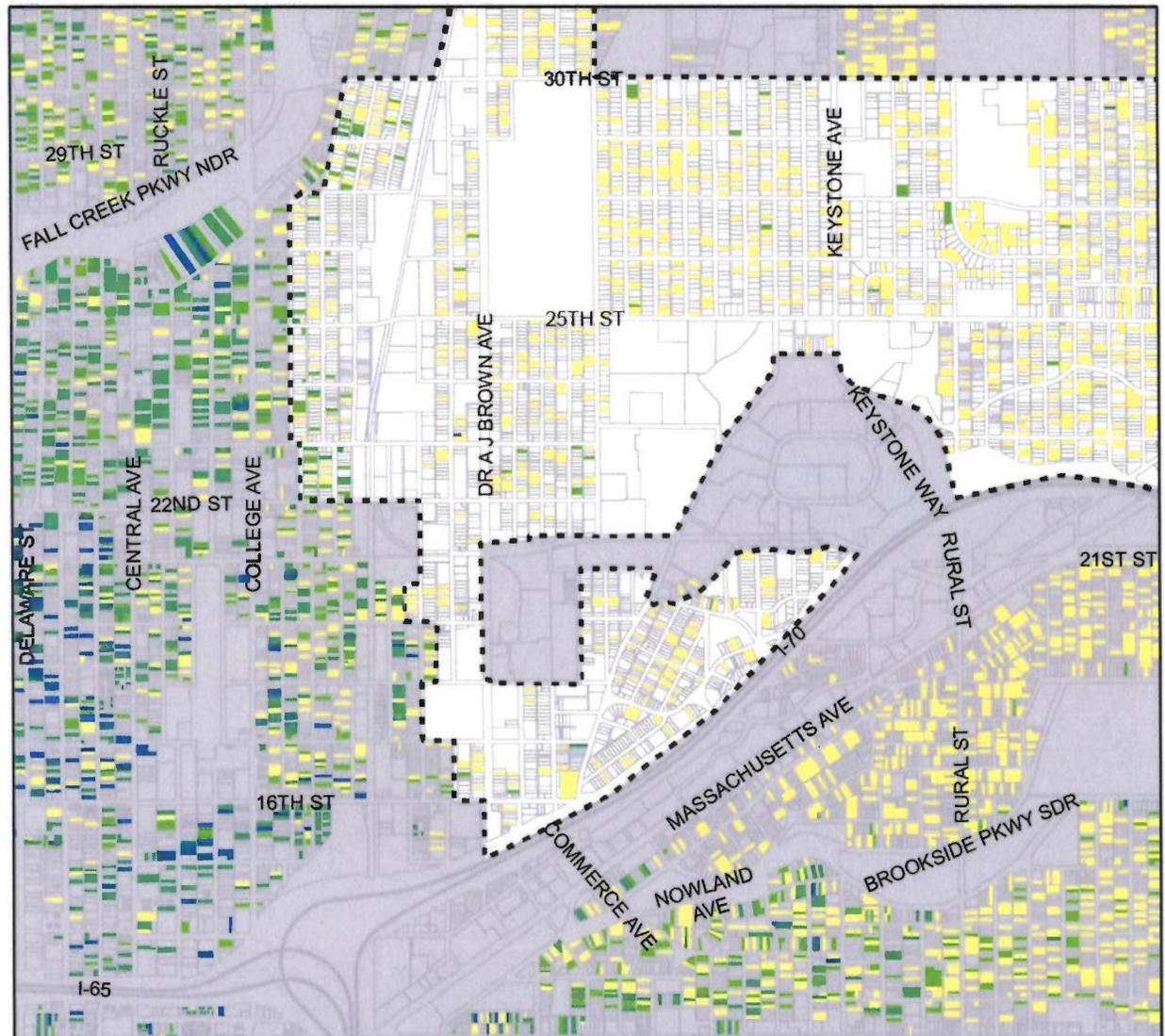


GROWING CONCERNS AROUND AFFORDABILITY

In recent years, neighbors and community leaders have expressed concerns about rising real estate prices in neighborhoods near to the Martindale-Brightwood area and whether these trends could lead to negative impacts like displacement in the Martindale-Brightwood community.

This map shows the most recent sales prices (January 2015 - March 2021) for residential properties in and around the Hillside HOTIF area. Sales prices both to the west and to the south have risen significantly over the past decade and are higher than in the Martindale-Brightwood area.

Additionally, as development has increased along the Monon Trail, housing with significantly higher sales prices has been developed increasingly close (and within) the Martindale-Brightwood area and particularly the Hillside neighborhood.



Sales Data Source: Indiana Sales Disclosures, processed and presented through the Building Blocks platform



AGE AND PLACE

During the community engagement process for this RDA, neighborhood leaders and residents identified aging-in-place and displacement of long term residents as a key neighborhood concern. This concern likely arises from historic instances of displacement, cultural values in the Martindale-Brightwood area and the Hillside neighborhood, as well as the unique demographic factors of the neighborhoods.

For example, the population in the Hillside neighborhood is older, on average, than the rest of Marion County. In 2019, the median age in Hillside was 45, while the median age in Marion County was 34. Perhaps just as importantly, a significantly higher portion of the population in Hillside is disabled. In the Hillside neighborhood, 23.1% of the noninstitutionalized population is disabled, compared to 13.5% in Marion County (1). Additionally, 27.7% of the population 55 and older is unemployed, while only 3.3% of older adults are unemployed in Marion County. These conditions have led community members to dedicate significant care and attention to issues of accessibility and displacement, in the hope that as many Hillside residents as possible can age-in-place comfortably.

According to the Polis Center at IUPUI's 'State of Aging in Central Indiana' report, 78% of older adults in the United States wish to stay in their current residence for as long as possible (2). Increasing home values, a lack of accessibility, and health and safety concerns can make it challenging for older adults to remain in their homes as they age.

Additionally, research has found that older adults are more satisfied when they have a "sense of place." Having a sense of place is often associated with living in a neighborhood that is familiar to you, or that you have lived in for years or decades. For older adults, a change of place, either because of displacement or because the surrounding environment has changed, can lead to a reduction in social well being. This is particularly important for older adults that live in areas undergoing gentrification (3).

According to data from the American Community Survey, 98.8% of adults aged 55 and older in Hillside are Black or African American (1). Black older adults are less likely to own their homes than White adults (2). This means that Black older adults are more susceptible to displacement.

The Polis Center at IUPUI published a report titled "The State of Aging in Central Indiana" in 2021 which found that older adults shared concerns about obtaining home modifications, like ramps leading to and from entrances and grab bars in the bathroom. Additionally, Black older adults are more likely than all other older adults to live in houses built before 1970, which presents additional health and safety risks (2).

Finally, transportation concerns may limit an older adults' ability to safely remain in their neighborhood. The 2021 Polis Center report found that accessing transportation was a primary concern of older adults in Central Indiana (2). A lack of access to transportation can limit social capital and lead to social isolation (3).

Sources:

(1) SAVI Community Information System, 2021

(2) *State of Aging in Central Indiana. The Polis Center. April 2021.*

(3) H. Shellae Versey, *A tale of two Harlems: Gentrification, social capital, and implications for aging in place, Social Science & Medicine, Volume 214, 2018, Pages 1-11, ISSN 0277-9536.*

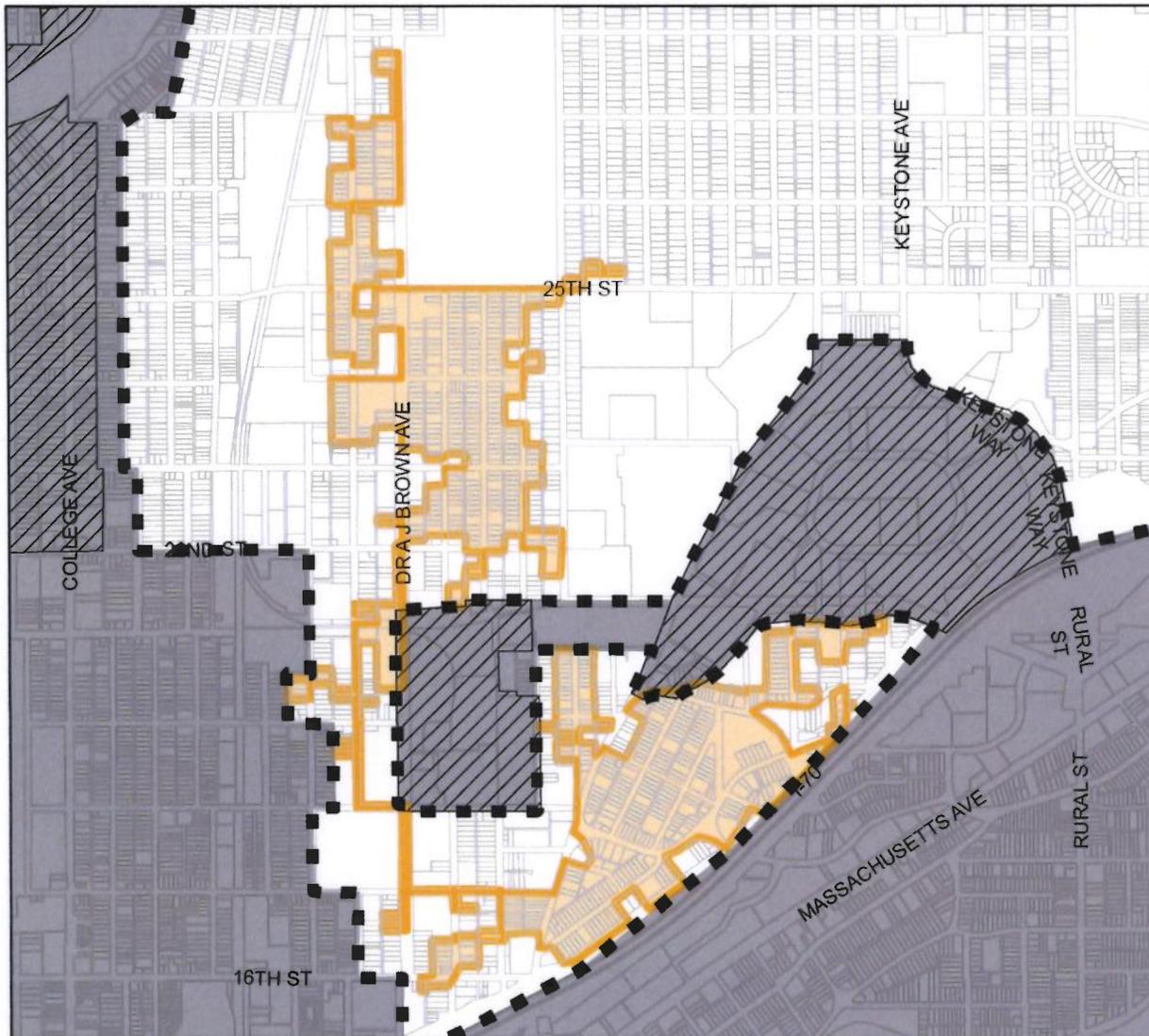
SECTION 3: HILLSIDE (HOTIF) ALLOCATION AREA - FACT BASE

The following section contains maps, data, and information that confirms that a housing program meets statutory requirements within the greater Martindale-Brightwood area.

HILLSIDE (HOTIF) ALLOCATION AREA

In order to help facilitate the funding of infrastructure and other projects that will further the goals set forth in this plan for the Greater Martindale-Brightwood Housing Redevelopment Area, the Hillside (HOTIF) Allocation Area will be established.

Indiana Code 36-7-15.1-34 provides requirements that must be satisfied to establish an allocation area. This section includes documentation that confirms that the Hillside (HOTIF) Allocation Area meets these statutory requirements.



-  Hillside Allocation Area
-  Existing TIFs
-  Greater Martindale-Brightwood Housing RDA

0 0.125 0.25 Miles



VACANT PARCELS

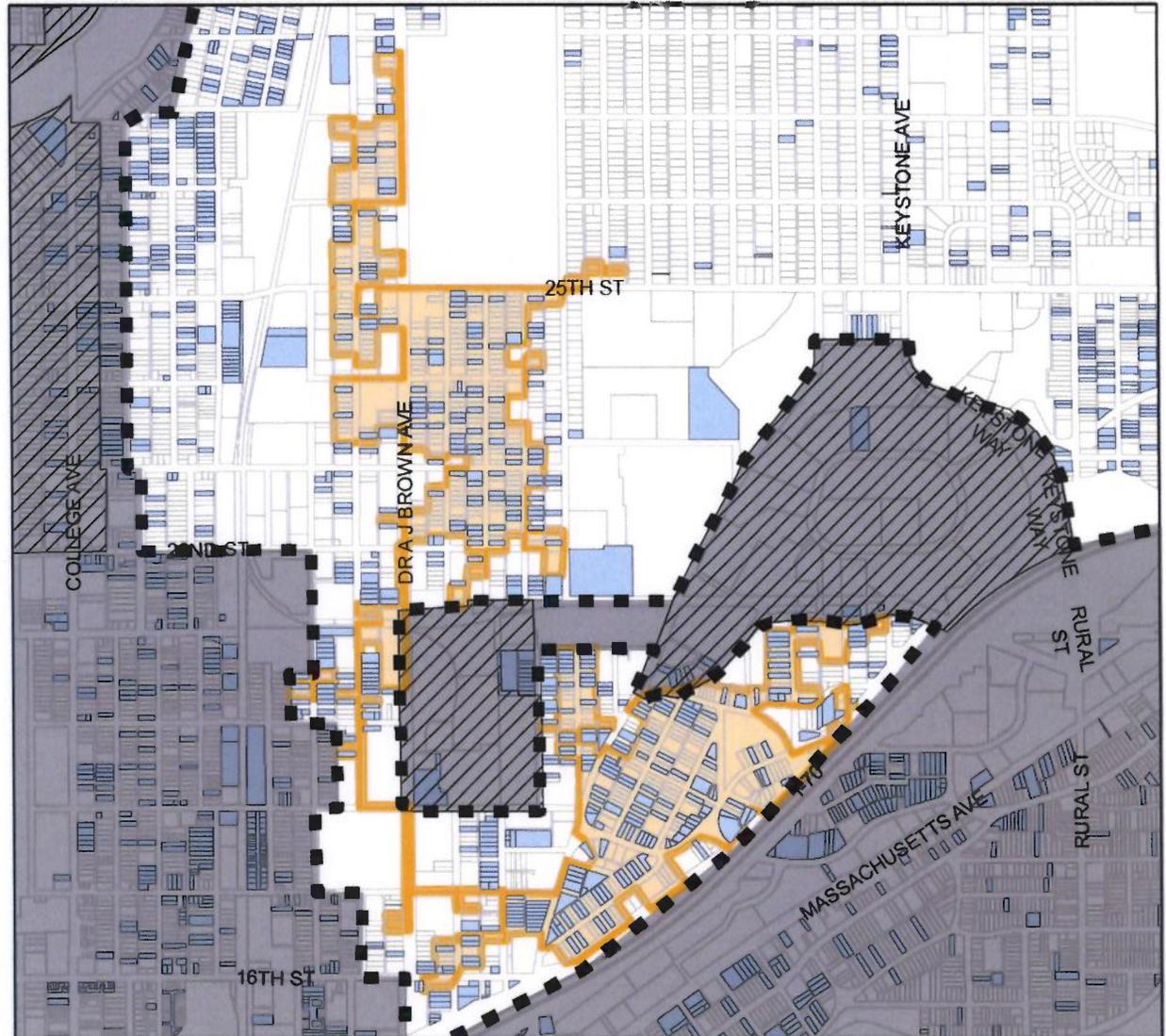
Per IC 36-7-15.1-34(5), at least one-third (1/3) of parcels in the allocation area established by this program should be vacant.

This map shows vacant parcels in and around the Hillside (HOTIF) Allocation Area as of Fall 2021.

The table below shows the number of vacant parcels and the total number of parcels within the Hillside (HOTIF) Allocation Area. As shown in this chart, the number of vacant parcels in this area exceeds the statutory requirement.

Table 2. Vacant Parcels - Hillside (HOTIF) Allocation Area

Vacant Parcels	253
Total Parcels	738
Percent (%) Vacant Parcels	34.3%



Property Attributes Data Source: Marion County Assessor's Office



0 0.125 0.25 Miles



AREA USED FOR RESIDENTIAL PURPOSES

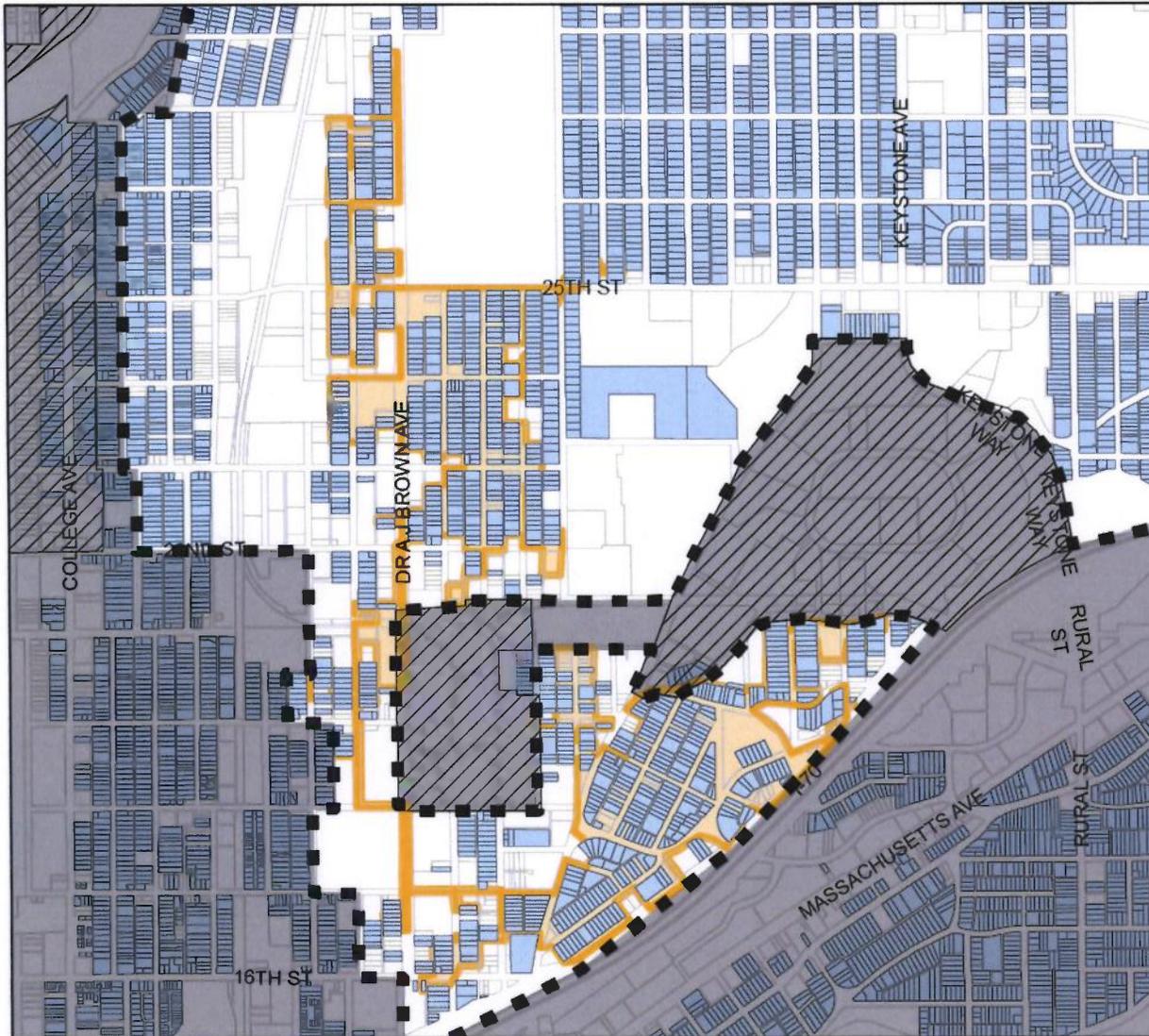
Per IC 36-7-15.1-34(6), at least three-fourths (3/4) of the allocation area should be used for residential purposes or is planned to be used for residential purposes.

This map shows parcels used for residential purposes (as categorized by the Marion County Assessor's Office) as of Fall 2021.

The table below lists the areage covered by parcels with residential purposes and the net area covered by all parcels within the Hillside Allocation Area. As shown in this chart, the percentage of area used for residential purpose exceeds the statutory requirement.

Table 3. Area Used for Residential Purposes - Hillside (HOTIF) Allocation Area

Area Used for Residential Purposes (Acres)	82.61
Total Net Area (Acres)	101.70
Percent (%) Area Used for Residential Uses	81.2%



Property Attributes Data Source: Marion County Assessor's Office

- Residential Uses
- Hillside Allocation Area
- Greater Martindale-Brightwood Housing RDA
- Existing TIFs

0 0.125 0.25
Miles



RESIDENTIAL UNITS BUILT PRIOR TO 1941

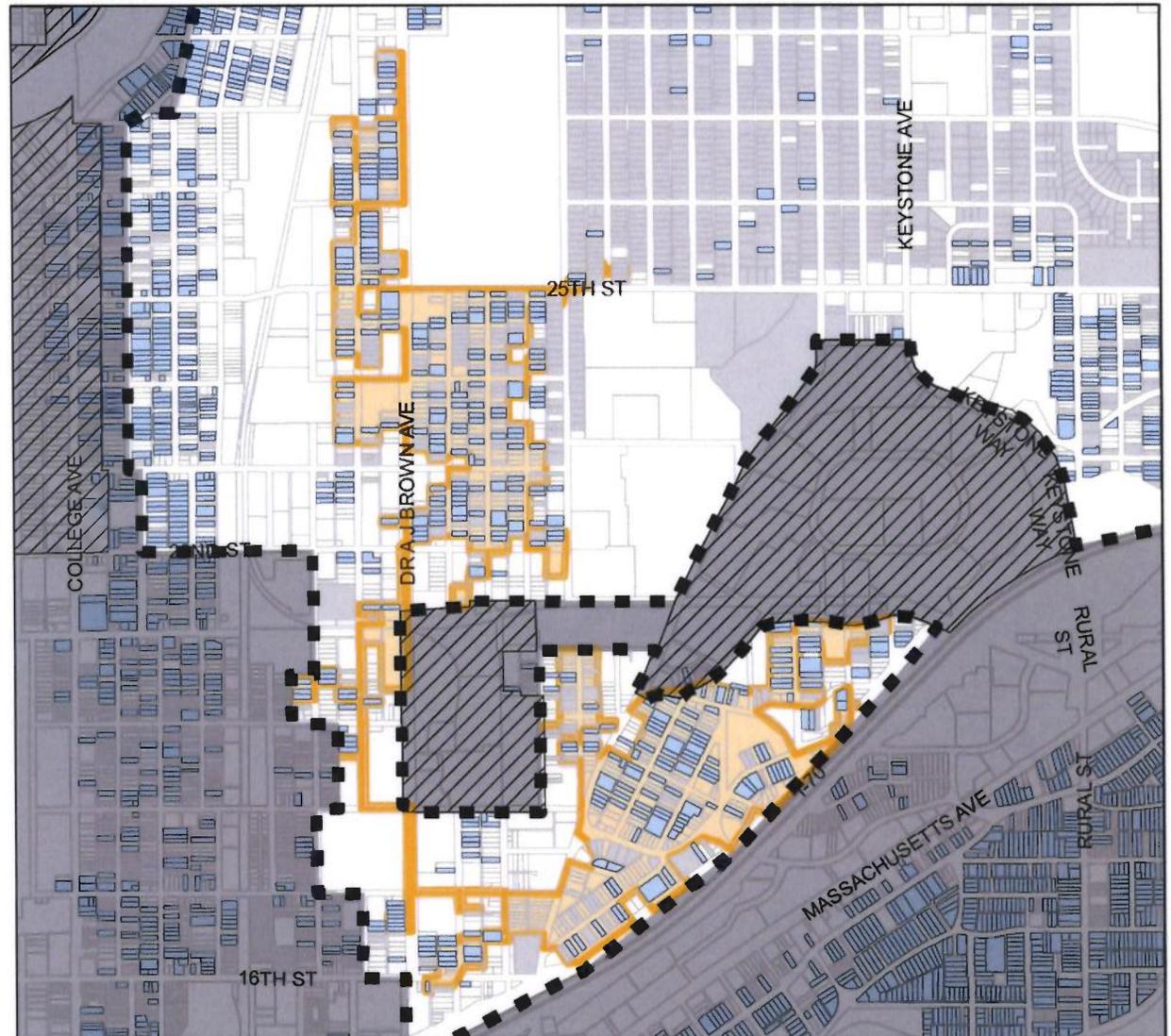
Per IC 36-7-15.1-34(7), at least one-third (1/3) of the residential units within the allocation area must have been constructed prior to 1941.

This map shows parcels in the allocation area that include a residential unit constructed prior to 1941 (per the Marion County Assessor's Office).

The table below shows the number of residential units constructed prior to 1941 in addition to the total number of residential units within this area. As shown in this chart, the percentage of residential units constructed prior to 1941 satisfies the statutory requirement.

Table 4. Residential Units Constructed Prior to 1941- Hillside (HOTIF) Allocation Area

Units Constructed Prior to 1941	266
Total Residential Units	375
Percent (%) Residential Units Constructed Prior to 1941	70.9%



Property Attributes Data Source: Marion County Assessor's Office



0 0.125 0.25 Miles

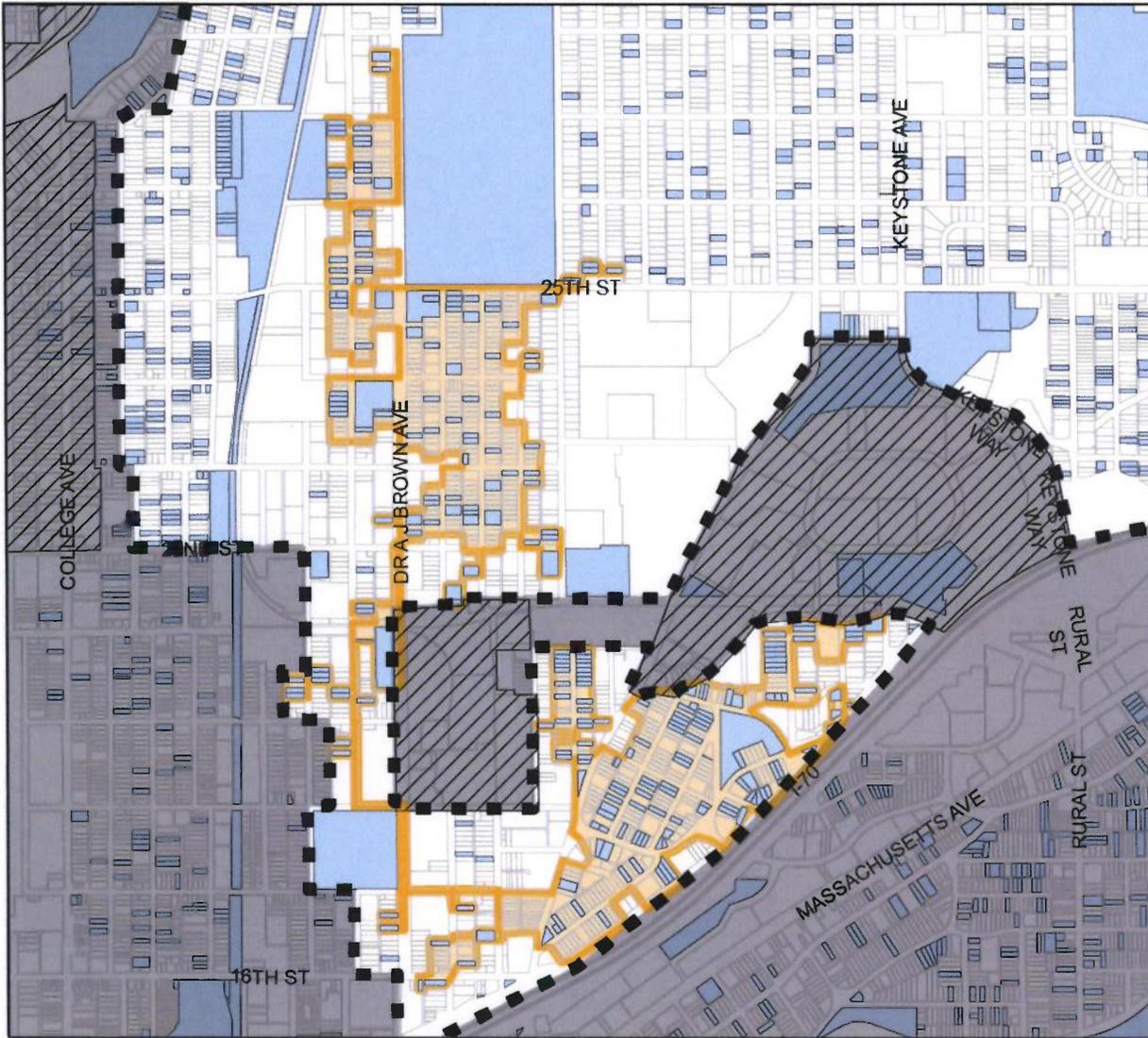


ADDITIONAL CHARACTERISTICS

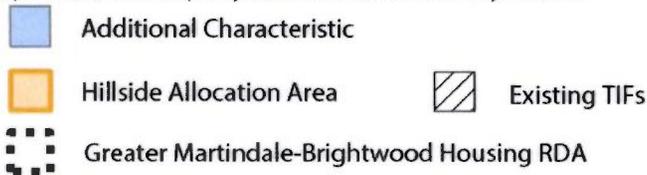
Per IC 36-7-15.1-34(8), at least one-third (1/3) of the parcels within the allocation must have one (1) or more of the following characteristics:

- The dwelling unit on the parcel is not permanently occupied.
- The parcel is subject of a government order, issued under a statute or ordinance, requiring the correction of a housing violation or unsafe building condition.
- Two (2) or more property tax payments on the parcel are delinquent.
- The parcel is owned by local, state, or federal government.

This map shows parcels that meet at least one of these characteristics. The table below shows the number of parcels that meet at least one of these characteristics and the total number of parcels within this area.



Building Vacancy Data Sources: Citizens Energy, Department of Business and Neighborhood Services, Marion County Public Health Department; Tax Delinquency Data: Office of Marion County Treasurer



0 0.125 0.25 Miles



Table 5. 'Additional Characteristics' Parcels - Hillside (HOTIF) Allocation Area

'Additional Characteristics' Parcels	246
Total Parcels	738
Percent (%) Parcels Meeting This Requirement	33.3%

SECTION 4: REDEVELOPMENT PLAN

The following section contains maps, data, and budget information that relays future plans for the Greater Martindale-Brightwood Housing RDA.

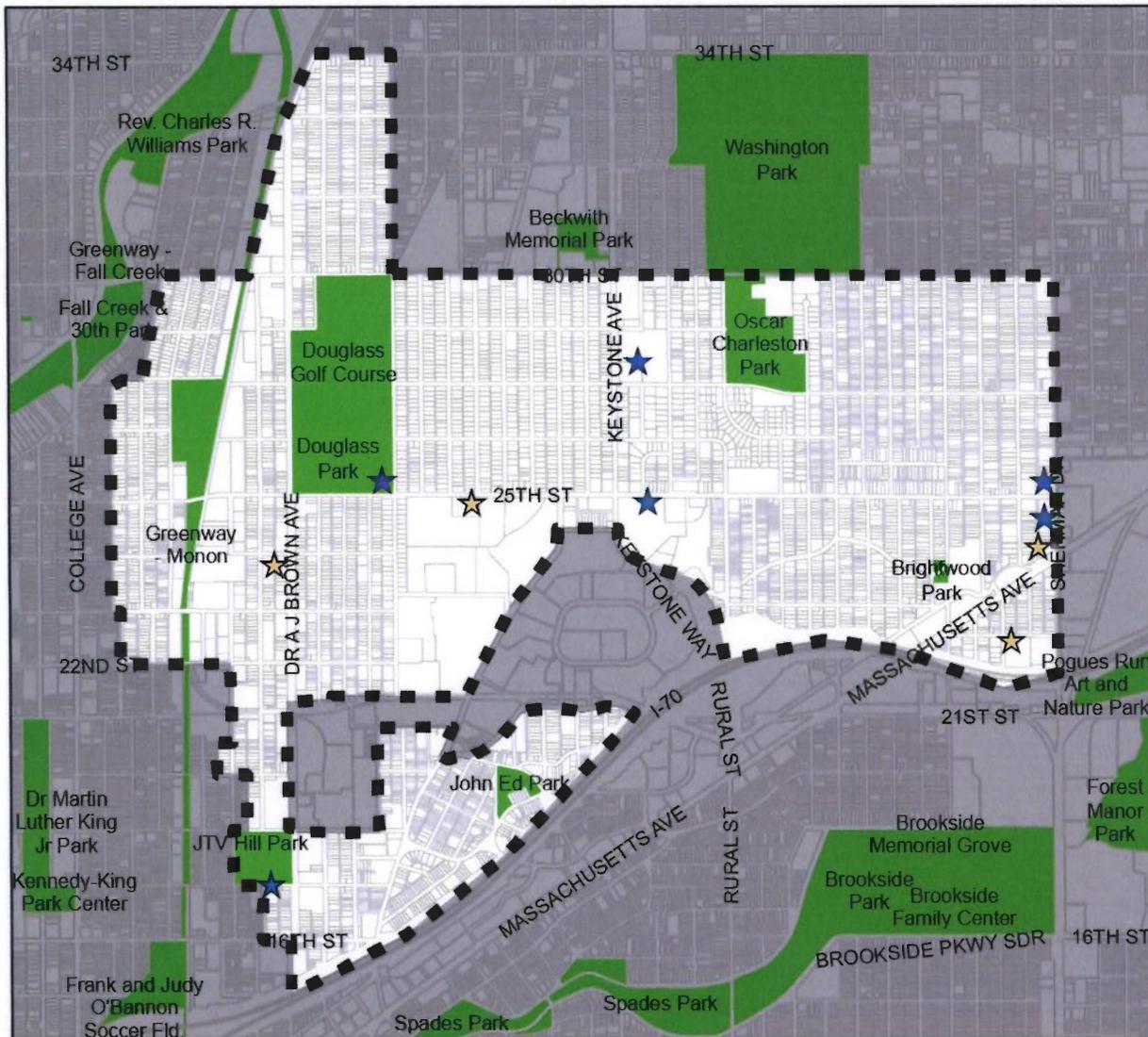
TOWARDS THE FUTURE

The following section provides a framework for future development in the Greater Martindale-Brightwood Housing RDA.

The map on the left shows important facilities and historic structures in the vicinity of the RDA.

Though the RDA is not located within a historic district, there are several outstanding or notable structures as noted in the County Survey, including Francis W. Parker School Number 56, Saint Paul African Methodist Episcopal Church, and Saint Francis de Sales Catholic Church.

There are several important parks and greenways that are located throughout the RDA. This includes Frederick Douglass Park, Oscar Charleston Park, John Ed Park, and JTV Hill Park. The Monon Trail connects pedestrians and bikers in the neighborhood to downtown and amenities to the north including the Indiana State Fairgrounds.



- ★ Public, Non-Profit, & Educational Facilities
- ★ Notable Historic Structures & Places
- Parks and Open Space
- RDA Boundary



REDEVELOPMENT AREA PLAN OBJECTIVES

Objectives of the Greater Martindale-Brightwood Housing RDA are to:

- Eliminate conditions that negatively affect the health, safety, and welfare of local residents.
- Maximize new and existing opportunities for development that are consistent with adopted plans for the area.
- Benefit the public health and welfare by protecting the economic value of properties within and nearby the redevelopment area.
- Phase out incompatible structures and land uses.
- Redevelop parcels in accordance with the Greater Martindale-Brightwood Housing RDA.

RELATIONSHIP TO LOCAL OBJECTIVES

1. The uses proposed within this plan are consistent with and further the objectives of the Marion County Comprehensive Plan.
2. The RDA will support the goals and implementation of existing plans and programs in the neighborhood, including the 25th and Monon Vision Plan and Lift Indy.
3. The RDA will support new affordable housing, particularly in the Hillside neighborhood, to offer opportunities for low to moderate income individuals and families.
4. The RDA will support a variety of housing and infrastructure that can support development patterns that make the neighborhood a healthier, more inclusive, more resilient, and more competitive place.
5. Improvements to public ways, streets, multi-modal facilities and other public or semi-public facilities will improve connectivity and accessibility for residents.
6. Improvements to infrastructure and other amenities will support both public and private investment in parks and amenities for residents of the Martindale-Brightwood area.
7. The improvements within the RDA will serve to protect the economic value of surrounding properties and maximize land uses.

GREATER MARTINDALE-BRIGHTWOOD - VISIONS & VALUES

In recent years, the Department of Metropolitan Development collected feedback from the Martindale-Brightwood community that has guided the creation of this and other plans and programs for the area. Input has been collected through meetings with stakeholders, surveys, and presentations to neighborhood groups.

This feedback has provided important considerations for the future of the neighborhood. The following visions and values have influenced the creation of this document:

1. There's a strong community identity in the Martindale-Brightwood area.

Though neighborhoods throughout the area have their own unique histories, there is a strong identity and connection across Martindale-Brightwood.

2. Residents are concerned about displacement and gentrification.

Though residents see opportunities associated with growth in the area, they are concerned that this growth could bring negative consequences like displacement, particularly for long-term residents.

3. Residents would like to expand diverse, affordable housing options. This includes new housing and maintaining existing housing through access to opportunities like owner-occupied repair programs.

Residents hope that existing housing can be maintained in affordable ways, and that new housing options are available at affordable pricepoints. There is hope that vacant properties can be used for affordable housing.

4. Residents would like investments in parks and amenities.

There are several parks located within Martindale-Brightwood. Residents hope to see continued investments in these areas (such as the new Family Center being built in Frederick Douglass Park).

5. Residents would like to see increased connectivity to improve accessibility.

As the City invests in resources like parks and other amenities in the area, the City should continue to build or improve connections to these resources, particularly for non-automobile transportation options like pedestrians and bicyclists.

6. Residents in Martindale-Brightwood would like to continue to improve communication / open lines of communication with the City.

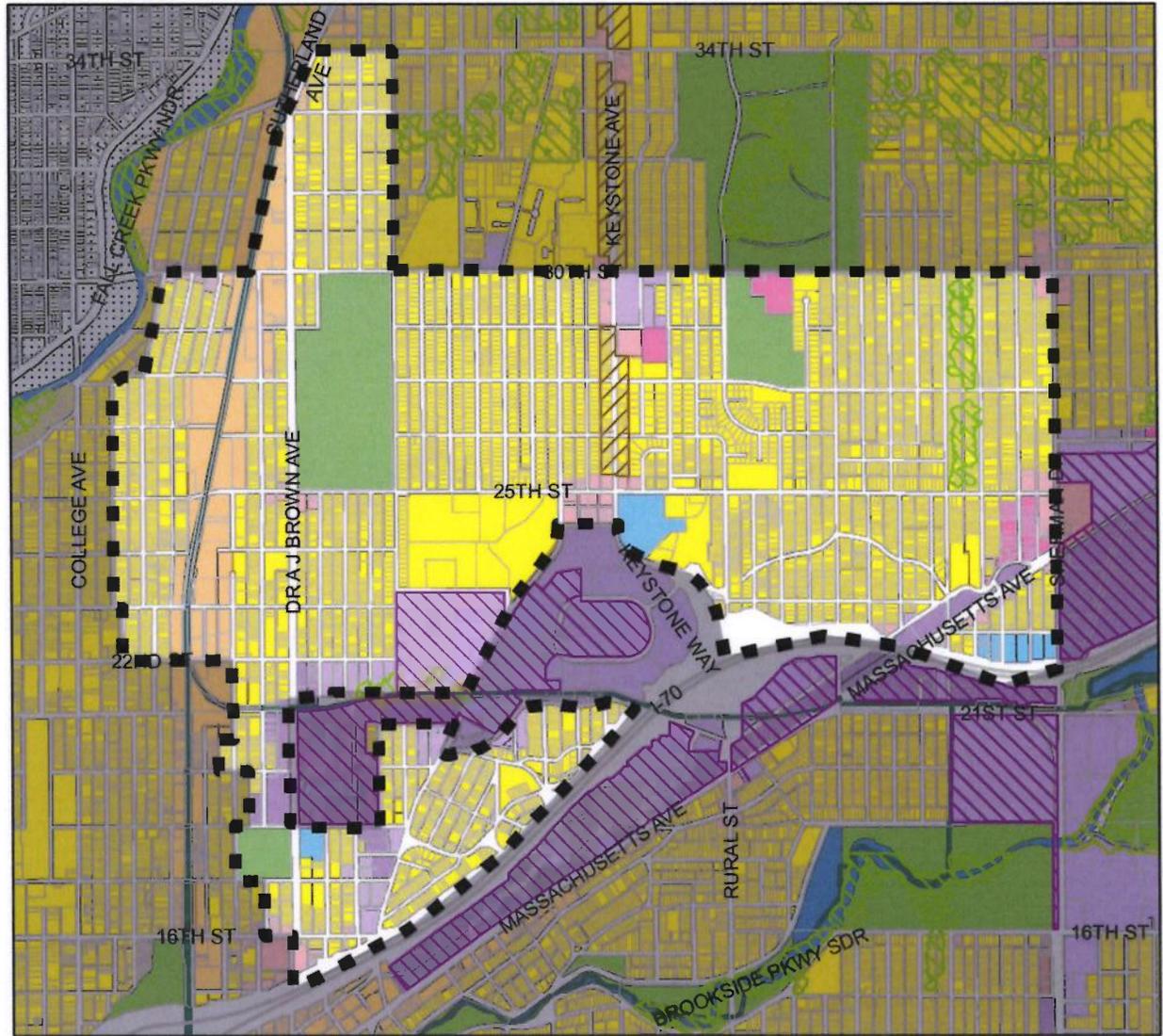
The process of improving lines of communication has begun through the numerous efforts between the City of Indianapolis and neighborhood stakeholders in recent years. However, continued communication is important.

LAND USE PLAN

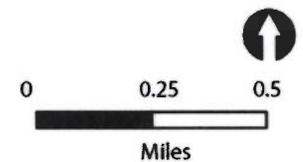
In November and December 2018, the Metropolitan Development Commission approved new land use maps for most of all nine townships in Marion County. These land use maps cover over 90% of Marion County.

All land included in the Greater Martindale-Brightwood Housing RDA is included in these mapped areas. As can be seen in the map on the right, a majority of the area is designated as part of the Traditional Neighborhood typology. The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing.

The Land Use Plan also recommends the Village Mixed-Use typology along the Monon Trail. The Village Mixed-Use typology supports creating neighborhood gathering places with a wide range of small businesses, housing types, and public facilities.



Data Source: Department of Metropolitan Development



ADDITIONAL PLANS & PROGRAMS FOR MARTINDALE-BRIGHTWOOD

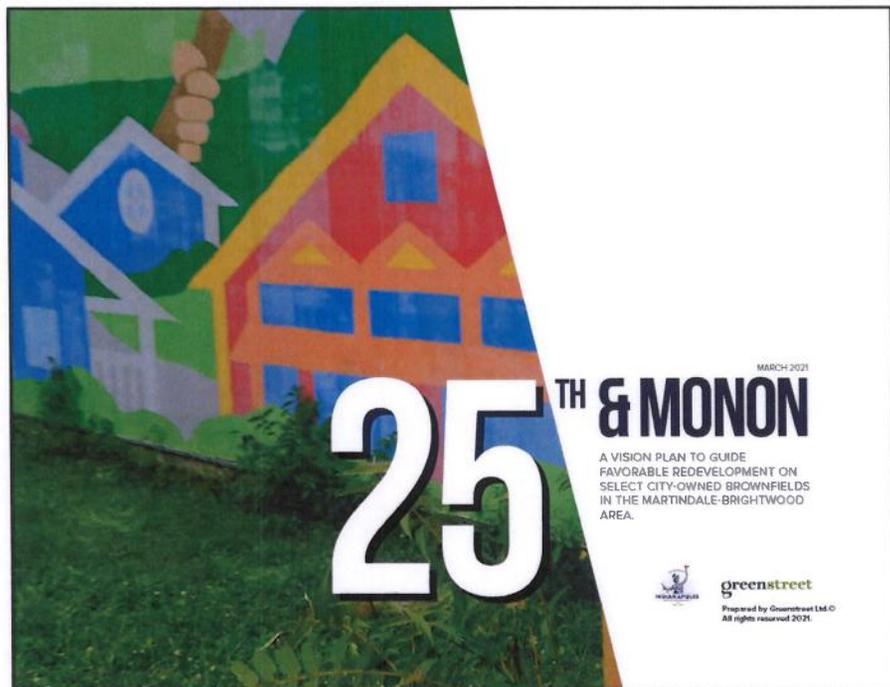


Image: 25th & Monon Vision Plan - Cover (Source: Department of Metropolitan Development)

25TH & MONON VISION PLAN

The Long-Range Planning team in the Department of Metropolitan Development, in partnership with DMD's Real Estate and Economic Development team and Greenstreet consultants, completed a community development planning process for four DMD-owned sites along the Monon Trail in the Martindale-Brightwood area in March 2021.

The Vision Plan outlines the framework that was utilized throughout the process, and includes guiding principles, a development program, and inclusive development recommendations.

LIFT INDY

Lift Indy is a comprehensive community development program that promotes equitable neighborhood revitalization through affordable housing, economic development, and placemaking. In February 2021, Martindale Brightwood was announced as the second Lift Indy area for 2021.

Lift Indy is expected to support numerous projects and programs in the Martindale-Brightwood neighborhood, including the Martindale Brightwood Education Zone Housing Village Initiative, a homeowner repair program, a new home construction program, and a mortgage refinance program to support long-term residents.

REACH PROGRAM

The Centers for Disease Control and Prevention (CDC) awarded the Marion County Public Health Department funding to create a network of strategies to address high chronic disease rates in Marion County through a national program called Racial and Ethnic Approaches to Community Health (REACH). Locally entitled 'Reaching for a Healthier Marion County,' this program aims to reduce health disparities within the African American community by: increasing availability and access to fruits, vegetables, and other nourishing foods in a variety of venues; increasing the percentage of women who initiate and sustain breastfeeding along with increasing supportive work environments for lactating mothers; advocating for walking infrastructure so that walking is safe, convenient, and encouraged; and maximizing the use of existing health education community resources. REACH serves the near northeast region of Indianapolis, including the Martindale-Brightwood area.

PROPOSED ACTIVITIES

In addition to the policies and guidelines outlined in the Comprehensive Plan for Indianapolis and Marion County, the following activities are planned or are likely necessary to support redevelopment:

1. **Housing Program:** This may include the construction, rehabilitation, or repair of residential units.
2. **Public Infrastructure:** This may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects.
3. **Rezoning**s
4. **Site Preparation Necessary for Redevelopment**
5. **Environmental Remediation**
6. **Public Park or Public Facility Development**
7. **Establishment of TIF and/or HOTIF Allocation Area(s)**

ANTICIPATED PROJECTS

The following projects are possible to occur within the Redevelopment Area and the Hillside Allocation Area:

- Construction, rehabilitation, or repair of residential units
- Construction, reconstruction, or repair of infrastructure (such as street, sidewalks, and sewers)
- Acquisition of real property and interests in real property
- Demolition of real property
- Financial assistance to enable individuals and families to purchase or lease residential units with the Hillside Allocation Area
- Financial assistance to neighborhood development corporations to be used for the purpose of enabling individuals and families to purchase or lease within the Hillside Allocation Area

HILLSIDE HOTIF ADVISORY COMMITTEE

Establishing tools like RDAs and HOTIFs can have a significant impact on a community. The City of Indianapolis, including the Department of Metropolitan Development, is committed to working with the community to utilize both the RDA and the HOTIF to address needs recognized by the community.

The City will establish an Advisory Committee to make recommendations for how Hillside Housing Program (HOTIF) Area funds are spent. The purpose of this Advisory Committee is to make and prioritize recommendations in collaboration with DMD. This Advisory Committee shall include community leaders and Hillside neighborhood residents.

REDEVELOPMENT AREA PROJECTS & BUDGET

Table 6. Greater Martindale-Brightwood Housing RDA and Hillside HOTIF Budget

Development Activities	Budget (Estimated Total Project Cost)
Land Acquisition & Demolition	\$200,000
Affordable Housing Initiatives - <i>Including financial assistance for home construction and purchase, financial assistance for leasing, rehab/repair of owner-occupied homes, and rehab/repair of vacant properties</i>	\$1,000,000
Infrastructure	\$800,000

The Indiana Code requires that housing program (HOTIF) funds be spent on projects within the allocation area or that serve the project area. Annual increment revenue collected into the Hillside HOTIF Fund will be prioritized and expended based on collaboration between DMD and the Hillside HOTIF Advisory Committee.

ACQUISITION

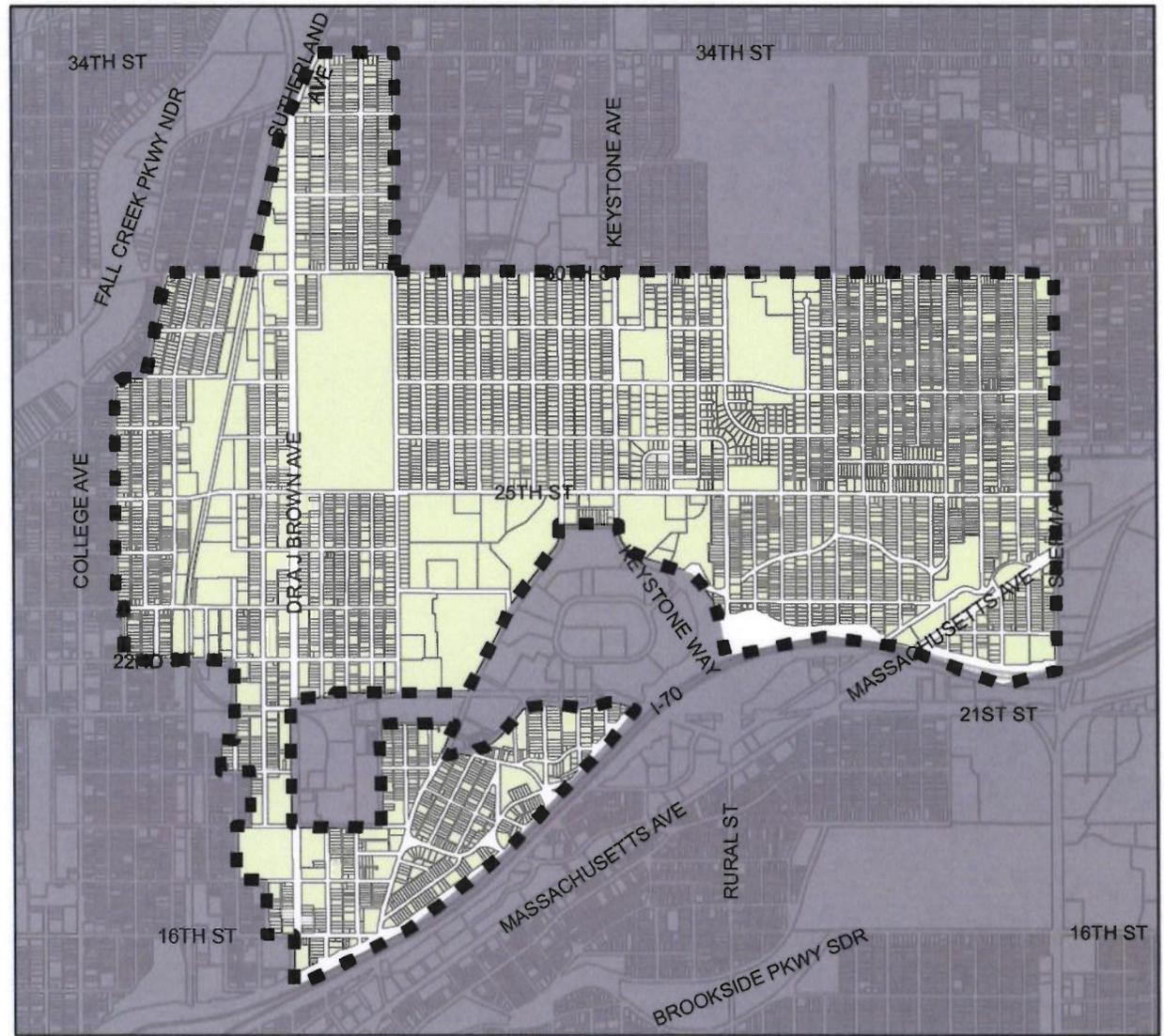
The map shows boundaries for the acquisition area associated with the Greater Martindale-Brightwood Housing RDA.

A list of parcels on the acquisition list is included in Plan Appendix I: Acquisition List.

Any property which meets any one of the following conditions will be exempted from acquisition:

1. Residential property which is owner occupied, including "contract sales" properties.
2. Commercial property which is occupied by a legally established active business. The business shall (1) operate consistent with Marion County Health and Hospital Regulations and Zoning Regulations, (2) be legally established, and (3) have some manner of owner participation in operation.

Any property meeting any one of the above conditions will be exempted upon request of the property owner.



 Acquisition

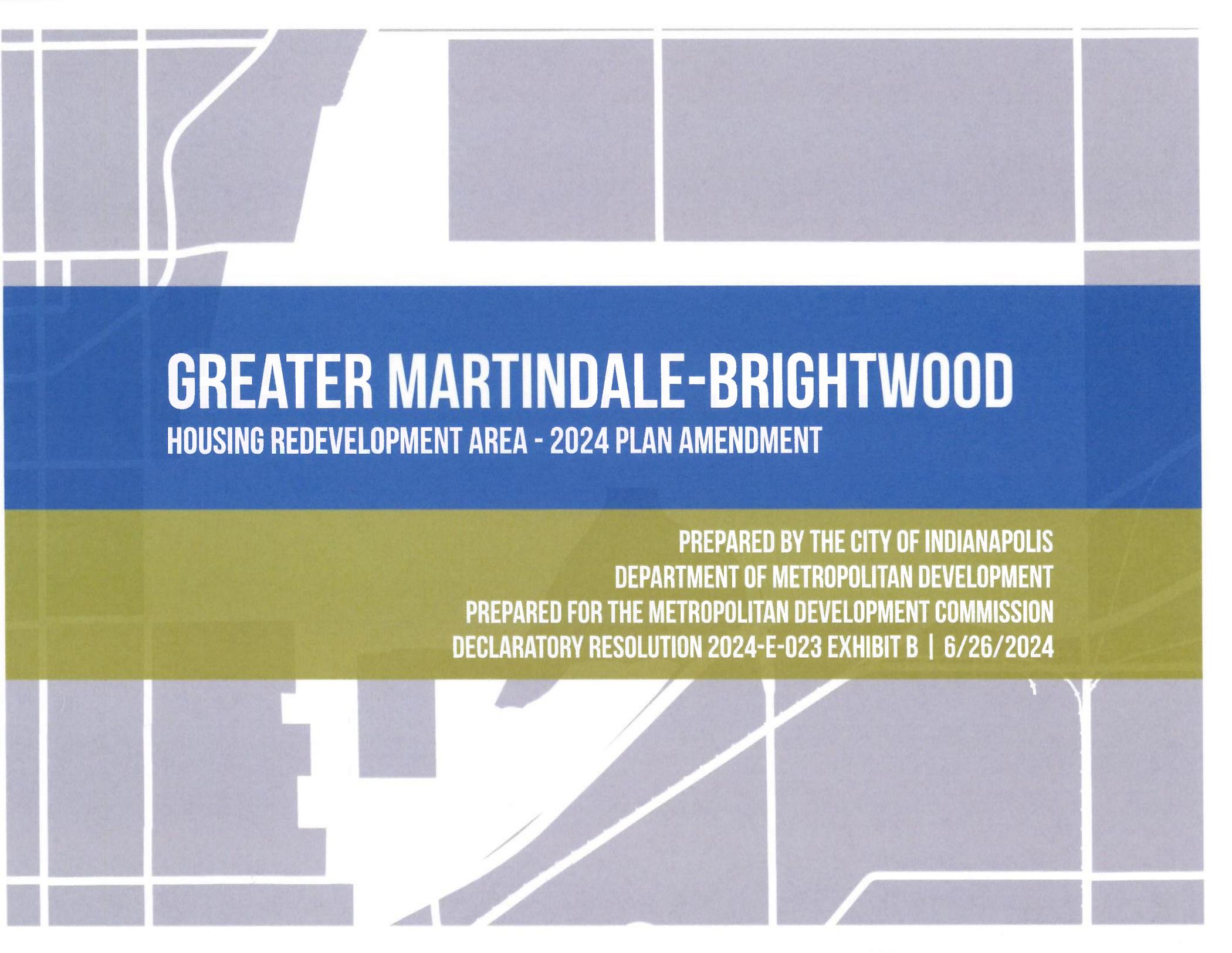
 Greater Martindale-Brightwood Housing RDA

0 0.25 0.5
Miles



EXHIBIT F
AMENDED PLAN

LR02314.0788791 4876-8161-5557v8



GREATER MARTINDALE-BRIGHTWOOD

HOUSING REDEVELOPMENT AREA - 2024 PLAN AMENDMENT

**PREPARED BY THE CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
PREPARED FOR THE METROPOLITAN DEVELOPMENT COMMISSION
DECLARATORY RESOLUTION 2024-E-023 EXHIBIT B | 6/26/2024**

ACKNOWLEDGMENTS

We thank the many neighborhood leaders and residents who have participated in this and other planning processes within the Reagan Park neighborhood and the Martindale-Brightwood neighborhoods.

TABLE OF CONTENTS

About This Plan Amendment.....	2
Section 1: Redevelopment Area Expansion.....	3
Section 2: Redevelopment Area Expansion - Fact Base	6
Section 3: Reagan Park (HOTIF) Allocation Area - Fact Base	11
Section 4: Amended Redevelopment Plan	16

ABOUT THIS PLAN

This plan amendment updates previous iterations of the Greater Martindale-Brightwood Housing Redevelopment Area (RDA) Plan by expanding its boundaries and establishing the Reagan Park (HOTIF) Allocation Area.

After decades of disinvestment associated with industrial changes, redlining, and other trends, normal redevelopment activity cannot take place without additional government action.

The expansion of the RDA and creation of the housing program are important steps to further support the sustainable, equitable redevelopment of the greater Martindale-Brightwood area.

This plan amendment contains documentation of existing conditions, descriptions of factors that pose challenges to the redevelopment of the expansion area, and amendments to the redevelopment plan for the future.

WHY AMEND THE REDEVELOPMENT AREA AND CREATE AN ADDITIONAL HOUSING PROGRAM?

Several years ago, stakeholders in the Martindale-Brightwood community reached out to the City of Indianapolis to express needs for affordable housing and infrastructure improvements.

Creating a redevelopment area unlocks policy and finance tools to support redevelopment and replanning in the Martindale-Brightwood community. Designation of a redevelopment area also shows that the City of Indianapolis is proactively attempting to address challenges in the area, which can strengthen grant and other applications for projects in the neighborhood.

Given rapid growth along the Monon Trail and 16th Street, neighbors are concerned about gentrification and displacement in addition to the impact of development on long-time residents.

The City initially created the Hillside (HOTIF) Allocation Area to support equitable redevelopment within this neighborhood.

After analyzing data, the City has found that much of the Reagan Park neighborhood could qualify for a housing program. The need for affordable housing has already been identified through community plans as a critical need for the community.

Establishing a housing program will carry efforts from the existing RDA into the proposed expanded Greater Martindale Brightwood Housing RDA to serve the housing needs and goals of the Reagan Park neighborhood.

SECTION 1: REDEVELOPMENT AREA EXPANSION

This section includes a map that displays the expanded boundaries for the Greater Martindale-Brightwood Housing Redevelopment Area and a list of parcels included in this expansion.



GREATER MARTINDALE-BRIGHTWOOD HOUSING REDEVELOPMENT AREA - 2024 EXPANSION



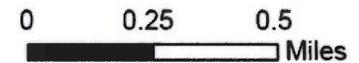
Greater Martindale-Brightwood Housing RDA



Greater Martindale-Brightwood Housing RDA - Expansion Area



Existing TIFs



2024 EXPANSION AREA DESCRIPTION

To further the objectives of the Greater Martindale-Brightwood Housing Redevelopment Area Plan, the parcels defined by the following parcel numbers are added to the Greater Martindale-Brightwood Housing Redevelopment Area:

Table 1. Parcels to be Added to the Greater Martindale-Brightwood Housing RDA

1003604	1027180	1049319	1059172	1083615
1003755	1027192	1049845	1059900	1084209
1004582	1030306	1049932	1060596	1088624
1005597	1030479	1050377	1060613	1090545
1005775	1031197	1051230	1060847	1091884
1006307	1031712	1051378	1061628	1096181
1008459	1032113	1052294	1061747	1100596
1008653	1032328	1052399	1062045	1107706
1013309	1033411	1052425	1065273	1107707
1014036	1033412	1053610	1066463	
1014947	1033413	1054985	1068766	
1017075	1033414	1055411	1071033	
1018103	1034274	1056163	1071051	
1019799	1034415	1056305	1071203	
1019996	1035626	1056664	1073302	
1020721	1038580	1056669	1076677	
1020921	1038604	1057070	1077950	
1022122	1040558	1058721	1078656	
1023234	1043485	1058983	1079138	
1024564	1044464	1058990	1080135	

SECTION 2: REDEVELOPMENT AREA EXPANSION- FACT BASE

The following section includes a brief history and existing conditions within the greater Martindale-Brightwood area.

AREA BACKGROUND

The Greater Martindale-Brightwood Housing RDA includes a collection of neighborhoods in near northeast Indianapolis, including the Hillside, Oak Hill, Brightwood, and Ralston-Hovey-Arsenal neighborhoods.

The original boundaries for the Greater Martindale-Brightwood Housing RDA included much of the Reagan Park neighborhood, which is bounded by 25th Street to the north, the Monon Trail to the east, 22nd Street to the south, and Broadway St to the west.

Reagan Park has not traditionally been considered part of Martindale-Brightwood. However, in recent years, stakeholders throughout the community have recognized that rapid development along the Monon Trail may decrease affordability in neighborhoods on both sides of this trail. Furthermore, properties along the Monon Trail face similar environmental challenges associated with their industrial past that must be addressed prior to future development.

From Fall 2020 to Spring 2021, community leaders from throughout the greater Martindale-Brightwood area came together to support the development of the 25th & Monon Vision Plan. This plan provides guidance on ways the City of Indianapolis can support development that neighborhood residents feel best benefits their community.

This plan recommends adding diverse housing options to support a variety of income levels and people. It also calls for the improvement of crossings and pedestrian infrastructure like sidewalks that would greatly enhance the walkability and access in the neighborhood.

This plan amendment, which includes expanded boundaries to include the Reagan Park neighborhood, supports the implementation of the 25th & Monon Vision Plan.

ENVIRONMENTAL CHALLENGES

Due to the nature of the industrial and railway work done throughout the history of the Martindale-Brightwood area, there are many parcels with confirmed or likely environmental issues within the RDA.

These conditions often require remediation, otherwise future development opportunities can be severely limited. Private enterprise is often insufficient to support the rehabilitation of these sites on its own.

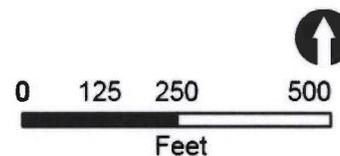
This map shows sites in and around the Greater Martindale-Brightwood Housing RDA that pose environmental challenges or have additional considerations post-environmental remediation.



Source: Department of Metropolitan Development

 Brownfield Sites

 Greater Martindale-Brightwood Housing RDA



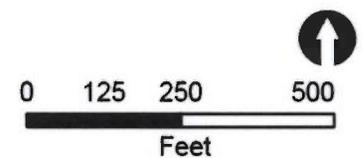
GROWING CONCERNS AROUND AFFORDABILITY

In recent years, neighbors and community leaders have expressed concerns about rising real estate prices in neighborhoods near to the Martindale-Brightwood area and whether these trends could lead to negative impacts like displacement in the Martindale-Brightwood community.

This map shows the most recent sales prices (May 2019 - April 2024) for residential properties in and around the Reagan Park HOTIF area. Sales prices continue to rise, particularly close to College Avenue, with many being unaffordable to people at or below the area median income.



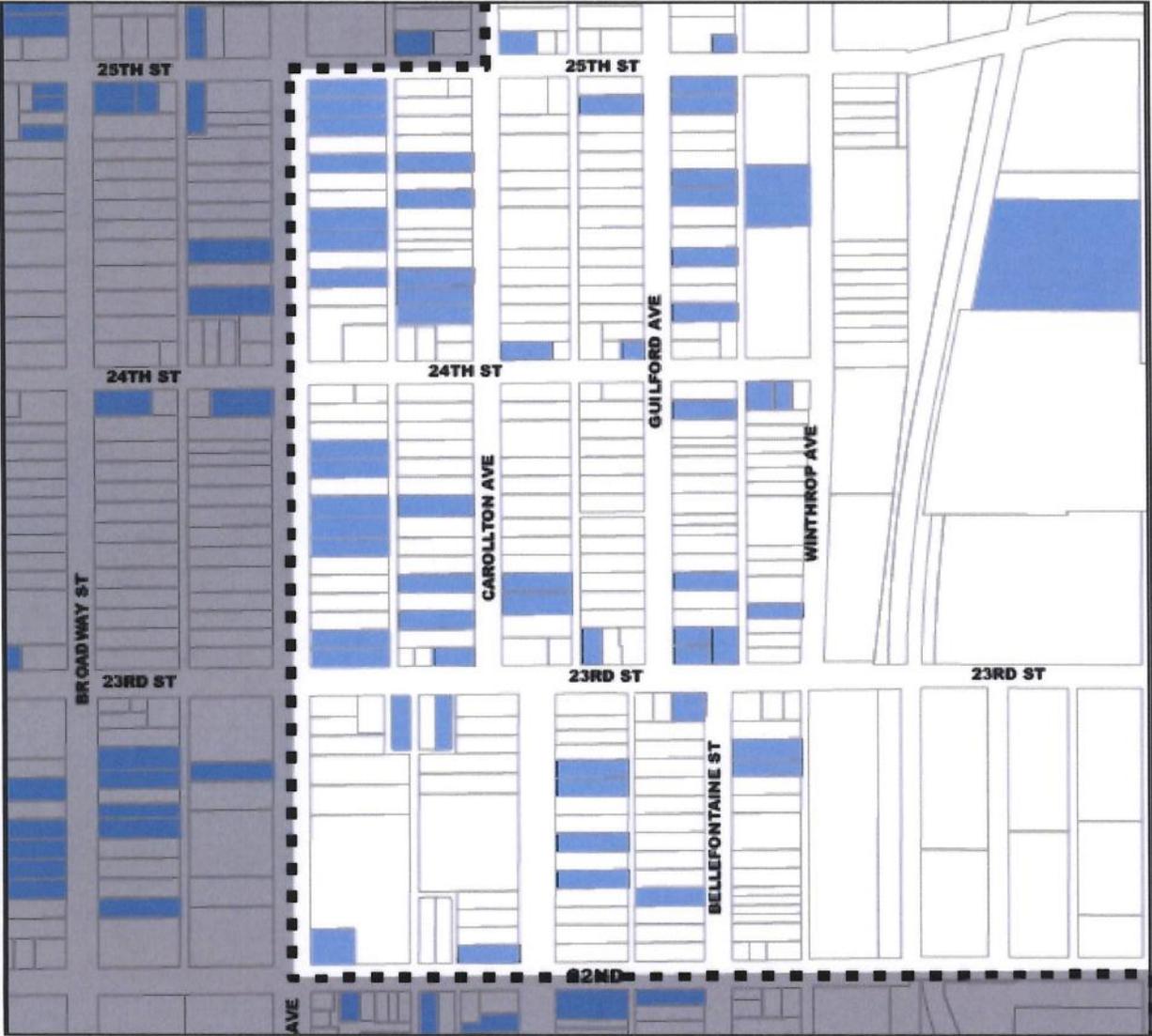
Sales Data Source: Indiana Sales Disclosures, processed and presented through the Building Blocks platform



VACANT PARCELS

This map shows vacant parcels in and around the Greater Martindale-Brightwood RDA.

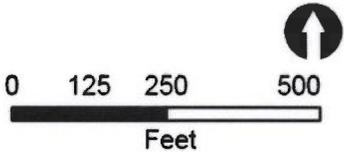
There are significant clusters of vacant parcels, particularly in the western portion of the RDA.



Property Attributes Data Source: Marion County Assessor's Office

 Vacant Parcels

 Greater Martindale-Brightwood Housing RDA



SECTION 3: REAGAN PARK (HOTIF) ALLOCATION AREA - FACT BASE

The following section contains maps, data, and information that confirms that this housing program meets statutory requirements within the greater Martindale-Brightwood area.

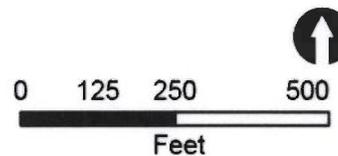
REAGAN PARK (HOTIF) ALLOCATION AREA

In order to help facilitate the funding of affordable housing, infrastructure, and other projects that will further the goals set forth in this plan for the amended Greater Martindale-Brightwood Housing Redevelopment Area, the Reagan Park (HOTIF) Allocation Area will be established.

Indiana Code 36-7-15.1-34 provides requirements that must be satisfied to establish an allocation area. This section includes documentation that confirms that the Reagan Park (HOTIF) Allocation Area meets these statutory requirements.



-  Reagan Park Allocation Area
-  Greater Martindale-Brightwood Housing RDA



AREA USED FOR RESIDENTIAL PURPOSES

Per IC 36-7-15.1-34.5, at least three-fourths (3/4) of the allocation area should be used for residential purposes or is planned to be used for residential purposes.

This map shows parcels used for or planned for residential purposes as of Spring 2024.

The table below lists the areage covered by parcels with residential purposes and the net area covered by all parcels within the Reagan Park (HOTIF) Allocation Area. As shown in this chart, the percentage of area used for residential purpose exceeds the statutory requirement.

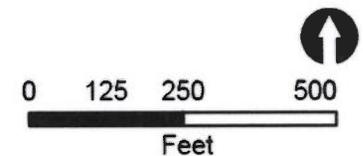
Table 2. Parcels Used for Residential Purposes - Reagan Park HOTIF Area

Area Used for Residential Purposes (Acres)	29.0
Total Acreage	37.3
Percent (%) Residential Parcels	77.8%



Property Attributes Data Source: Marion County Assessor's Office; Future Land Use Source: Department of Metropolitan Development

- Residential Uses
- Reagan Park Allocation Area
- Greater Martindale-Brightwood Housing RDA



RESIDENTIAL UNITS BUILT PRIOR TO 1974

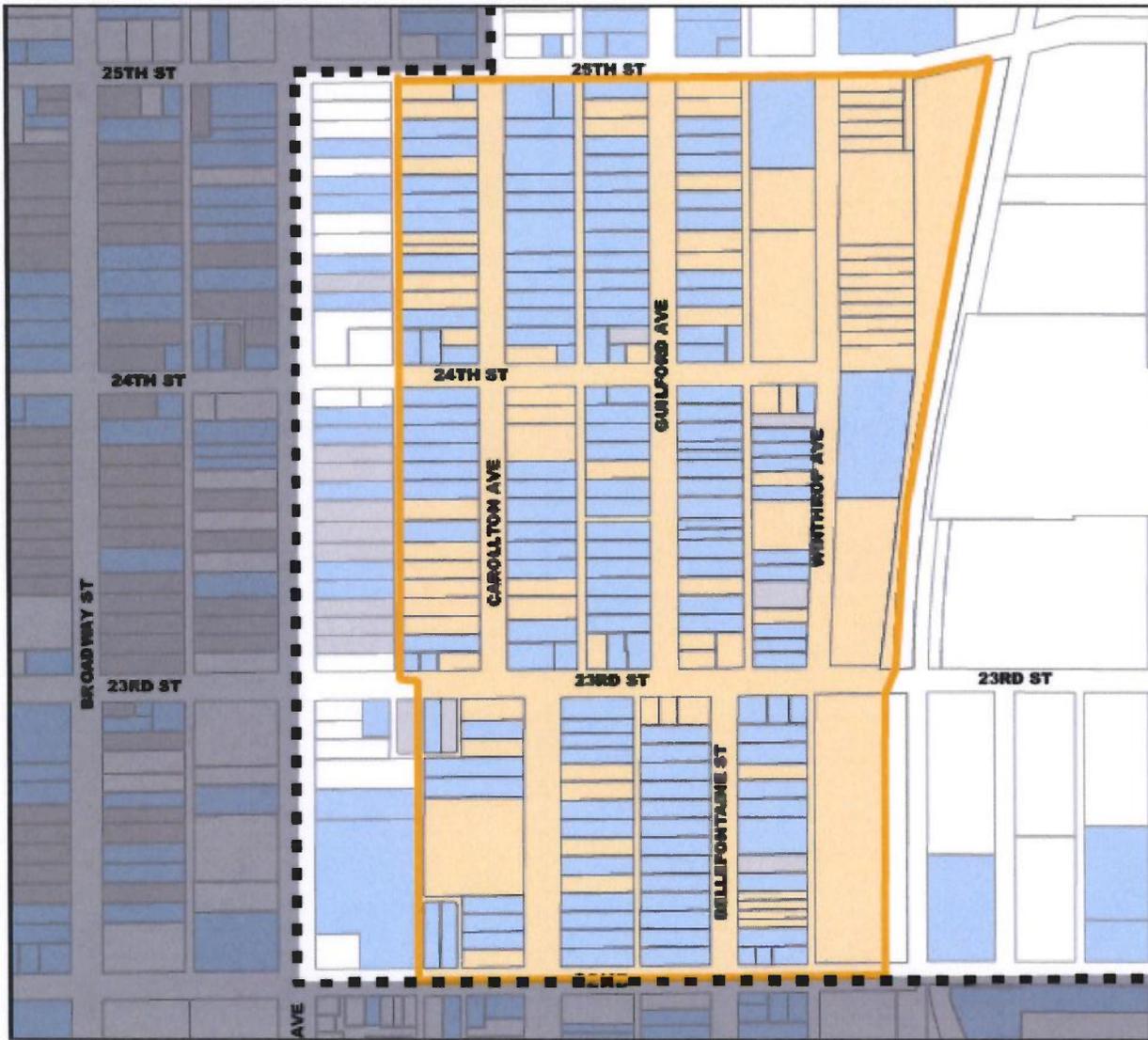
Per IC 36-7-15.1-34.6, at least one-third (1/3) of the residential units within the allocation must have been constructed more than fifty (50) years before the date of the resolution.

This map shows parcels in the allocation area that include a residential unit constructed prior to 1974 (per the Marion County Assessor's Office).

The table below shows the number of residential units constructed prior to 1974 in addition to the total number of residential units within this area. As shown in this chart, the percentage of residential units constructed prior to 1974 satisfies the statutory requirement.

Table 3. Residential Units Constructed Prior to 1974- Reagan Park Allocation Area

Units Constructed Prior to 1974	141
Total Units	146
Percent (%) Residential Units Constructed Prior to 1974	96.5%



Property Attributes Data Source: Marion County Assessor's Office



ADDITIONAL CHARACTERISTICS

Per IC 36-7-15.1-34.7, at least one-third (1/3) of the parcels within the allocation must have one (1) or more of the following characteristics:

- The dwelling unit on the parcel is not permanently occupied.
- The parcel is subject of a government order, issued under a statute or ordinance, requiring the correction of a housing violation or unsafe building condition.
- Two (2) or more property tax payments on the parcel are delinquent.
- The parcel is owned by local, state, or federal government.
- The parcel is vacant.

This map shows parcels that meet at least one of these characteristics. The table below shows the number of parcels that meet at least one of these characteristics and the total number of parcels within this area.

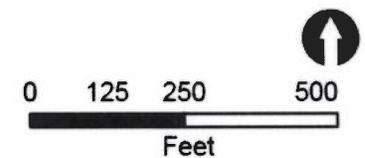
Table 4. 'Additional Characteristics' Parcels - Reagan Park Allocation Area

'Additional Characteristics' Parcels	129
Total Parcels	235
Percent (%) Parcels Meeting This Requirement	54.9%



Building Vacancy Data Sources: Marion County Assessor's Office; Field Assessments

-  Additional Characteristic
-  Reagan Park Allocation Area
-  Greater Martindale-Brightwood Housing RDA



SECTION 4: AMENDED REDEVELOPMENT PLAN

The following section contains maps, data, and budget information that relays future plans for the expanded Greater Martindale-Brightwood Housing RDA.

REDEVELOPMENT AREA PLAN OBJECTIVES

The objectives contained within the original Greater Martindale-Brightwood Housing RDA are to:

- Eliminate conditions that negatively affect the health, safety, and welfare of local residents.
- Maximize new and existing opportunities for development that are consistent with adopted plans for the area.
- Benefit the public health and welfare by protecting the economic value of properties within and nearby the redevelopment area.
- Phase out incompatible structures and land uses.
- Redevelop parcels in accordance with the Greater Martindale-Brightwood Housing RDA.

This amendment seeks to further these objectives, and this amendment conforms with the Comprehensive Plan for the area.

RELATIONSHIP TO LOCAL OBJECTIVES

Local objectives identified within the original Greater Martindale-Brightwood Housing RDA area include:

- The uses proposed within this plan are consistent with and further the objectives of the Marion County Comprehensive Plan.
- The RDA will support the goals and implementation of existing plans and programs in the neighborhood, including the 25th and Monon Vision Plan and Lift Indy.
- The RDA will support new affordable housing, particularly in the Hillside neighborhood, to offer opportunities for low to moderate income individuals and families.
- The RDA will support a variety of housing and infrastructure that can support development patterns that make the neighborhood a healthier, more inclusive, more resilient, and more competitive place.

- Improvements to public ways, streets, multi-modal facilities and other public or semi-public facilities will improve connectivity and accessibility for residents.
- Improvements to infrastructure and other amenities will support both public and private investment in parks and amenities for residents of the Martindale-Brightwood area.
- The improvements within the RDA will serve to protect the economic value of surrounding properties and maximize land uses.

This amendment furthers these local objectives.

In an extension of the original objective to offer opportunities for low to moderate income individuals and families, this amendment supports new affordable housing in the Reagan Park neighborhood.

LAND USE PLAN

In November and December 2018, the Metropolitan Development Commission approved new land use maps for most of all nine townships in Marion County. These land use maps cover over 90% of Marion County.

All land included in the Greater Martindale-Brightwood Housing RDA, including the expansion area, is included in these mapped areas. As can be seen in the map on the left, area within the expansion area is designated as part of the Traditional Neighborhood typology. The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing.

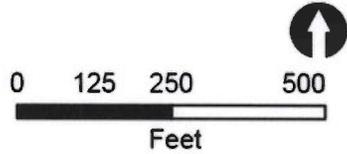
The Land Use Plan also recommends the Village Mixed-Use typology along the Monon Trail. The Village Mixed-Use typology supports creating neighborhood gathering places with a wide range of small businesses, housing types, and public facilities.

This amendment does not propose changes to the land uses included in the original RDA plan.



Data Source: Department of Metropolitan Development

- Traditional Neighborhood
- Village Mixed-Use
- Linear Park



PROPOSED ACTIVITIES

In addition to the policies and guidelines outlined in the Comprehensive Plan for Indianapolis and Marion County, the following activities are planned or are likely necessary to support redevelopment:

1. **Housing Program:** This may include the construction, rehabilitation, or repair of residential units.
2. **Public Infrastructure:** This may include street, curb, sidewalk, trail, bridge, public transportation, and utility construction or reconstruction within the public rights-of-way or within or necessary to serve private development projects.
3. **Rezoning**
4. **Site Preparation Necessary for Redevelopment**
5. **Environmental Remediation**
6. **Public Park or Public Facility Development**
7. **Establishment of TIF and/or HOTIF Allocation Area(s)**

ANTICIPATED PROJECTS

The following projects are possible to occur within the Redevelopment Area and the Reagan Park Allocation Area:

- Construction, rehabilitation, or repair of residential units
- Construction, reconstruction, or repair of infrastructure (such as street, sidewalks, and sewers)
- Acquisition of real property and interests in real property
- Demolition of real property
- Financial assistance to enable individuals and families to purchase or lease residential units with the Reagan Park Allocation Area
- Financial assistance to neighborhood development corporations to be used for the purpose of enabling individuals and families to purchase or lease within the Reagan Park Allocation Area

Project in Focus: Arnold Place

The Indianapolis Neighborhood Housing Partnership (INHP) will develop a 33-unit townhome development at the 2400 block of Winthrop Avenue, which will offer market rate and affordable housing for homebuyers earning up to 80% of area median income. The townhomes will be named Arnold Place in honor of centenarian Albert Arnold and his family who have resided near the site in the Reagan Park neighborhood for more than 69 years. Arnold Place will sit on ~1.4 acres of land which had been the site of Colonial Bakery Company's truck maintenance facility.



REDEVELOPMENT AREA BUDGET

Table 5. Greater Martindale-Brightwood Housing RDA and Reagan Park (HOTIF) Allocation Area Budget

Activities	Budget
Development and Financing of Affordable Housing	\$799,000
Other HOTIF-eligible housing, infrastructure, and community development projects	\$2,400,000

The Indiana Code requires that housing program (HOTIF) funds be spent on projects within the allocation area or that serve the project area. Increment generated in the Reagan Park HOTIF will be utilized to benefit the residents within this area.