



Northside Livability Study:

*A Community Revitalization
Planning Document*

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New Castle, Indiana

October 17, 2011

Prepared by:
Sturtz Public Management Group, LLC



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The City of New Castle would like to thank all of the residents, organizations, and community stakeholders that participated in the planning process for the Northside Livability Study. In particular, a special thank you goes out to Jeana Davis and Dr. Cathy Hamilton who were both instrumental in coordinating the planning process with the community and City.

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SECTION ONE: Introduction

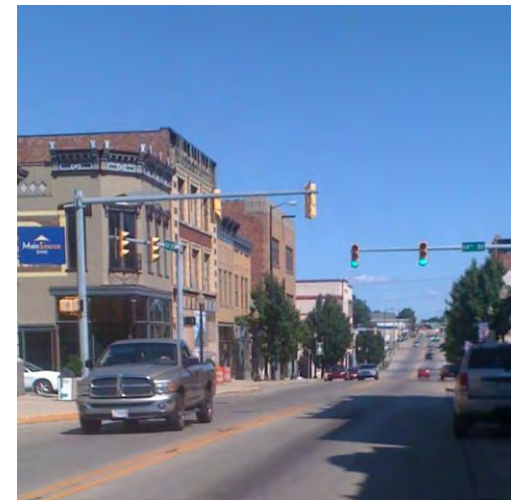
Purpose

The purpose of the Northside Livability Study is to provide the City of New Castle an area-wide planning document that establishes priorities and strategies and a basis for future decision-making. Through an interactive process to obtain information from not only the City, but also the community, the implementation plan provides a fair representation of the needs of north New Castle.

This study approaches the planning process with a concentration on sustainability. The term sustainability can be defined in a variety of ways, but they all circle back to the balance and interconnection between the three E's: environment, economic, and equity. The United Nations defines sustainable development as “the development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” Sustainability is not just about going “green,” it is about making conscientious decisions and recognizing how these choices affect our society.

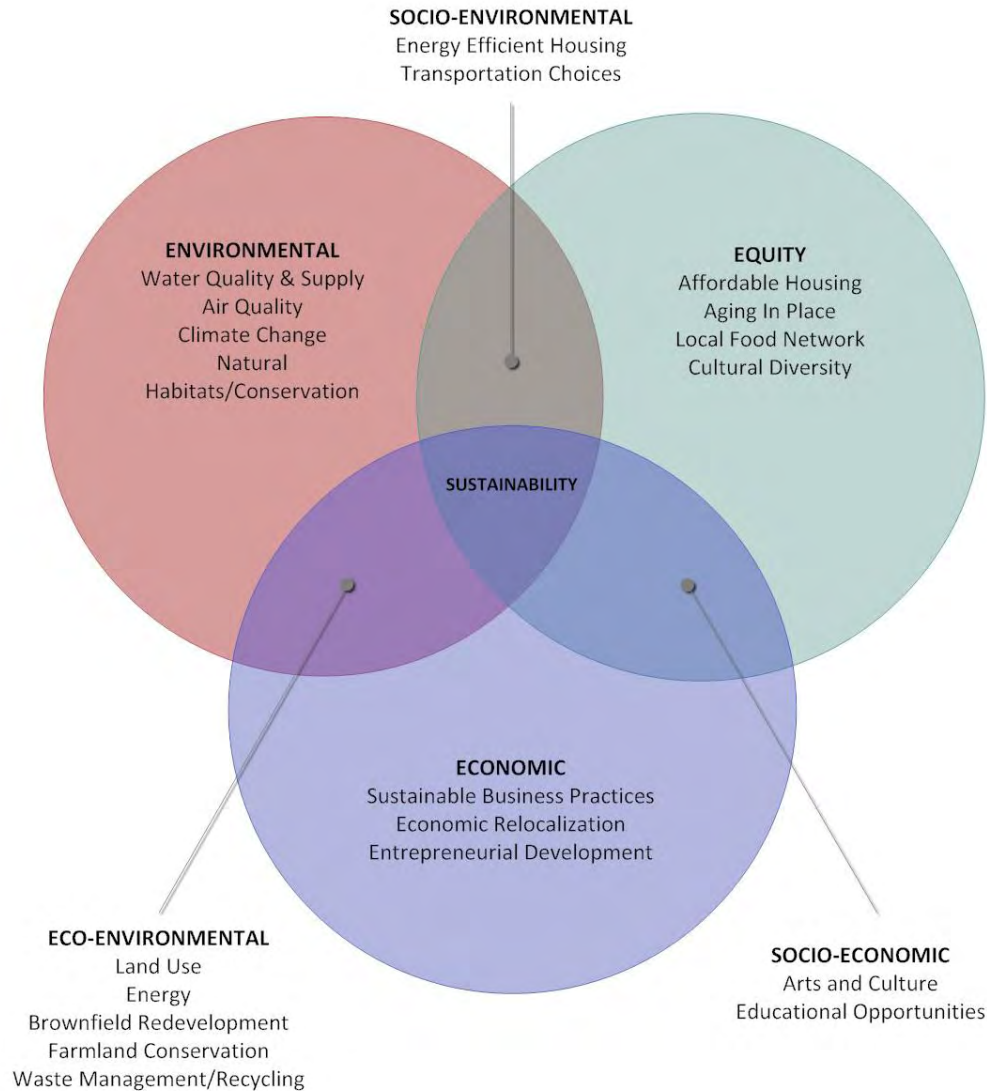
Sustainability is a process, not a one-time solution. It evolves over time through the participation of citizens and implementation of initiatives. We are embarking on a new era of citizen engagement, one where people once again rely on their community, their neighborhood, and each other for sustenance and their livelihood.

Using the sustainability approach, this livability study will provide a comprehensive analysis of the existing setting, the strengths, the needs, and the recommended strategies for the north side area of New Castle.



SUSTAINABILITY

Sustainable Development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.



“The term sustainability can be defined in a variety of ways, but they all circle back to the balance and interconnection between the three E’s: environment, economic, and equity.”

Scope

The scope of the plan involves: an introduction to discuss the purpose and overall scope for the plan; an overview of the project area and land use patterns; a demographic, economic, and housing analysis of the project area; an infrastructure and community service assessment; an evaluation of resident surveys and public meeting feedback; a livability analysis; goals and activities derived through the planning process; and an implementation plan with potential funding opportunities.

The approach to develop the above scope is based off of the Livability Principles created through the Partnership for Sustainable Communities. In 2009, the U.S. Department of Housing and Urban Development, the U.S. Department of Transportation, and the U.S. Environmental Protection Agency, joined together to create the Partnership. The cooperation of these three federal agencies to promote sustainability planning exemplifies the target of future federal funding.

The Livability Principles presented below provide a basis for evaluation throughout the planning process. They provide the City of New Castle a core set of already established principles that can assist in the decision-making process for community and economic development in the north side and throughout the City.

Provide more transportation choices:

Develop safe, reliable and affordable transportation choices to decrease household transportation costs, reduce energy consumption and dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health.

Promote equitable, affordable housing:

Expand location- and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower combined cost of housing and transportation.

Enhance economic competitiveness:

Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.

Support existing communities:

Target Federal funding toward existing communities to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.

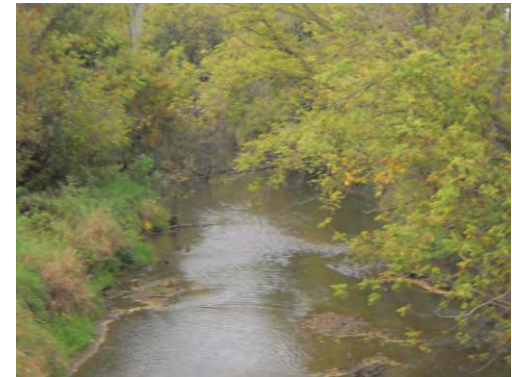
Coordinate policies and leverage investment:

Align Federal policies and funding to remove barriers to collaboration, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.

Value communities and neighborhoods:

Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods – rural, urban, or suburban.

This plan is designed to evaluate how sustainable and livable the north side of New Castle neighborhoods are, and where deficits are discovered, recommendations for community revitalization and an action plan is presented. This plan can be used to influence the growth, development, and revitalization of the area by identifying issues and providing actionable strategies to pursue for implementation.



Process

The process to complete the Northside Livability Study began with an interest by co-developers, Keller Development, Inc. and Developmental Services, Inc. (DSI), to construct a new housing development for seniors and disabled individuals located within the northside project area. Through meetings with the City Council and Mayor, the initiation of the planning process was approved. Keller Development and DSI enlisted the services of Sturtz Public Management Group, LLC to complete a study on behalf of the City of New Castle.

Data collection began with the research and collection of existing documents and information. Demographics and other data were collected through the 2000 and 2010 Census websites, along with other demographic sources. Additional research and discovery was conducted to evaluate the existing condition in north New Castle. In cooperation with the City, survey questionnaires were distributed throughout City departments to collect information relating to the services provided through these departments and more specific services and infrastructure needs within the project area.

To collect resident input, a community meeting was held on August 29, 2011 to provide an interactive setting with residents. Resident surveys were distributed and mailed for additional input. By completing these activities, the opinions and needs of the northside area residents provided useful knowledge to evaluate and develop a need-based analysis of the livability of the project area. Additional key stakeholder interviews and surveys were conducted to gather data for analysis.

To evaluate existing conditions through a visual perspective, a drive-by window survey of the entire project area was completed by planning consultants. This provides an outsiders view and perspective on the needs of the project area as they relate to other data gathered for evaluation.

Information collected was analyzed based on the livability of the project area. Through the need analysis, goals were developed and the activities and outcomes expected from each goal were presented. From the goals, activities and outcomes, a recommended implementation plan was created and possible funding opportunities to carry forward the activities in the action plan were identified.

The plan was presented to the City of New Castle during a City Council meeting on October 3, 2011 and was further discussed on October 17, 2011.

Existing Community Planning & Initiatives

As part of the planning process, existing planning documents were reviewed including the New Castle Zoning Ordinance, the City of New Castle Planning & Grant Strategy, 2008 – 2011, and Hope Initiative Webpage.

Comprehensive Plan & Zoning Ordinance

A comprehensive plan as defined by Indiana Code was not available for review and is believed to have been developed in the 1980s.

The New Castle Zoning Ordinance has been established in accordance to Indiana Code 36-7-4. This ordinance regulates the kinds of activities which will be acceptable on particular lots (such as open space, residential, agricultural, commercial or industrial), the densities, the height of buildings, the amount of space structures may occupy, the location of a building on the lot (setbacks), and the proportions of the types of space on a lot, such as how much landscaped space and parking must be provided.

City of New Castle Planning and Grant Strategy

The City of New Castle Planning and Grant Strategy is an overview of past, current and future projects for the current administration. In 2006, a 10-year strategic plan outlined 12 projects for the City. In the planning and grant strategy, these twelve projects were evaluated for their progress and feasibility as originally planned. In addition, potential grant opportunities were identified.

HOPE Initiative

The HOPE Initiative is a task force developed with the mission “to ensure that every citizen in this area be afforded dignity, no matter his/her station in life.” The group organized out of a campaign promise of Mayor Small to address poverty issues in New Castle. It now has organized into the following committees to implement the mission of the organization: 1) family/youth/health, 2) community involvement and public relations, 3) business, 4) government issues, and 5) education issues. The HOPE Initiative has been a helpful and guiding force in the development of the New Castle Northside Livability Study.



Project Area Overview

The City of New Castle, Indiana is located in east central Indiana, approximately 44 miles northeast of Indianapolis and south of Muncie. New Castle is the county seat of Henry County and the largest community in the county with a 2010 population of 18,114. According to Indiana Code, New Castle is a third class city, a city with population less than 35,000. By 2010 Census data, the City was ranked 48th out of 681 cities and towns in the State of Indiana (Stats Indiana/Indiana Association of Cities and Towns).

The project area for the planning study is the northside of New Castle with the south boundary along Broad Street to State Street, the east boundary along North Hillsboro Road, the west boundary along North Memorial Drive (State Road 3), and the north boundary along Garner Street and the north boundary of the City. The project area map on the next page designates the project area within the red boundary lines.

The south border of the project area along that aligns with Broad Street and Downtown New Castle is part of the Downtown Historic Preservation Area.



City of New Castle – Northside Livability Study

Project Area Zoning

A City of New Castle zoning map for the project area is included on page 14. The project area has a mix of residential, commercial and industrial zoning classifications. The downtown district both east and west of the railroad tracks are zoned C2 – Local Business. The commercial locations along North Memorial Drive (State Highway 3) are primarily zoned C1 – Local Business with one smaller section zoned C2. There is an additional area near the gas station that is zoned C1. The residential areas surrounding the downtown commercial zoning are zoned R3 – Single, Two and Multi Family Residence. The residential areas closer to the north and the hospital, along with the residential areas near the south border of the project area, are both zoned R2 – Single and Two Family Residence. The majority of the east part of the project area is zoned R1 – Single Family Residence. There are two areas that are zoned I2 – General Industry and one smaller area zoned I1 - Industry.

Per the New Castle Zoning Ordinance, zoning districts are described as follows:

R1 – Single Family Residence:

This is a single-family dwelling district which includes the major part of the jurisdictional area inside the city where the established pattern of development indicates stable development of that character. The minimum lot and building areas required in this district recognize current desirable residential construction practices.

R2 – Single, Two-Family Residence:

This district permits single- and two-family dwellings.

R3 – Single, Two, Multi-Family Residence:

This district permits single- two-, and multiple-family dwellings. The R2 and R3 Districts include the more densely built-up sections of the city close to the central business area where a number of such uses now exist and others are likely to occur through the conversion of existing large residential structures. Minimum lot area and building area requirements in the R3 District are the lowest contained in this chapter.



C1 – Local Business:

This district is designed and located in neighborhoods to accommodate the primary shopping and service needs of the locality. Although limited in area occupied, these districts are important to the economic welfare of the community in placing "convenience" and "impulse" goods shops close to the consumer. The local business uses defined in § [152.26](#) are permitted in all commercial districts.

C2 – General Business:

This is a general business district providing for all types of business and service uses including warehouse and storage facilities as well as some light industrial operations.

I1 – Industry:

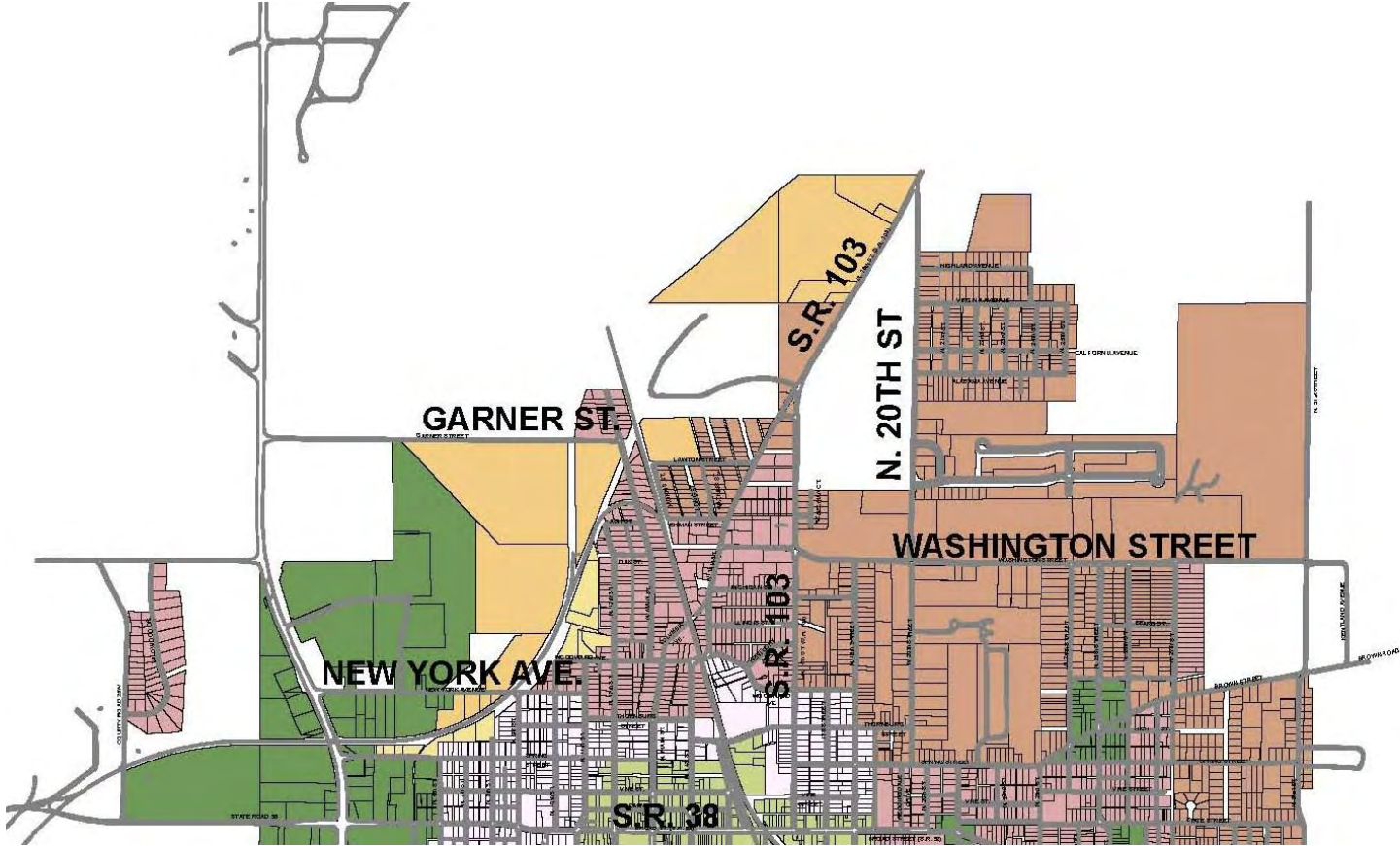
This district incorporates a substantial part of the existing industrial developments and is provided for industrial operations utilizing enclosed space for storage, fabricating, and manufacturing. It includes the lands in the jurisdictional area which are best suited to this type of industrial use.

I2 – General Industry:

This district provides for general industrial operations utilizing both enclosed and unenclosed space for storage, fabricating, and manufacturing.



Project Area Zoning Map



Legend

— Streets

parcels

- C1
- C2
- I1
- I2
- R1
- R2
- R3

Corporate Limit Line

Corporate Limit Polygon

C1: Local Business

C2: General Business

I1: Industry

I2: General Industry

R1: Single-Family Residence

R2: Single- ; Two-Family Residence

R3: Single- ; Two- ; Multi-family Residence

Land Use Patterns

Residential: The Northside Project Area is predominantly residential. The project area contains an older stock of homes, over 50 years old, with the exception of one newer development area, Castle Pointe, located off of 20th Street, just north of Wilbur Wright Elementary School. Most homes are habitable, but there is a significant portion of vacant, abandoned, or boarded up properties. Three blocks north of City Hall and one block east and west contains an area of larger, well-kept older housing stock.

There are a few senior housing facilities located in the project area including Bethany Village Apartments with 94 units of affordable senior rental housing (94% occupancy), Hickory Creek Nursing Home, and Stonebrook Rehabilitation and Suites (Nursing Home). There is also a 35 unit affordable rental housing complex for seniors and disabled to be named Marian Place under development. Marian Place will be located off of 14th Street behind Raintree Services. The project is being co-developed by Developmental Services, Inc. and Keller Development, Inc. According to the Preliminary Market Analysis, for the Marian Place project, 15 rental housing developments were identified in the market area with a total of 926 units. The average occupancy was 95.7%.

One mobile home park, the New Castle Mobile Home Community is located within the project area with approximately 50 mobile homes in the older portion of the park, and approximately 40 in the newer area of the park. Lots are available for additional mobile homes. Mobile homes are also disbursed throughout residential neighborhoods within the project area. According to 2010 US Census Data, there are 153 mobile homes located within the project area Census Tracts out of 2,899 housing units (5%).

Vacant Land and Abandoned Housing: The north area of New Castle is sprinkled with vacant properties and abandoned housing. The prevalence of vacant structures that are boarded and un-kept, decrease the aesthetic appeal of the neighborhoods. Through a visual survey, it appeared that a higher concentration of noticeable vacant properties were located near the railroad between 14th and 16th Streets and south of Woodard and north of Broad Street. This area has a blighted appearance.

Streets and Infrastructure: There is a traditional grid-pattern for the streets in many of the neighborhoods in the project area. The project area is divided by the active Norfolk Southern railroad tracks and abandoned Conrail tracks. Connectivity from the west side to the east side of the railroad tracks is difficult since there are not many direct roads that cross. With the Garner Street project underway, this will provide a new east-west transportation route that will provide connectivity from State Road 3 on the west over to the Henry County Hospital near State Road 103 on the east side of the project area. State Road 38, or Broad Street, is the southern boundary of the study area.

Sidewalks are either non-existent or in poor condition throughout the entire study area with the exception of the Castle Pointe development area and some sidewalks within and along the mobile home park. Near City Hall and Broad Street are where some sidewalks are that are well-maintained and safe for walkability. Otherwise, the sidewalks throughout could mostly be classified as non-ADA compliant and not pedestrian-friendly. The City's sanitary, storm and water lines are beneath streets or sidewalks and will be discussed in the infrastructure assessment.

Neighborhood Commercial: Along the west border of the project area is a high concentration of commercial land uses. This area is set away from the residential neighborhoods and lies along North Memorial Drive, or the State Road 3 Corridor. The North Memorial Drive Corridor can be easily accessed by Broad Street, Spring Street, or New York Avenue. For the residents not living directly east of this commercial activity, Broad Street (State Road 38) through downtown is the most direct route to access this commercial area. A new development, Northfield Park, is currently under development along State Road 3, south of Garner Street and north of New York Avenue. This area is home to the new YMCA facility, a walking path and some other commercial entities. Future commercial development and services is anticipated to occur in this area.

At the north end of the project area is the Henry County Hospital and the location of many other medical facilities and senior services. This area has a significant medical concentration and can be accessed from the north on State Road 103 or from downtown New Castle by either North 14th Street or North 16th Street. The Garner Street extension project will provide a more direct route from State Road 3.

Downtown New Castle borders the south end of the project area. The downtown historic district, commercial and other services is approximately from 11th Street to 15th Street. Other commercial services are located east of the historic district, and west of the historic district has a combination of housing and commercial until 6th Street, in which Broad Street becomes commercial until the North Memorial Drive intersection.

Within the residential neighborhoods, there is limited commercial activity with the exception of a gas station at the intersection of Brown Street, Spring Street, and North 23rd Street.

Education, Recreational, and Institutional: Wilbur Wright Elementary is located approximately near the center of the project area. There is a walking trail connected to the new YMCA property. A proposed future Wilbur Trail will connect this walking to trail and head east to the residential neighborhoods. Osborne Park is located at the northeast end of the property area. Two pocket parks are also located in the project area.

Municipal, Government, and other Community Services: City and County departments and services are located within four blocks just north of Broad Street between North 11th Street and North 14th Street.

SECTION THREE: Demographic, Economic, and Housing Conditions

Methodology

The data represented within the Demographic and Housing Conditions section was derived using U.S. Census Data from 2000 and 2010. With new 2010 data released, block group information was not yet available during the planning of this document. The closest census tracts that represent the project area were used for the analysis; census tracts 9760 and 9761. As a note, the census tracts both extend south of Broad Street and include some residents outside the project area. The 2010 U.S. Census Data changed the representation of economic factors, including income, and will only be made available through the American Community Survey. STATS Indiana was also used as a source to derive data for analysis of statistical existing conditions.

Population

Figures 3.1 and 3.2 represent the population of both the census tracts for the project area and the City of New Castle, including trending from 2000 to 2010. The population of New Castle in 2010 is 18,114. The project area population is 6,265, or approximately 35 percent of the population of the City. The ages of the residents within the project area are comparable to the City. The aging population is higher in New Castle than Indiana and the United States, 16.7 percent are 65 and older, and in both the U.S. and Indiana this figure is 13 percent. The population under 18 years old is slightly lower in New Castle than Indiana, but lowest in the project area: 24.8 percent in Indiana, 23.4 percent in New Castle, and 22.8 percent in the project area. The project area census tract populations by age are comparable to the entire City.

Population trends by age were used for comparison of the project area and New Castle from 2000 to 2010. The City of New Castle experienced a growth in population of 1.9 percent, which partially is attributed to annexation during the 10 years between census figures. Annexation within the project area was limited, but did occur, see the yellow designated locations on the project area map on the page to follow. The project area experienced a decrease in population of 11 percent. This population decrease in the project area is important when reviewing the housing conditions and the amount of vacant housing within the project area. There were only two age increases within the project area: a 1.5 percent increase in the age group from 45 – 54 years old, and a 25.5 percent increase in the age group from 55 – 64 years old. The City of New Castle also experienced a larger increase in these age ranges. Though there was a decrease in the project area of those aged 65 and older, the high increase of 55 – 64 year olds exemplifies a population that is reaching a retirement age and no longer representing families with school-aged children. Significant for the school system is the 13 percent decrease in the population aged 18 and younger.

Figure's 3.3 and 3.4 represent the race of the population for the project area and New Castle which also includes the trends from 2000 to 2010. The racial make-up of the project area and New Castle are similar to each other. The trends from 2000 to

2010 within the project area show a decrease in the white and black populations and an increase in Asian, other races, and Hispanic populations. The Hispanic population doubled in the project area but is only 1.9 percent of the total population in the project area. The project area is primarily white at 94.1 percent.

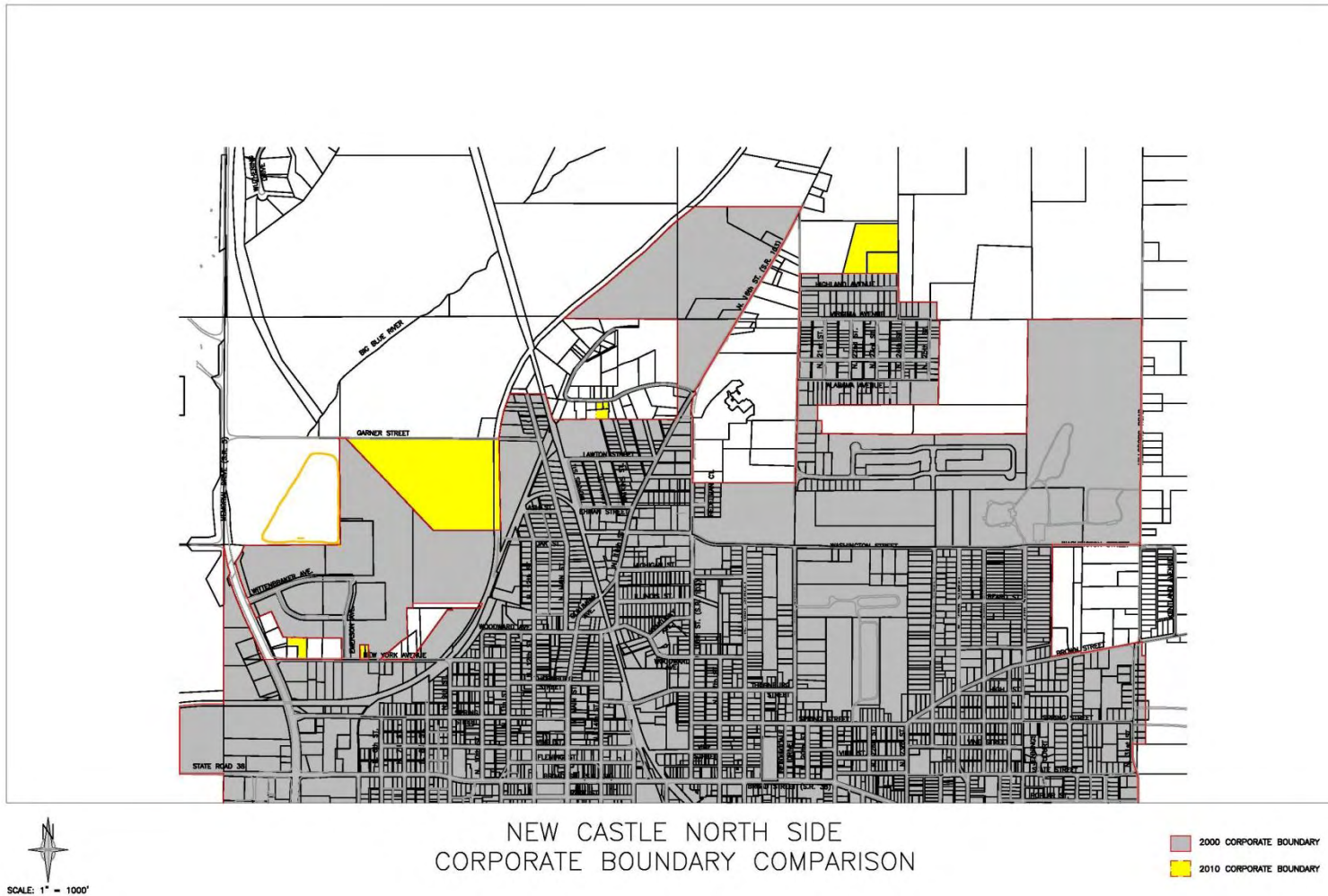


Figure 3.1

Population by Age & Sex				
2010				
	Census Tracts 9760 & 9761	Percent	New Castle	Percent
Total Population	6,265	100.0%	18,114	100.0%
Under 5 Years	396	6.3%	1,161	6.4%
5 - 14 years	791	12.6%	2,379	13.1%
15 - 24 years	789	12.6%	2,286	12.6%
25 - 34 years	808	12.9%	2,247	12.4%
35 - 44 years	814	13.0%	2,224	12.3%
45 - 54 years	939	15.0%	2,601	14.4%
55 - 64 years	798	12.7%	2,183	12.1%
65 - 74 years	465	7.4%	1,474	8.1%
75 - 84 years	298	4.8%	1,042	5.8%
85 years and over	167	2.7%	517	2.9%
Under 18 years	1430	22.8%	4,236	23.4%
65 years and over	930	14.8%	3,033	16.7%
Total Population				
Male	2985	47.6%	8456	46.7%
Female	3280	52.4%	9658	53.3%
65 years and over				
Male	348	5.6%	1,108	6.1%
Female	582	9.3%	1,925	10.6%

Figure 3.2

Population Trends by Age						
	Census Tracts 9760 & 9761		Percent Change	City of New Castle		Percent Change
	2000	2010		2000	2010	
Total Population	7037	6,265	-11.0%	17,780	18,114	1.9%
Under 5 Years	452	396	-12.4%	1203	1,161	-3.5%
5 - 14 years	901	791	-12.2%	2,284	2,379	4.2%
15 - 24 years	945	789	-16.5%	2,218	2,286	3.1%
25 - 34 years	1006	808	-19.7%	2,515	2,247	-10.7%
35 - 44 years	1062	814	-23.4%	2,615	2,224	-15.0%
45 - 54 years	925	939	1.5%	2,249	2,601	15.7%
55 - 64 years	636	798	25.5%	1,619	2,183	34.8%
65 - 74 years	518	465	-10.2%	1,470	1,474	0.3%
75 - 84 years	371	298	-19.7%	1,143	1,042	-8.8%
85 years and over	221	167	-24.4%	464	517	11.4%
Under 18 years	1643	1430	-13.0%	4,177	4,236	1.4%
65 years and over	1110	930	-16.2%	3,077	3,033	-1.4%
Total Population						
Male	3356	2985	-11.1%	8359	8456	1.2%
Female	3681	3280	-10.9%	9421	9658	2.5%
65 years and over						
Male	373	348	-6.7%	1,102	1,108	0.5%
Female	737	582	-21.0%	1,975	1,925	-2.5%

Figure 3.3

2010				
	Census Tracts 9760 & 9761	Percent	New Castle	Percent
Total Population	6,265	100.0%	18,114	100.0%
One Race	6,132	97.9%	17,786	98.2%
White	5,893	94.1%	17,227	95.1%
Black/African American	162	2.6%	347	1.9%
American Indian/Alaska Native	17	0.3%	37	0.2%
Asian	13	0.2%	73	0.4%
Native Hawaiian/Pacific Islander	1	0.0%	2	0.0%
Other Race	46	0.7%	100	0.6%
Hispanic or Latino (any race)	119	1.9%	309	1.7%

Figure 3.4

Population Trends by Race						
	Census Tracts 9760 & 9761		Percent Change	City of New Castle		Percent Change
	2000	2010		2000	2010	
Total Population	7037	6,265	-11.0%	17,780	18,114	1.9%
One Race	6962	6,132	-11.9%	17,619	17,786	0.9%
White	6702	5,893	-12.1%	17135	17,227	0.5%
Black/African American	195	162	-16.9%	329	347	5.5%
American Indian/Alaska Native	18	17	-5.6%	40	37	-7.5%
Asian	10	13	30.0%	38	73	92.1%
Native Hawaiian/Pacific Islander	1	1	0.0%	4	2	-50.0%
Other Race	36	46	27.8%	73	100	37.0%
Hispanic or Latino (any race)	60	119	98.3%	193	309	60.1%

Economic Condition

Figures 3.5 through 3.8 have data regarding the economic status of the project area in relationship to the City of New Castle. Economic factors are provided through the 2005 – 2009 American Community Survey. Other economic data was collected and referenced to describe the current economic situation in Henry County.

The unemployment rates in the project area are higher than the City: census tract 9760 with 16.1 percent unemployment; census tract 9761 with 15.1 percent unemployment; and the City of New Castle with only 10.5 percent unemployment. Census tract 9760 has a higher unemployment rate (44.6 percent) for the population aged 16 to 19 years old. In addition, the population aged 25 to 44 years had a higher unemployment rate of 22.4 percent. Census tract 9761 has a higher unemployment rate (30.5 percent) for the population aged 55 to 64. The City of New Castle had the highest unemployment rate (21.2 percent) in the population aged 16 to 19 years old.

Unemployment in Henry County was 10.8 percent in August, 2011. Henry County was ranked 3rd out of 92 counties for the highest unemployment rate. In August, 2011 the labor force in Henry County was 21,421, of which, 2,311 were unemployed (www.hoosierdata.in.gov). There are 7,335 people who live in Henry County but work outside the county, but only 2,364 who live in another county (or state) but work in Henry County showing a negative outflow of the workforce and room for growth (www.stats.indiana.edu).

U.S. Census statistics for 2009 business patterns show the micro-area of New Castle has two major employers by business classification: manufacturing, and health care and social assistance. The second and third highest employers were retail trade, and accommodation and food services.

By 2009 statistics, 15 percent of Henry County is in poverty (U.S. Census). As seen in Figure 3.6, both the project area and the City of New Castle have higher poverty rates for their population, 20.5 percent and 19.3 percent respectively. The breakdown of the percentages by age is represented.

The median incomes of households and families are shown in Figure 3.7 for both the two census tracts in the project area and for the City of New Castle. In general, the median incomes in the project area census tracts are not that different as compared to the entire city. The most noticeable difference is the median income for census tract 9761, household incomes by householder aged 15 to 24 years old was only \$9,509.

Figure 3.8 provides the percentages of educational attainment in the two project area census tracts. It is significant to note that approximately one-third of the population 25 and older in census tract 9761 does not have a high school education. In census tract 9761, only 21.4 percent of the population over 25 years old has any college.

Figure 3.5

Employment Status						
2005 - 2009 American Community Survey						
	Census Tract 9760 Total	Census Tract 9760 Unemployment Rate	Census Tract 9761 Total	Census Tract 9761 Unemployment Rate	City of New Castle Total	City of New Castle Unemployment Rate
Population 16 years and over	2,655	16.1%	2,124	15.1%	14,575	10.5%
16 to 19 years	247	44.6%	56	0.0%	772	21.2%
20 to 24 years	329	13.4%	214	14.7%	1,295	12.3%
25 to 44 years	879	22.4%	436	14.2%	4,441	11.7%
45 to 54 years	380	6.3%	379	7.2%	2,629	7.4%
55 to 64 years	423	4.3%	468	30.5%	2,287	8.2%
65 to 74 years	230	0.0%	226	0.0%	1,520	11.7%
75 years and over	167	0.0%	345	0.0%	1,631	0.0%

Figure 3.6

Poverty Status						
2005 - 2009 American Community Survey						
	Census Tract 9760 and 9761 Total	Census Tract 9760 and 9761 Below Poverty	Percent of Population	City of New Castle Total	City of New Castle Below Poverty	Percent
Population for whom poverty status is determined	5,603	1147	20.5%	17,974	3,463	19.3%
AGE						
Under 18 years	1,285	405	5.2%	3,830	1,011	1.6%
18 to 64 years	3,552	665	11.9%	10,993	2,164	12.0%
65 years and over	766	77	1.4%	3,151	288	1.6%

Figure 3.7

Median Income in the Past 12 Months			
2005 - 2009 American Community Survey			
	Census Tract 9760 Median Income	Census Tract 9761 Median Income	City of New Castle Median Income
Households	1,376	1,138	8,328
Median Income	\$36,847	\$32,361	\$32,744
Household Income by Age of Householder			
15 to 24 years	\$31,250	\$9,509	\$24,350
25 to 44 years	\$41,337	\$40,417	\$39,594
45 to 64 years	\$49,205	\$37,098	\$38,556
65 years and over	\$24,718	\$29,449	\$23,812
Families	997	650	5,030
Median Income	\$42,399	\$43,598	\$44,490
With own children under 18	\$37,264	\$34,444	\$36,783
With no children under 18	\$53,173	\$48,333	\$52,100
Married couple families	\$53,449	\$50,400	\$56,185
Female householder	\$16,909	\$19,524	\$19,091

Figure 3.8

Educational Attainment in Project Area

2005 - 2009 American Community Survey				
	Census Tract 9760	Percent	Census Tract 9761	Percent
Pop. - 25 years +	2,079	100.0%	1,854	100.0%
Less than 9th grade	145	7.0%	290	15.6%
9th to 12th, no diploma	78	3.8%	306	16.5%
High school graduate	848	40.8%	861	46.4%
Some college, no degree	512	24.6%	184	9.9%
Associate's degree	70	3.4%	113	6.1%
Bachelor's degree	205	9.9%	76	4.1%
Graduate degree or higher	221	10.6%	24	1.3%

Housing Stock

Figures 3.9 through 3.11 provide housing characteristics for the project area and the City of New Castle. The total housing units in the project area census tracts is 2,844, which is 31.6 percent of the housing units within the City of New Castle. The majority of the housing stock of occupied housing units is single-family with detached garages, at 78.9 percent and 76.8 percent for the project area census tracts. The remaining housing units fall mostly within two-family (5.3 percent and 7 percent), multi-family with only 3 to 4 families (8 percent and 6.2 percent), or mobile homes mostly located in census tract 9761 (0.8 percent and 9.1 percent). A majority of the housing units in census tract 9760 (85.5 percent) were built prior to 1960 showing a high ratio of older homes in this area. There were 66.5 percent of housing units in census tract 9761 that were built prior to 1960 and 61.8 percent of housing units in the City of New Castle built prior to 1960. Census tract 9761 has a higher percentage of housing units built after 2000 partially due to the Castle Pointe development off of North 20th Street and other housing on Brown Street and within the census tract.

There are 435, or 15.3 percent, vacant housing units in the project area according to 2010 Census statistics. The majority of vacant units are considered other vacant at 37.2 percent of total vacancies, and for rent at 33.8 percent. Out of the occupied housing units, there are 65.4 percent that are owner-occupied and 34.6 percent that are renter-occupied.

Figure 3.11 shows changes in housing units from the 2000 to 2010 Census. Vacant housing units increased by 76.8 percent in the project area and 112.6 percent for the entire City. In 2000, there were 8.5 percent vacant housing units in the project area, as compared to 2010 statistic of 15.3 percent vacant housing units. The majority of vacant housing units in the project area are considered 'other vacant,' at 162 total units. As discussed in Land Use Patterns, abandoned, vacant housing is sprinkled throughout the project area. To assess the possible rate of abandoned homes or delinquent homes, delinquent properties were investigated through public records for Indiana foreclosures and tax liens. According to the 2011 delinquent properties report for Henry County, there were 94 homes located specifically within the project area. This is approximately 3.25 percent of the homes located in the project area. These homes attribute to the increase in vacant, abandoned housing in the area.

According to a Preliminary Market Analysis completed in January, 2011, occupancy rates in the market area were strong. Overall vacancy for rental units was 4.3 percent, while subsidized properties were only at 1.0 percent signifying a need for additional subsidized rental units. A proposed centrally-located project within the project area, Marion Place, would add additional rental housing units (see map on following page).

Identification Map



Figure 3.9

Physical Characteristics of Housing Stock			
2005 - 2009 American Community Survey			
	Census Tract 9760	Census Tract 9761	City of New Castle
Total Occupied Housing Units	1,376	1,138	8,328
<i>Housing Units by Units in Structure</i>			
1, Detached	78.9%	76.8%	72.6%
1, Attached	2.4%	0.0%	1.4%
2	5.3%	7.0%	2.9%
3 or 4 apartments	8.0%	6.2%	7.4%
5 to 9 apartments	2.5%	0.0%	3.2%
10 or more apartments	2.1%	1.0%	9.9%
Mobile home or other	0.8%	9.1%	2.7%
<i>Housing Units by Year Built</i>			
2000 or later	3.2%	13.5%	6.3%
1990 to 1999	2.9%	9.3%	6.0%
1980 to 1989	0.5%	1.0%	7.2%
1960 to 1979	7.9%	9.7%	18.7%
1940 to 1959	22.3%	42.4%	30.1%
Built 1939 or Earlier	63.2%	24.1%	31.7%
<i>Vehicles Available</i>			
No vehicle available	5.1%	17.3%	10.9%
1 vehicle available	27.9%	33.0%	36.8%
2 vehicles available	44.0%	31.5%	33.3%
3 or more vehicles available	23.0%	18.2%	19.0%

Figure 3.10

Housing Tenure and Vacancy				
	2010			
	Census Tracts 9760 & 9761	Percent	New Castle	Percent
Total Housing Units	2,844	100.0%	9,002	100.0%
<i>Occupancy Status</i>				
Occupied Housing Units	2,409	84.7%	7,769	86.3%
Vacant Housing Units	435	15.3%	1,233	13.7%
<i>Occupied Housing Units</i>				
Owner-occupied Housing Units	1576	65.4%	4,638	59.7%
Renter-occupied Housing Units	833	34.6%	3,131	40.3%
<i>Vacancy Status</i>				
For Rent	147	33.8%	471	38.2%
For Sale Only	62	14.3%	196	15.9%
Rented or sold, not occupied	51	11.7%	123	10.0%
For Seasonal, Recreational Use	13	3.0%	29	2.4%
For Migratory Workers	0	0.0%	0	0.0%
Other Vacant	162	37.2%	414	33.6%

Figure 3.11

Housing Tenure and Vacancy Trends						
	Census Tracts 9760 & 9761		Percent Change	City of New Castle		Percent Change
	2000	2010		2000	2010	
Total Housing Units	2,899	2,844	-1.9%	8,052	9,002	11.8%
<i>Occupancy Status</i>						
Occupied Housing Units	2,653	2,409	-9.2%	7,462	7,769	4.1%
Vacant Housing Units	246	435	76.8%	580	1,233	112.6%
<i>Occupied Housing Units</i>						
Owner-occupied Housing Units	1838	1576	-14.3%	4,936	4,638	-6.0%
Renter-occupied Housing Units	815	833	2.2%	2,526	3,131	24.0%
<i>Vacancy Status</i>						
For Rent	80	147	83.8%	217	471	117.1%
For Sale Only	69	62	-10.1%	154	196	27.3%
Rented or sold, not occupied	37	51	37.8%	80	123	53.8%
For Seasonal, Recreational Use	16	13	-18.8%	41	29	-29.3%
For Migratory Workers	0	0	0.0%	0	0	0.0%
Other Vacant	44	162	268.2%	88	414	370.5%

SECTION FOUR: Infrastructure and Services Assessment

Clean Water and Drinking Water

The City of New Castle's Water Department provides drinking water service to the area. The current system has been in service since 1930 making it 81 years old. There are six water main sizes throughout the City; the sizes are 2", 4", 6", 8", 10", and 12". The daily capacity is 10 million gallons. Within the past five years there have been updates to some of the water mains and during the Garner Street project there will be some improvements. Within the project area there are around 300 fire hydrants and a 500,000 gallon water tower. The most recent water rate increase was in December, 2005.

The City of New Castle's Wastewater Department provides sewer, along with stormwater services, to the City of New Castle and the project area. Approximately 70 percent of the wastewater infrastructure is combined sanitary sewer/stormwater systems. A large portion of the combined sewers are within the project area and are anywhere from 50 to 100 years old. The City submitted a Long-term Control Plan to the Indiana Department of Environmental Management (IDEM) which was approved in 2004. As required by the federal Clean Water Act, the City of New Castle must meet rigid requirements to reduce or eliminate combined sewer overflow events.

Capital improvements for sanitary sewer separation are required and will occur according to the Long-term Control Plan. There are not any current projects planned for the next 5 years but this will change within the next 2 – 5 years.

Transportation

According to the Indiana Department of Transportation functional classification maps, there are three principal arterials in the project area: State Road 3, State Road 103, and State Road 38. There are three minor arterials: 14th Street, Spring Street, and Brown Road. In addition, there are numerous roadways that are major collectors: Garner Street, New York Avenue, Main Street, Lawton Avenue, Washington Street, 23rd Street, and 31st Street. The \$1.7 million dollar Garner Street Extension Project is currently underway in the project area and has received Federal Highway Funds through the Indiana Department of Transportation. No other roadway improvement projects are planned at this time. A majority, although not all, of the sidewalks in the project area are in disrepair, non-ADA compliant or non-existent.

The City of New Castle Street Department is responsible for the general maintenance of all of the *public* streets in the area. General maintenance includes snow and ice removal, street sweeping, minor ditch maintenance, right-of-way mowing, leaf pick-up, guardrail repair, and surface maintenance. The Street Department also provides engineering services and construction supervision for all *public* streets, alleys, and sidewalks.

The City of New Castle has a transit system that operates throughout the City. The City's system operates three transit vehicles that are lift equipped on three point-deviation demand response routes. There is a maximum passenger capacity for the vehicles of 19. The trips are scheduled on a demand response basis. There are also at least three other public operators provided in the project areas as well as throughout the city and county. The City of New Castle service is primarily within the corporate limits.

The fare for the service is \$.50 for elderly/disabled/youth. The regular fare is at \$1.00. With a paid fare up to two children 10 years of younger can ride free of charge. The City also offers a 25 ride pass at the fare of \$10.00 for elderly/disabled/youth and \$20.00 for a regular fare. There currently are three hub stations throughout the City as well as two hubs being built at the downtown transfer center to be completed in 2012. All vehicles are lift equipped and do operate door-to-door to allow the driver to assist the disabled passengers to and from the bus.

In the past five years, there has been an increase on two vehicles that directly service the project area. The City anticipates gaining two more vehicles within the next five years. The City would like to see more of an increase in the vehicles used to hopefully extend their service. This would also extend the hours and days the service could be provided throughout the City.

Parks and Recreation

Within the study area, there are several park and recreation activities. Osborne Park is located off of Washington Street and is considered to be one of the area's greatest assets. One of the City's largest parks, Osborne Park provides a tranquil setting with many large trees. The park has several amenities including a large enclosed shelter with electricity and water close by, 4 small shelters, restroom facilities, picnic areas, a large playground area, skateboard ramps, basketball courts, and softball diamonds. The park is well maintained. Restrooms are often locked due to vandalism issues and additional lighting may be helpful to mitigate criminal activity.

Two pocket parks are located in the area including Hospital Heights Park located on Alabama Street east of the Henry County Memorial Hospital which consists of a playground, covered picnic shelter, and open space. The park is adequately maintained. A second mini park is located on Vine Street, has a small playground area and lot that is in need of maintenance.



The new Henry County YMCA is located off of State Road 3 in the Northfield Park development. The facility is in excellent condition and provides health and exercise opportunities for the community such as swimming, fitness training, sports leagues, an outdoor trail, etc.

The Wilbur Wright Trail is currently being planned to begin construction in 2012. According to Healthy Communities of Henry County, Inc., the trail will involve five phases of construction. Phase one of the trail will begin near the Henry County YMCA and will head east to an old railroad corridor before curving north to cross

Garner Street. The trail will then go toward the Big Blue River and under an active railroad line. The first phase will end up at Ind. 103 at the Wilbur Wright Fish and Wildlife Preservation Area. Ultimately, the trail will pass through Hillsboro, Messick and Mooreland before connecting with the Cardinal Greenway in Losantville, IN. Transportation Enhancement (TE-21) funds have been awarded for design, engineering, construction and land acquisition for Phase 1. Indiana Heritage Trust funds have been obtained to purchase railroad corridor land on which the trail will run. This trail will provide excellent pedestrian connectivity between the residential areas in the study area to the growing commercial amenities along State Highway 3.

Nearby the project area, Henry County Memorial Park is located at 2221 North Memorial Drive at the west border of the project area near Garner Street. Memorial Park is a 362-acre park with the W.G. Smith Building, a rustic shelter house, and three log cabins available for rent. There are also 18 open picnic shelters and picnic tables scattered throughout the park. The park has two softball diamonds, three tennis courts, one basketball court, five volleyball courts, and several soccer fields, horseshoe pits, playgrounds, fishing, and nature trails. Paddle boats also available for rent.

The Wilbur Wright State Fish and Wildlife Area (Wilbur Wright FWA) headquarters, restrooms and archery range is located at 2239 North State Road 103, approximately 1.5 miles north of the project area. Just outside New Castle city limits, the Wilbur Wright FWA begins at the cross section of State Road 103 and County Road 150 North (approximately 1/3 mile from the north side of the project area). According to the Indiana Department of Natural Resources, this Fish and Wildlife area encompasses 1070 acres of river valleys and associated upland property. The Big Blue River and Little Blue River are located within the FWA. The property has an ADA accessible hunting area. Activities on this property include shoreline fishing, hunting, wildlife watching, and a dog-training area. No camping or swimming is allowed.

The Wilbur Wright FWA also provides property management of other neighboring conservation and wildlife areas. These properties include: Province Pond Wetland Conservation Area; Randolph County Wildlife Management Area, and Modoc Wildlife Management Area.

The Summit Lake State Park is also located approximately six miles north on State Road 103 from the project area. The park has more than 2,680 acres including the lake. The activities at this location includes: three boat launch ramps and idle speed motor



boating; rental canoes, paddle boats, and rowboats; four hiking trails; swimming at the beach; 125 electric campsites; picnic areas with shelters; fishing and ice fishing; and winter cross-country skiing. Summit Lake provides enthusiasts an opportunity for bird-watching and wildlife observation. There are low-lying wet meadows and prairies that make this state park important for waterfowl.

Public Safety

The services provided by the New Castle Police Department include the preservation of life and property, prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day to day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security within the community. The Police Department is involved in legal work and the protection of constitutional rights. The Police Department also performs traffic control, promotes civil order, and provides educational and technical assistance in the area of crime prevention and neighborhood services.

The City of New Castle Police Department has reported that they received a total number of calls for service of 5,670 from 1/1/2010 through 7/31/2011. The largest number of calls the Police Department received was for theft with 326 incidents. The overall crime rate compares equally with other parts of the community. In the past 1.5 years there have been no reported robberies within the project area, yet the police department had 11 reported robberies in other areas of the City.

The New Castle Police Department has 32 full time officers. They also employ a part time code enforcement officer as well as an auxiliary officer. The officers are not restricted to certain areas, but the breakdown is four detectives, two drug task force, and twenty-four patrol officers. No capital needs have been identified.

Fire Station 1 is located within the project area at the same location as City Hall, at 229 North Main. There are currently three fire departments within the City. Each Fire Department has three shifts that are responsible for fire suppression. The fire department is also responsible for fire inspection and code enforcement for commercial facilities, schools, and apartment complexes. The Fire Department is very proactive in training and education to provide the City with quality emergency services.

The EMS services are located at 1315 I Avenue which is south of the project area. Thirty percent of the EMS runs were within the project area over the past five years, which is slightly higher than the rest of the city. The average response time to the project area is 3 – 5 minutes from the EMS station. The EMS Station purchased 2 new ambulances in 2011 and are planning to purchase two additional new ambulances in 2013.

Building Department

The New Castle Building Department has several responsibilities including: issuing building permits and performing required inspections; licensing and testing of all contractors performing work within the city; serving as Secretary to the Board of Zoning Appeals and Planning Commission; enforcement of ordinances on substandard housing; enforcement of nuisance violations; maintenance of the City Building, Senior Center and Community Center; and local floodplain administration.

Medical Services

Residents in the project area have excellent access to medical facilities and services. The Henry County Hospital is located in the heart of the project area, off of 16th Street. The hospital offers several health education programs and events for the community including community wellness checks, the Heart Walk, and classes on various topics such as diabetes, stress, smoking cessation, and alzheimer's awareness. The hospital also offers a neighborhood pharmacy. The Hospital facility is modern and in good condition. Residents in the neighborhood often use the parking lot as a drive through between 16th and 20th. Sidewalks are also lacking along those access streets making pedestrian access more difficult. A hospital representative also stated that there is sometimes an issue of lack of late night transportation for some of the ER patients.

The New Castle Walk In Clinic also is located just south of the hospital off of 16th. Meridian Services is also next to the Walk-In Clinic off of 14th Street and offers outpatient behavioral health services. There are also two dental offices and two eye doctor offices in the study area.



Community Services

The New Castle-Henry County Public Library is not located within the project area but just four blocks south of the Broad Street, or the south border of the project area. The Westview Community Center is located south of the project area in the east-central area of the city. The Senior Center is currently located almost a block south of downtown, relatively close to the south border of the project area. Due to the downtown location, parking is difficult and handicap accessible parking is unavailable.

According to the local newspaper church directory (updated February 2011), there are 10 churches located within the project area of various denominations which include Baptist, First Apostolic, Church of Christ, Catholic, among others.

There is a Salvation Army located near Osborne Park on the east end of the project area. Other social services located in the project area include: LifeStream Services, CASA of Henry County, First-Step Step-Ahead, Henry County Food Stamps, Hillcroft Services (for people with disabilities), and Department of Child Services for Henry County. A majority of these organizations are located in relatively close proximity to downtown or are along Broad Street.

As previously discussed, the HOPE Initiative is a task force developed with the mission “to ensure that every citizen in this area be afforded dignity, no matter his/her station in life.” The group organized out of a campaign promise of Mayor Small to address poverty issues in New Castle. It now has organized into the following committees to implement the mission of the organization: 1) family/youth/health, 2) community involvement and public relations, 3) business, 4) government issues, and 5) education issues. Completed projects from 2010 include: A Window into the World of Poverty Simulation; Neighborhood Spring Fix-up and Paint; Outdoor Living and Garden Tour; Back to School Festival for Students and Teachers, and Neighborhood Victory Gardens.

ICAP, the Interlocal Community Action Program, Inc, is located on State Road 38 west of the project area. Some of the programs offered include: weatherization assistance, energy assistance, HeadStart, WIC (Women, Infants, and Children), child care vouchers, a foster grandparent program, a women’s clinic, and legal services. There is also the RSVP program for senior who would like to volunteer in their community.

Raintree Services is also located off of Washington Street. Raintree is operated by Developmental Services, Inc. and provides services that help children and adults with mental, physical, and emotional disabilities reach their greatest potential at home, work and in the community. Services include job training and job placement, independent and group living, life skills training, respite care and family support.

Commercial Services

Commercial services in the project area are mostly located along the State Road 3 corridor (North Memorial Drive) or along Broad Street through the downtown. The closest grocery store is located on Broad Street just east of the Historic Downtown District; otherwise other grocery services are located on the State Road 3 corridor outside the project area. A Dollar General is also located along Broad Street, west of the Historic Downtown District. A Walgreens is located at the intersection of Broad Street and North Memorial Drive.



The North Memorial Drive commercial area from Broad Street to Northfield Park includes commercial services, such as: flooring, rent-a-car, pawn shop, car lot, a body shop, and other services. Northfield Park, the new development with access from New York Avenue and along North Memorial Drive has some of the following commercial services besides the YMCA: insurance company, home care, and a teachers association. Northfield Park is currently in development and future commercial or services will be located within this location located on the east border of the project area.

A gas station is located within the project area at the intersection of Spring Street and Brown Street. Most other services located in the area are related to the medical services already discussed.

SECTION FIVE: Community Outreach

Methodology for Resident Survey

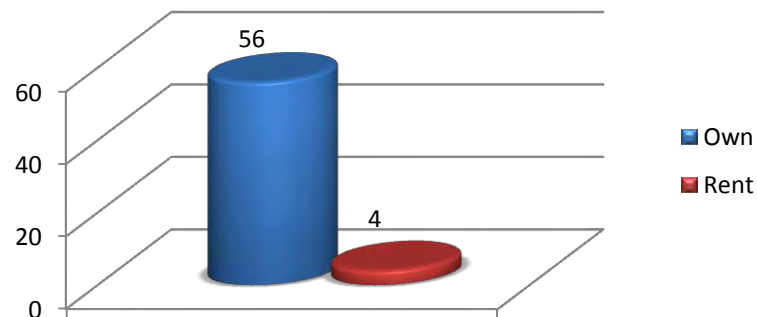
A survey of New Castle citizens was conducted in August 2011 to identify attitudes within the New Castle Northside Neighborhood. The survey questionnaire was developed as part of the Northside Livability Study. A total of 60 surveys were returned out of the 500 mailed to the residents in the Northside Planning Area. In addition, 100 surveys were handed out by Hope Initiative volunteers. The questionnaire was divided into three categories including: Housing, Neighborhood and Zoning; Streets, Sidewalks and Transportation; and Community Services.

Housing, Neighborhood and Zoning

1. Do you own or rent your home?

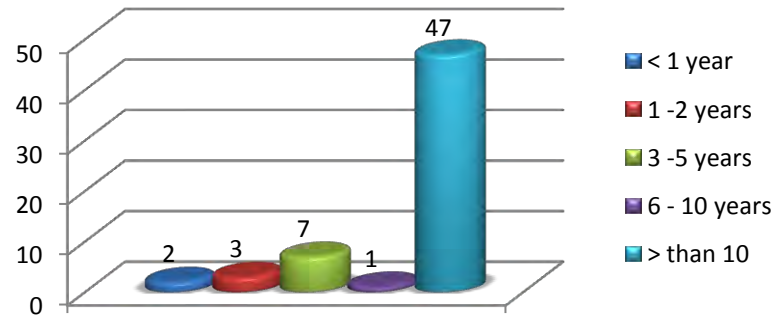
Out of the 60 that submitted a survey, 93 percent own their home and 7 percent rent.

Note: 2010 Census Demographics for the project area; 65 percent are owner-occupied and 35 percent are renter-occupied. A higher percentage of people that own their homes in the area responded to the survey.



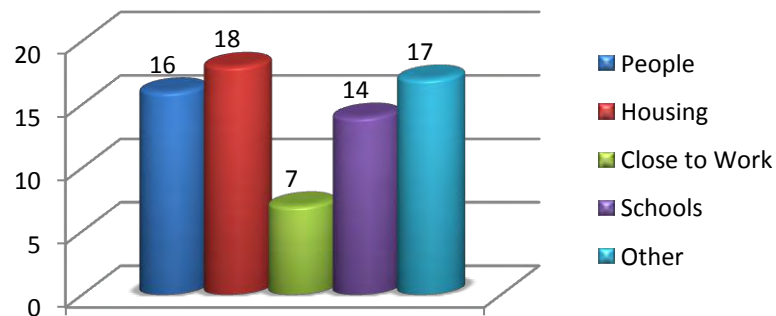
2. *How long have you lived in north New Castle?*

Out of the 60 surveys reviewed, 78 percent of the respondents have lived in this neighborhood for over ten years.
Note: The respondents show a commitment to the area from their years of residency in the area.



3. *What attracted you to this neighborhood?*

Out of 58 responses to this question, some respondents listed more than one reason for their attraction to the neighborhood. The highest was housing at 31 percent, followed by people with 27.5 percent, and schools with 24 percent.



There were 17 responses listing other things such as: raised here, family here, cost of living, and “country” feel as reasons they were attracted to this neighborhood.

4. *What do you like most about your neighborhood?*

The respondents ranked what they like most about their neighborhood. Overall, Neighbors/Neighborhood ranked #1, Closeness to amenities ranked #2, and Quiet ranked no. 3. Respondents stated that they enjoy the “country atmosphere” the neighborhood has.

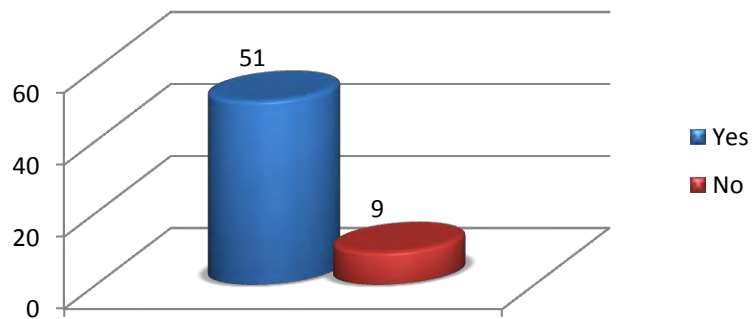
5. *What do you like least about your neighborhood?*

Overall, Unkept/Vacant Properties ranked No. 1, Crime and Speeding ranked No. 2, and Sidewalks/Roads ranked as No. 3.

Other statements included: Prison in close proximity, lack of ordinance/code enforcement, lack of respect from City officials, no market/grocery or shopping close, distance to work, south end of town gets more services and kids playing in the street or roaming at night.

6. *Are there structures, vacant lots, or other areas on your block or elsewhere in the neighborhood that you consider eyesores or safety hazards?*

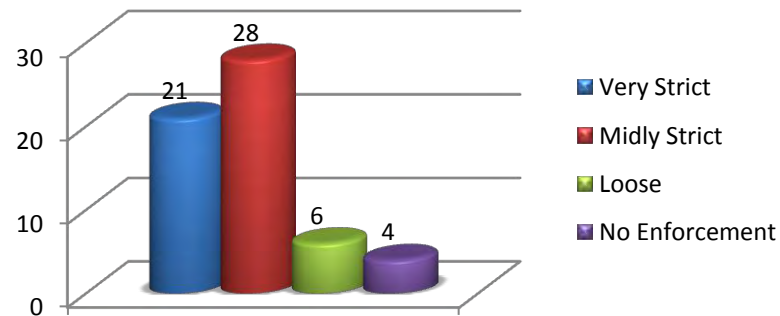
When asked if there were any vacant lots or other structures that respondent considered being eyesores in their neighborhood 85 percent answered yes.



Some respondents included specific areas they felt needed improvement. Some of these are: vacant houses, trash in yards and street, Blue Factory Warehouse, upkeep of yards, as well as various houses throughout the neighborhood.

7. What level of code enforcement do you believe is needed in your neighborhood?

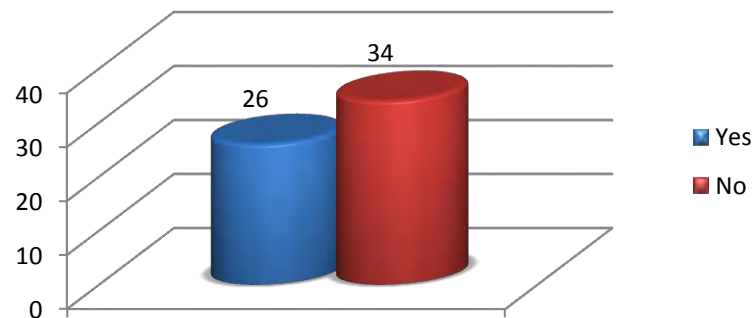
Code Enforcement seems to be a major issue. When asked to respond about the level of code enforcement believed to be needed 47.5 percent believes there needs to be mildly strict enforcement, 35.5 percent believes very strict enforcement needs to be in place 10 percent believe loose enforcement is needed and 7 percent believe no enforcement is needed.



Streets, Sidewalks and Transportation

8. Does the street in front of your home have a sidewalk?

Out of 60 responses, 57 percent do not have sidewalks in front of their home.

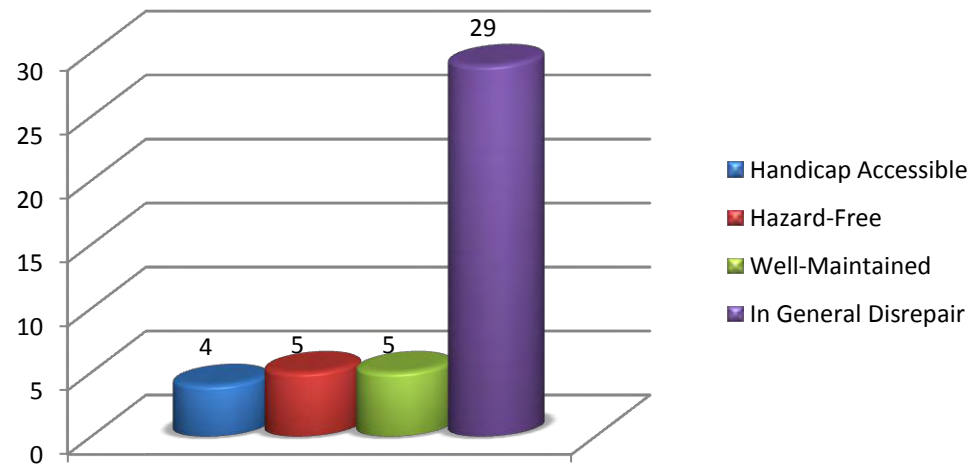


9. If yes, does your sidewalk repair?

Out of those that responded, 49 percent indicated that the sidewalk in front of their home was in need of repair or replacement.

10. *Do you feel your neighborhood sidewalks are?*

There were 35 respondents for this question, some answering more than one condition. Out of the respondents, 83 percent believe that the sidewalks are in general disrepair. Only 14 percent believed there well-maintained sidewalks in their neighborhood, 14 percent believing the sidewalks are hazard-free and 11 percent believing they were handicap-accessible. Though there were many that felt their own sidewalk was maintained, most do not believe their neighborhood sidewalks are adequate.



11. *Are there drainage problems on your street?*

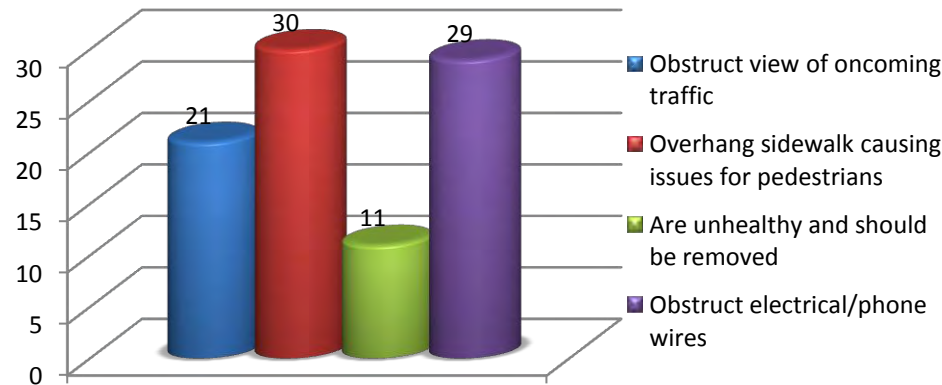
When asked if there are drainage problems in their neighborhood 53 percent of the respondents felt there is an issue. Some issues that were raised by the residents were heavy rain backing up drainage and not being up to code.

12. *Is additional lighting needed on your block or other areas of your neighborhood?*

Out of the 55 responses, 51 percent stated additional lighting is need in their neighborhood. Several of the residents said that a little more light would be helpful. Others stated that they have no lights on Lawson Street.

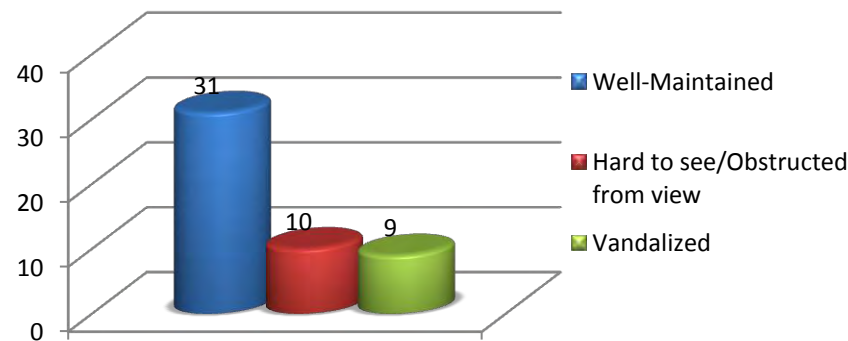
13. Are there areas in your neighborhood where trees, bushes, or shrubs located along the right-of-way do any of the following?

Of the 48 respondents for this question, some answered more than one response. Of the respondents, 62.5 percent believe there are trees/shrubs overhanging sidewalks that are causing issues for pedestrians throughout their neighborhood, 60 percent believe there are areas that obstruct electrical/phone wires, 44 percent said they obstruct views of oncoming traffic, and 23 percent felt they are unhealthy and should be removed.



14. What condition are street or traffic signs in your area?

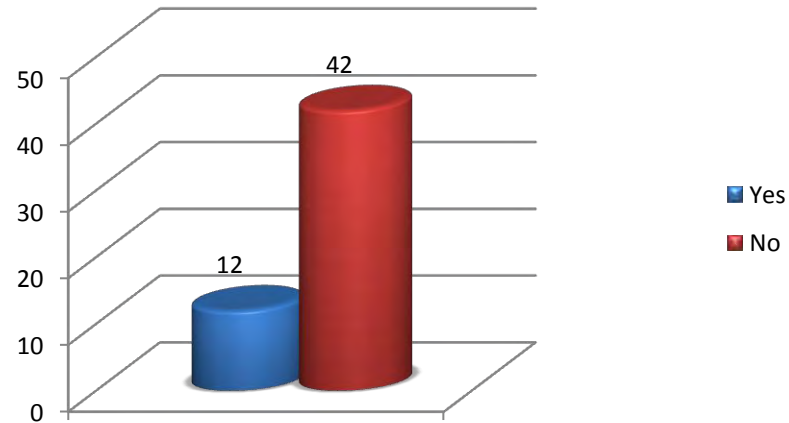
In response to the condition of traffic signs in the neighborhood, 63 percent felt the signs were well-maintained and adequate, 20 percent said they are hard to see and 18 percent said the signs have been vandalized.



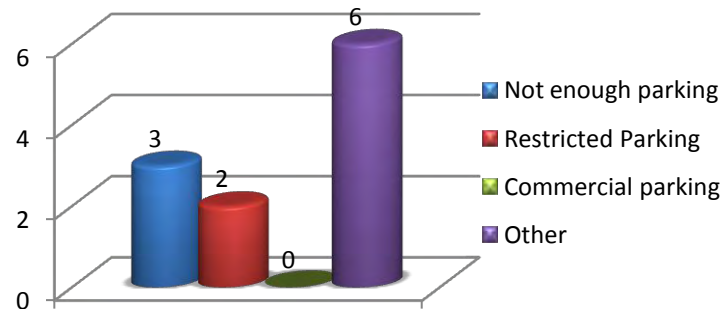
A concern from residents is the speeding near where children are playing. They would like to see 'Caution for Children' signs and new speed limit signs.

15. Is parking in front of your home a problem for you or your guests?

When asked if parking in front of your home is an issue for them, 78 percent stated parking is not an issue for them.



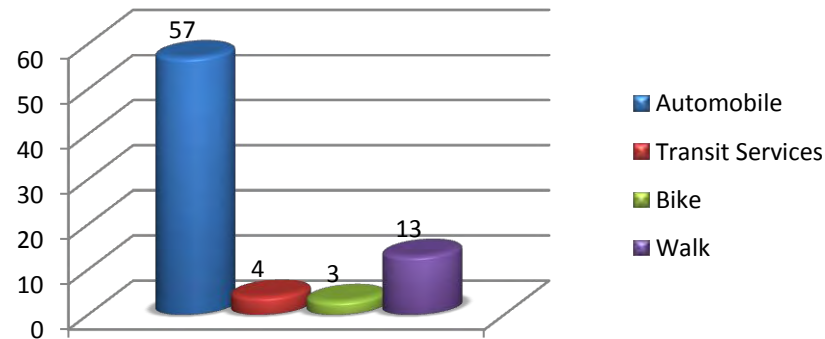
16. If yes, what is the issue?



The other issues listed were people parking where they shouldn't, parking on both sides of a narrow street, and no yellow curb markings to designate parking.

17. How do members of your home travel to work or for services?

Out of the 58 responses, 57 of the respondents have a member of their household using an automobile. There were 13 respondents that have a member of their home that walk, 4 that use transit, and 3 that have a member that uses a bike.

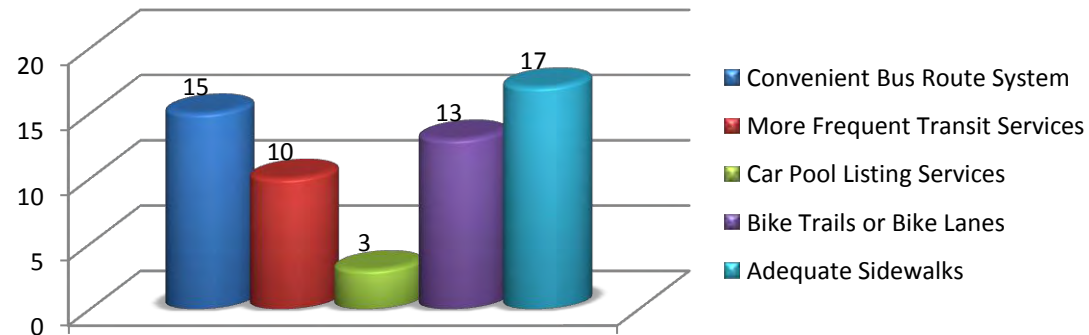


18. Do you think pedestrian safety problems exist at particular intersections or streets?

Of the respondents, 55 percent stated there are safety issues for pedestrians at particular intersections. Garner and Main, N Main and Oak St, State St. and 31st, 25th and Brown, 22nd and Vine were listed intersections.

19. If you use an automobile for travel, would any of these other services entice you to leave your vehicle at home?

Adequate sidewalks are the top feature that would persuade the respondents to leave their vehicle at home more often, followed by convenient bus routes, bike trails/lanes, more frequent transit services, and car pools.

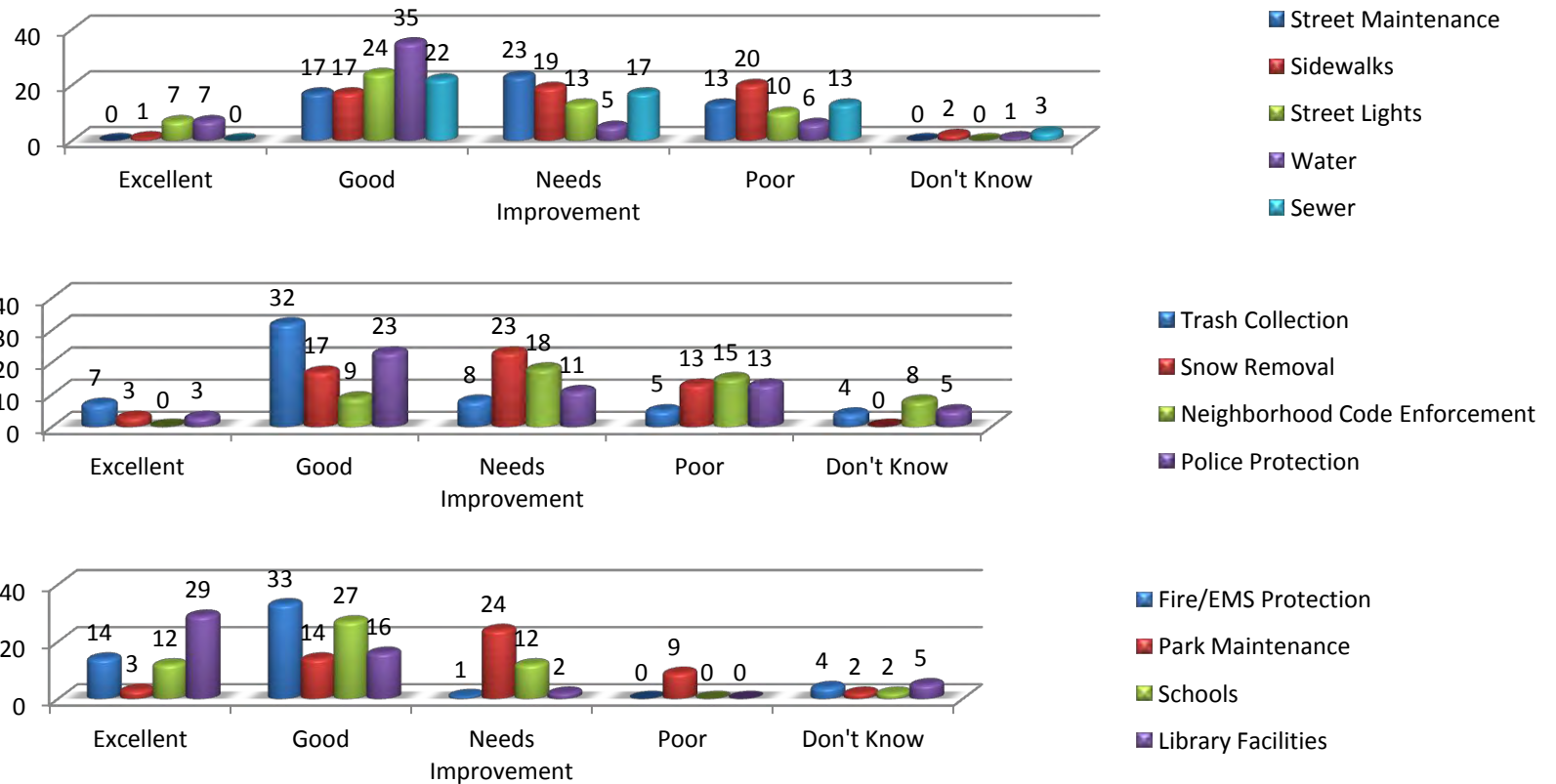


Community Services

20. Please rate the following community services?

The following three graphs show how 53 respondents rated the listed community services. Library facilities were rated the highest with 29 excellent responses and 16 good responses. Fire/EMS protection was also rated highly with 47 responses of either excellent or good. The third highest rated with 42 excellent/good responses was water, fourth rated was schools with 39 positive responses, and fifth rated was street lights with 31 positive responses. Police protection received fairly equal positive and negative responses.

Sidewalks received the highest negative responses (needs improvement or poor) with 39 responses, trash collection and street maintenance each received 36 negative responses, neighborhood code enforcement and park maintenance each received 33 negative responses, and sewers received 30 negative responses.

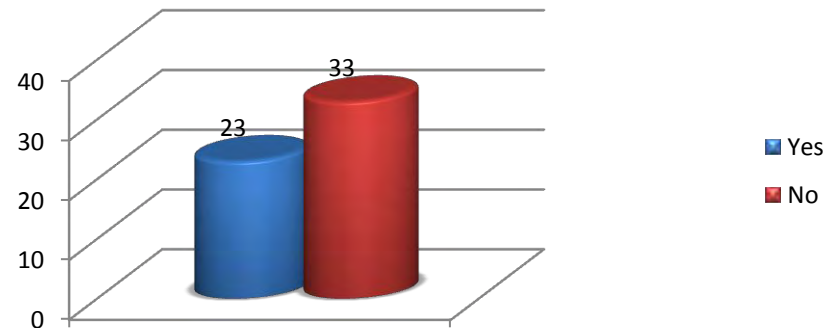


21. Do you consider crime a problem in your neighborhood?

Out of 58 responses, 52 percent of respondents replied by stating that there is an issue with crime in their neighborhood.

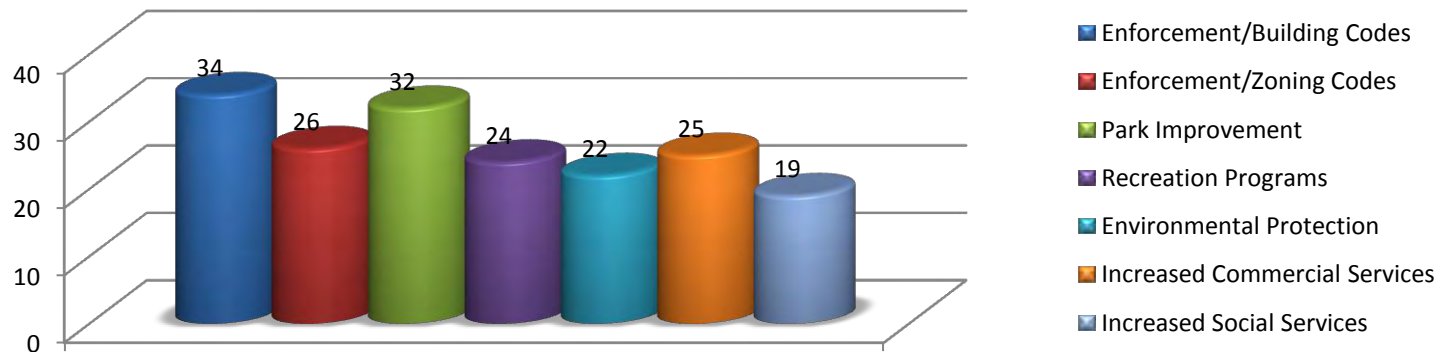
22. Are you aware of any fire or health hazards in your neighborhood?

Out of the 56 responses, 41 percent of the respondents stated that they are aware of health or fire hazards within their neighborhood. Issues included vacant housing needing torn down and mosquitoes from the storm drainage issues.



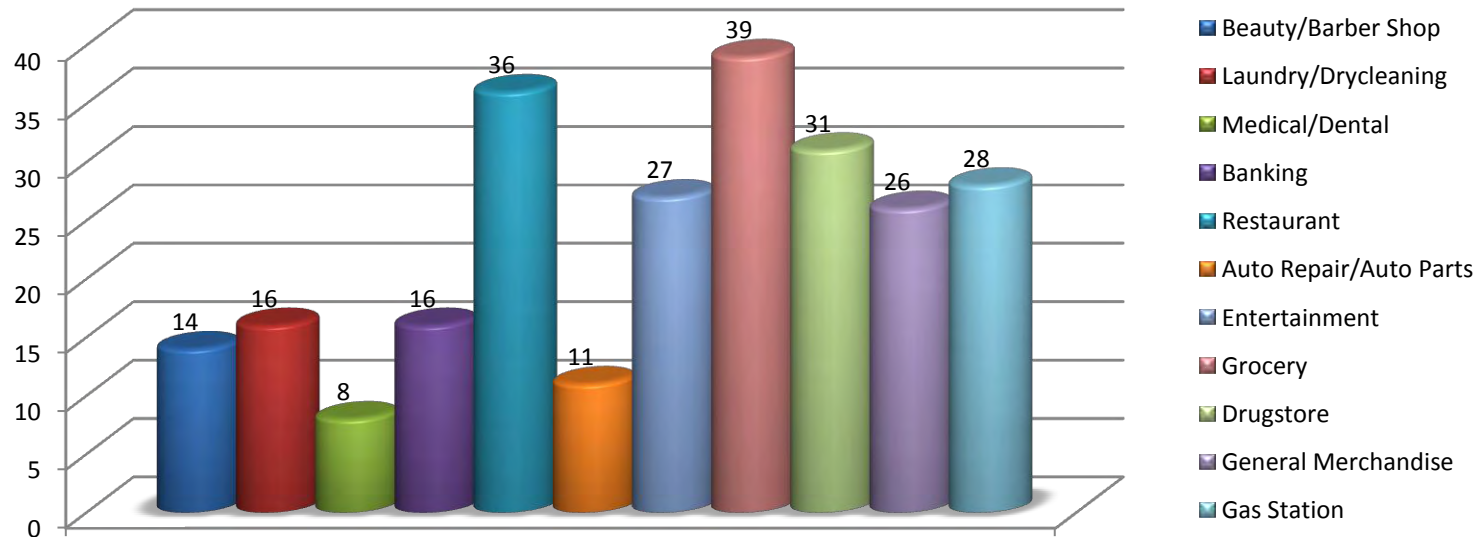
23. Please circle any of the following that are important to you for north New Castle?

There were 48 respondents to this question, identifying a variety of areas important to them. Enforcement of building codes is important to 71 percent of the respondents, park improvements were important to 67 percent, enforcement of zoning codes at 54 percent, increased commercial services at 52 percent, and recreation programs important to 50 percent.



24. Please circle all goods and services that you would like to see located in north New Castle?

Of the 52 responses, a variety of services were identified. A grocery store was voted as the top service the respondents would like to see located in their neighborhood, voted by 75 percent of respondents. Grocery was followed by a restaurants at 69 percent, drugstore at 60 percent, gas station at 54 percent, entertainment at 52 percent, and general merchandise at 50 percent of respondents.



General Comments and Concerns

- There is a need for clean-up of housing, properties, vacant lots.
- There is a need for more law enforcement patrol throughout the neighborhood as well as code enforcement.
- There is a need for the north end of town to be more included in the city. Most residents feel as though they aren't apart of the City of New Castle.

Methodology – Community Meeting

The community meeting was set up with an interactive format to receive input from community residents. Four tables were set up so that no more than seven attendees and one facilitator were at a table. An overview of the project area, the purpose and the Livability Principles was provided to start the meeting off. An existing conditions exercise was completed as each table discussed and presented their strengths and needs for the project area. The second exercise was a visioning exercise to see what people may want to see in the project area in the future. The visioning exercise encouraged people to think outside the box, ideas of things without the restrictions of whether or not funding would be available. After the visioning, the tables were able to vote on the future projects and ideas that they liked the best. The tables were able to share their findings with the rest of the attendees.

The strengths that were identified at all four tables were:

- Osborne Park
- Hospital and Medical Facilities
- School

The needs that were identified at all four tables were:

- Sidewalk Improvements
- Enforcement of Codes

Visions that scored the highest at the tables were:

- Conference Center and Indoor Waterpark
- Grocery/Drug Store
- Removal of Vacant Homes
- Regional Healthcare Campus
- Become a Walkable Community
- Change Perception of Northside New Castle
- Athletic Complex
- Senior Center
- Sidewalks in Vicinity of School

Table 1

STRENGTHS		Needs
Park (Osborne), Beautiful Park (Day Weekends)		Sidewalks
Close to Fire & Emergency		Trash Collection - totes ugly and heavy
Schools - good system/no travel across town		Street Lights - lacking
Door to Door transportation - all residents/on demand		Poorly Maintained Properties/Abandoned Homes - limited manpower
Long Term Residents/Long Standing		Better Transportation - no Saturday or Sunday service
Hospital		Sewer Gas - Main and Woodward
		Barking Dogs
		Enforcement Codes
		Program Development for Parks - skate boards chip cement
		Traffic at Cross Streets
		Police Enforcement
		Not Enough Business or Restaurants

Visions	Support
Northside Perception Changed	IIII
Senior Center	IIII
Business to be Located in Northeast	III
More Jobs	III
City get Mowers Back to Mow Properties	II
North End Community Participation with Hope Initiative	I
Sidewalk - Prison Program	
Police Station	

Table 2	
STRENGTHS	Needs
School	Vacant Homes
Neighbors	Sidewalks
Mental Health Facilities	"Slum Lords" Rental Properties
Large Home Lots	Later Public Bus Transportation
Hospital and Medical Facilities	Historical Preservation Are Expanded to North
Park (Osborne)	Re-invent Downtown (Broad St.)
Fire Emergency	Places for Walkers to Shop
Church	Grocery/Laundry
	Crime/Vandalism/Legal Activity
	Street-Lighting
Visions	Support
Become a Walkable Community	IIII
Remove Vacant Homes	IIII
Seek Grant Funding for Historic Preservation	II
Memorialize old Sears Parking Lot	I
Expand Osborne Park and Label as a Sports Park	I

Table 3

STRENGTHS		Needs
Proximity to Health/Medical Facilities		Better Public Transportation
Osborne Park/Recreation		Tighter Enforcement of Ordinance
Wilber Wright Elementary School		Improved Sidewalks and Walkability
Hwy 103 Entrance From North of Country		Retail Development
Some Historic Home and Building		More Police Patrol
On a Public Transportation Route		Opportunities for Beautification
Commercial Services - gas station and grocery		Drug Store
Community Involvement		Centralized Senior Community
Clinics and Nursing Homes		
Visions		Support
Grocery/Drug Store		IIII
Sidewalks/Vicinity of School		III
Retail Development West		II
Alternative Energy HUB - (Wind Turbine)		II
Leveraging Diversity - (community center, young/old race awareness)		I
Sports Complex		I
Transportation Bus Route		

Table 4

STRENGTHS		Needs
New Garner Street		Lack of Code Enforcement
Convenience of Grocery Store		Excess Junk in Yards
Space to Grow		Empty Lots overgrown
Peaceful		Streets need Improved
Hospital/Employment		Sidewalks are not Maintained
Good Neighbors		Drug Presence
Osborne Park		Lack of Man Hole Covers
Law Enforcement Close		"Off the Radar"- not a part of the city
Walking Trail		Bad Image from Political Officials
School		Stereotypes Hamper Decisions
		Illegal Junk Yard
Visions		Support
Conference Center and Indoor Waterpark	IIIIII	
Regional Healthcare Campus- doubling employment	IIII	
Multi-screen Theatre	IIII	
School Athletic Arena	IIII	
Serious Approach to Drug Issues	III	
Vibrant and Economic Draw		
Restaurants		
Coffee Shop		
Marine Shop		

SECTION SIX: Livability Analysis of North New Castle

The Livability Principles

Livability is important to the long-term sustainability of a community by providing transportation choices, affordable housing, increasing economic competitiveness, supporting existing communities, leveraging investments, and valuing communities and neighborhoods. Below is an analysis of livability strengths and needs of the north side of New Castle based on background research and public input. This analysis is followed by livability goals and recommended activities for the community to pursue to achieve these goals.

Provide more transportation choices:

Develop safe, reliable and affordable transportation choices to decrease household transportation costs, reduce energy consumption and dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health.

Transportation Strengths:

- Access to State Highways: State Road 38, State Road 103, State Road 3
- Garner Street Extension Project
- City transit service on-demand daily Monday – Friday
- Rural transit service
- Future walking trail/connectivity to YMCA

Transportation Needs:

- Lack of accessible, safe sidewalks
- Existing infrastructure not conducive to pedestrian or bike travel
- Additional sidewalk connectivity to Elementary School
- Street improvements in some neighborhoods
- Transit in evening and on weekends
- Trees/shrubs cause site visibility issues

“Livability means being able to take your kids to school, go to work, see a doctor, drop by the Grocery or post office, go to a dinner or movie, and play with your kids at the park – all without having to get in your car.” Ray LaHood, Secretary of the U.S. Department of Transportation

Goal #1: Provide safe, handicap accessible sidewalks and alternative forms of transportation

To achieve this goal, recommended activities include:

- 1.1 Develop a Bike and Walkway Plan that will include public participation, prioritization of sidewalk improvement locations, evaluation of alternatives and determined solutions, establishment of key design features, conformity to federal requirements, including ADA, and cost estimates
- 1.2 Investigate the possibility of the addition of evening and/or weekend transit and additional point-deviated stops
- 1.3 Implement transit program enhancements as deemed necessary and as funding allows

Developing safer, walkable neighborhoods will assist in promoting alternative forms of transportation of pedestrian travel. Most specifically, pedestrian access along major roadways, near the school, and near the hospital can be an important aspect to pedestrian travel in the project area.

One online resource for pedestrian-friendly community information is recommended by the U.S. Department of Transportation, <http://www.walkinginfo.org/>.

“The positive consequences of walking as a healthy mode of transportation, or as a purely recreational activity, span across many aspects of our lives. They can be expressed in terms of the health of the environment (and resulting health of all living things), as well as the health of individuals who are more physically active. A transportation system that is conducive to walking can reap many benefits in terms of reduced traffic congestion and improved quality of life. Economic rewards both to the individual and to society are also realized through reduced health care costs and reduced dependency on auto ownership (and the resulting insurance and maintenance costs). There are also other economic benefits of bicycling and walking that are more difficult to measure, such as the increased economic vitality of communities that have emphasized bicycle and pedestrian mobility. Finally, walkable communities create a more equitable society that provides transportation choice for all citizens.”

Sidewalks are a key aspect to creating safe, accessible transit locations. Providing alternative modes of transportation within the City provides lower-income residents an alternative, but also creates a more economically viable community while improving the environment.

“Through inexpensive, reliable access to job training, jobs and childcare, the public transit bus has helped open up the world of work to low-income employees, disabled workers, and welfare recipients. All across the country the bus is creating a win-win situation: realizing economic growth for individual workers, whole businesses, and entire communities.”

(<http://www.apta.com/>)

Promote equitable, affordable housing:

Expand location- and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower combined cost of housing and transportation.

Housing Strengths:

- Strong sense of neighborhood
- Long-term residents located in project area
- Proximity to hospital, elementary school, Osborne Park, and downtown
- Affordable properties for low- to moderate-income residents

Housing Needs:

- Rehabilitation of existing housing stock
- Program to address vacant/boarded properties
- Additional affordable rental housing

Goal 2: Promote more equitable, affordable housing options

To achieve this goal, recommended activities include:

- 2.1 Pursue owner-occupied and rental-occupied rehabilitation of housing funding opportunities for low- to moderate-income residents
- 2.2 Conduct inventory of vacant and/or abandoned structures
- 2.3 Develop processes for boarding and securing vacant structures as well as demolition of non-compliant properties
- 2.4 Investigate the land-banking of blighted properties to address the ongoing issue of vacant, boarded properties that are devaluing neighborhoods and neighboring properties
- 2.5 Encourage the rehabilitation or production of affordable rental housing

The north side of New Castle contains some of the first settled neighborhoods in the City. The housing stock is primarily older with very little new housing development occurring. The area has a majority of single-family homes with a mobile home community and some smaller two-family and multi-family housing structures. The homes are generally in the more affordable price range for the lower-to moderate-income population. Vacant properties are prevalent and scattered throughout the project area, lending to decreased neighborhood property values and other safety issues.

Reinvestment in housing within existing neighborhoods is an effective means of spurring additional investment, improving community pride, promoting public safety, and breaking the cycle of neighborhood decline. Much of the existing housing in the study area, albeit owner-occupied or rental, is in need of improvements. Rehabilitation programs funded through HUD Community Development Block Grants can target specific areas for “priority consideration”. Although not a rehabilitation program, Weatherization dollars are also available through the Interlocal Community Action Program (ICAP) to assist with making homes more energy efficient and can be leveraged with the Community Development Block Grant funding. Local Banks may also be open to programming requests through their Community Reinvestment Act requirements. The HOPE Initiative’s Neighborhood Fix-up and Paint efforts are a positive step in the right direction that builds off of the strong sense of neighborhood in the area.

Much of the New Castle housing was originally built to supply housing units for manufacturing-employed, working-class residents. Unfortunately, the community has seen abandonment by residents and employers alike. Abandonment often occurs when the value of maintaining the property exceeds the market value. Increased foreclosures also contribute to the issue. Addressing the issue of vacant, abandoned, and underutilized properties is an important aspect of revitalizing the Northside neighborhood. Vacant lots often become the dumping ground for waste, causing health and safety hazards. Abandoned properties cost the city property tax revenue and demolition/maintenance costs in addition to devaluing surrounding properties, and providing a place for criminal activity. Due to the increased vacancy rate in the area (15%) and the cold housing market, vacancy efforts may be best focused on land-banking - assembling and maintaining property while waiting for the market to rebound. The City can initiate the process by identifying parcels that are in tax-delinquency to claim and maintain. Vacant lots with demolished abandoned structures can be resold or offered to neighboring properties so they can expand their lots.

Land-banking legislation is currently being drafted to be introduced to the Indiana State Legislature in 2012. While the details of this proposed legislation are not yet available, some of the elements included in other states’ legislation include: a provision for the establishment of land banks as separate non-profit entities to work in concert with local communities, an accelerated tax foreclosure process, and powers to initiate expedited “quiet title” clearance on abandoned properties to speed up the sale process. Landbanks can use several strategies to combat property abandonment



including demolition, foreclosure prevention counseling, rental management, housing renovation, and property maintenance.

The need for affordable rental housing is increasing in need, particularly in regions hard hit by foreclosure, including the Midwest. The growing inventory of foreclosed and vacant housing is a direct result of displacement of individuals that can no longer afford to live in their homes. Decreased employment as well as a tightened lending environment is driving up to the need for rental units. Targeted housing development in areas that are close to local institutions, such as the banks, churches, or a hospital complex are more likely to retain value in the future. Due to the concentrated area of medical facilities and easy access to the Henry County Hospital in the north part of the project area, this area is conducive for senior rental housing development.

Enhance economic competitiveness:

Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.

Economic Competitiveness Strengths:

- Location of hospital and medical facilities
- Centrally located elementary school
- Project area located near state roadways
- Project area located within easy access of historic downtown
- Project area located near municipal services
- Supply of developable land within and adjacent to city boundaries

Economic Competitiveness Needs:

- More commercial services
- Grocery or drug store
- Perception of project area is negative
- Small town mentality

Goal3: Promote opportunities for northside commercial development to provide increased services and employment opportunities

To achieve this goal the recommended activities include:

- 3.1 Build off of the momentum of the Garner Street Extension through marketing of land for commercial use to the west off of State Road 3
- 3.2 Create an “identity” for the area through signage and streetscape improvements (Garner Street Gateway)

- 3.3 Preserve and promote future medical service businesses in the area
- 3.4 Preserve and maintain commercial buildings in the downtown historic district

With the previous pedestrian transportation and housing issues mentioned, existing conditions could detract from the desire for commercial investment in New Castle. Economic development is no longer just about “chasing smokestacks”. Investment in more community development projects such as the revitalization of the north side and capitalizing on a community’s assets and opportunities such as the Northpoint development, Henry County Hospital and surrounding health related businesses/agencies, Osborne Park, the Garner Street Extension and the historic downtown shows community pride and a sense of “place” that businesses look for when locating in a community.

Support existing communities:

Target federal funding toward existing communities to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.

Existing Community Strengths:

- New Castle has a grant strategy and has received several grants including federal funding for the Garner Street Project
- Downtown planning and historic initiatives

Existing Community Needs:

- Long-term control plan execution to comply with Agreed Order for sewer separation
- Investment in aging infrastructure
- Alternative funding for projects due to tight budgets

Goal 4: Create opportunities for community initiatives coupled with funding opportunities

To achieve this goal the recommended activities include:

- 4.1 Update the city’s grant strategy (capital improvement plan)
- 4.2 Explore the Strategic Investment Process through the Indiana Housing and Community Development Authority (IHCDA)
- 4.3 Complete Garner Street Project
- 4.4 Implement planned bike and walkway improvements as funding allows
- 4.5 Implement sewer separation improvements as determined by the Long Term Control Plan
- 4.6 Support completion of the Wilbur Wright Trail

Capital improvement planning is needed in communities now more than ever due to dwindling budgets and resources. Outlining departmental and community needs and determining a prioritization of these needs can be helpful in the city's decision making regarding how to allocate resources. Integrating a grant strategy into the process can help the community further prioritize projects based on need as well as feasibility due to funding opportunities. Appendix A provides a listing of potential funding sources that the city may be interested in pursuing to implement some of the recommended activities in this plan.

One opportunity of note is IHCD's new Strategic Investment Process. IHCD has recently changed the way projects are funded. Rather than presenting communities with application outlines to follow which encourages "chasing points" and boilerplate projects, they are encouraging communities to first determine their needs, and then apply based on those needs. The Northside Livability Study has been designed to provide New Castle with such a plan to pursue comprehensive funding for the study area. With a basis of funding affordable housing (such as owner-occupied rehab, voluntary buy-out programs, etc.), other elements can be included in the application such as sidewalks, streetlighting, signage.

Coordinate policies and leverage investment:

Align Federal policies and funding to remove barriers to collaboration, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.

Policies and Investment Strengths:

- Funding leveraged for grant opportunities

Policies and Investment Needs:

- Comprehensive planning to manage growth, development, and redevelopment

Goal 5: Promote further community-wide planning activities

To achieve this goal the recommended activities include:

5.1 Update the New Castle Comprehensive Plan

Due to the age and lack of usefulness of the City of New Castle's existing comprehensive plan, an updated comprehensive plan is needed for the community. A



comprehensive plan is a document required by Indiana State law for plan commissions to refer to while making zoning decisions. The purpose of the plan is to provide guidance in land use decision making, but does not establish zoning. It can also be used to set policy and priorities to how the community focuses energy and resources.

According to the Indiana Code 36-7-4-500 Series, a Comprehensive Plan must contain at least the following elements:

- 1. A statement of objectives for the future development of the jurisdiction;
- 2. A statement of policy for the land use development of the jurisdiction; and,
- 3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

In addition to the three required elements, additional sections may be included in the Comprehensive Plan to allow for the community to develop a plan that addresses community needs as well as provides the legal foundation to establish specific policies and objectives. According to Indiana Code, a Comprehensive Plan may include additional information including reports, surveys, maps, charts, other descriptive material, and action plans as necessary. Depending on a community’s unique resources and values, some of the following elements are examples of what might be included.

Annexation – Growth Plans	Areas in Need of Revitalization
Transportation Alternatives	Downtown Revitalization
Drainage	Economic Development
Education	Land Utilization
Flood Hazard Areas/Wetlands	Historic Preservation
Housing	Open Space Preservation
Parks and Recreation	Public and Private Utilities
Public Buildings and Institutions	Watershed/Lake Protection

Historically, comprehensive plans have been structured around a 20-year period of time even though in reality these plans are useful for a much shorter period of time. This happens because changing community conditions aren’t given the attention needed and the plans fail to adequately provide the approach for periodic evaluation and revision. Designing the comprehensive plan to include short-term “interim” plans spanning 2, 5 or 10 years over the 20-year planning period can mitigate this problem. At the end of each interim planning period, the plans would be evaluated and revised for the next period. Each component of the comprehensive plan could have its own interim plans. The result is a comprehensive plan that is also more strategic and responsive to the changing needs to the community.

Value communities and neighborhoods:

Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods – rural, urban, or suburban.

Community & Neighborhood Strengths:

- Strong neighbors and neighborhoods, sense of place

Community & Neighborhood Needs:

- Neighborhood code enforcement
- Crime and vandalism decreased
- Additional lighting in some neighborhoods
- Overgrown brush and trees

Goal 6: Increase neighborhood code enforcement for livable, healthy, safe neighborhoods

To achieve this goal the recommended activities include:

- 6.1 Review staffing resources
- 6.2 Proactively enforce existing neighborhood code infractions
- 6.3 Review existing codes and amend as necessary
- 6.3 Engage volunteers to contribute services and materials for clean-ups
- 6.4 Identify contaminated sites in the neighborhood
- 6.5 Provide remediation assistance to land owners
- 6.6 Conduct an internal street lighting analysis to determine deficiencies
- 6.7 Conduct an internal street tree assessment within the right-of-way and create a program to remove dead trees and cut or remove obstructive trees that affect the safety of residents

North New Castle suffers from a poor image due to a prevalence of code violations on both commercial and residential properties. Nuisance and building code violations, junked vehicles, environmentally contaminated sites, and vacant and abandoned structures all detract from the safety, health and aesthetics of the neighborhood.

Due to the code enforcement needs of the project area, and number of varied responsibilities of the New Castle Building Department, a more thorough review of staffing resources is needed. This review would provide the city with a better perspective on the adequacy of resources available through the department to keep up with the growing needs of the community caused by increased vacant properties



and abandoned housing in the community. Additional staff could implement recommended review of existing codes, increased enforcement, and street tree-debris/lighting analysis.

Neighborhood cleanups have been conducted in the neighborhood through assistance of such entities as the HOPE Initiative. In the future, prior to each cleanup, city code enforcement could conduct a sweep through the neighborhood, making property owners aware of violations and alerting them to the upcoming cleanup.

Goal 7: Facilitate the coordination of community services in the area

To achieve this goal the recommended activities include:

- 7.1 Collaborate to develop a mechanism to disseminate information about local community services, i.e. HOPE Initiative, ICAP, Henry County Hospital, YMCA, Salvation Army, Schools, Churches, senior center, economic and workforce development opportunities, etc.
- 7.2 Pursue funding opportunities that enhance existing community services.

Many residents have social service needs, but may not know how to go about accessing the appropriate services. Some communities have instituted 211 call centers to help with this coordination. A central location via a website, newsletter, or call center may be helpful to both residents and the service providers.

A senior center currently exists in downtown New Castle; however the project area would be conducive for a senior center facility if a new location was needed due to the number of senior housing complexes and proximity to medical services.



SECTION SEVEN: Summary of Goals and Recommended Activities

Goal 1: Provide safe, handicap accessible sidewalks and alternative forms of transportation

Recommended Activities:

- 1.1 Develop a Bike and Walkway Plan that will include public participation, prioritization of sidewalk improvement locations, evaluation of alternatives and determined solutions, establishment of key design features, conformity to federal requirements, including ADA, and cost estimates
- 1.2 Investigate the possibility of the addition of evening and/or weekend transit and additional point-deviated stops
- 1.3 Implement transit program enhancements as deemed necessary and as funding allows

Goal 2: Promote more equitable, affordable housing options

Recommended Activities:

- 2.1 Pursue owner-occupied and rental-occupied rehabilitation of housing funding opportunities for low- to moderate-income residents
- 2.2 Conduct inventory of vacant and/or abandoned structures
- 2.3 Develop processes for boarding and securing vacant structures as well as demolition of non-compliant properties
- 2.4 Investigate the land-banking of blighted properties to address the ongoing issue of vacant, boarded properties that are devaluing neighborhoods and neighboring properties
- 2.5 Encourage the rehabilitation or production of affordable rental housing

Goal 3: Promote opportunities for northside commercial development to provide increased services and employment opportunities

Recommended Activities:

- 3.1 Build off of the momentum of the Garner Street Extension through marketing of land for commercial use to the west off of State Road 3
- 3.2 Create an “identity” for the area through signage and streetscape improvements (Garner Street Gateway)
- 3.3 Preserve and promote future medical service businesses in the area
- 3.4 Preserve and maintain commercial buildings in the downtown historic district

Goal 4: Create opportunities for community initiatives coupled with funding opportunities

Recommended Activities:

- 4.1 Update the city's grant strategy (capital improvement plan)
- 4.2 Explore the Strategic Investment Process through the Indiana Housing and Community Development Authority (IHCDA)
- 4.3 Complete Garner Street Project
- 4.4 Implement planned bike and walkway improvements as funding allows
- 4.5 Implement sewer separation improvements as determined by the Long Term Control Plan
- 4.6 Support completion of the Wilbur Wright Trail

Goal 5: Promote further community-wide planning activities

Recommended Activity:

- 5.1 Update the New Castle Comprehensive Plan

Goal 6: Increase neighborhood code enforcement for livable, healthy, safe neighborhoods

Recommended Activities:

- 6.1 Review staffing resources
- 6.2 Proactively enforce existing neighborhood code infractions
- 6.3 Review existing codes and amend as necessary
- 6.4 Engage volunteers to contribute services and materials for clean-ups
- 6.5 Identify contaminated sites in the neighborhood
- 6.6 Provide remediation assistance to land owners
- 6.7 Conduct an internal street lighting analysis to determine deficiencies
- 6.8 Conduct an internal street tree assessment within the right-of-way and create a program to remove dead trees and cut or remove obstructive trees that affect the safety of residents

Goal 7: Facilitate the coordination of community services in the area

Recommended Activities:

- 7.1 Collaborate to develop a mechanism to disseminate information about local community services, i.e. HOPE Initiative, ICAP, Henry County Hospital, YMCA, Schools, Churches, senior center, economic and workforce development opportunities, etc.
- 7.2 Pursue funding opportunities that enhance existing community services.

SECTION SEVEN: Implementation

Through the planning process for the Northside Livability Study, goals were established based upon the highest needs and concerns of the residents and stakeholders for the project area. Each of the seven goals has specific activities that were recommended to achieve the goal. The following section is an overview of how the City could implement the plan, with time frames for achievement and measurement of progress. Note: goal priorities were not established, but rather the order of the goals is based on the order of the Livability Principles.

Implementation of the activities may vary depending on ease of obtaining funding. Due to funding restrictions, Appendix A provides potential funding opportunities that could provide the additional resources to carry projects forward after initial implementation measures are achieved. Activities identified in italics are recommended, but the timeframes are based upon securing funding to complete the activity.

Timeframes of the activities are represented by the following:

Immediate: present to 1 year (2012)

Mid-term: 1 – 3 years (2013 – 2015)

Long-term: 4 – 10 years (2016 – 2022)

Goal 1: Provide safe, handicap accessible sidewalks and alternative forms of transportation

Recommended Activities		Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Implementation Measure
#1.1	Develop a bike & walkway plan				\$25,000 - \$75,000	SRTS Grant, CEDIT, Local Foundation	Plan completion
#1.2	Investigate additional transit opportunities				In house	\$0	Internal feasibility assessment
#1.3	Implement transit program enhancements				TBD	INDOT	Obtain transit funding and implement projects

Goal 2: Promote more equitable, affordable housing options

Recommended Activities		Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Implementation Measure
#2.1	Pursue owner-occupied and rental-occupied rehabilitation of homes				\$300,000+	IHCDA	Obtain rehabilitation funding to implement projects for low-income residents
#2.2	Conduct inventory of vacant and/or abandoned structures				In-House	n/a	Inventory completed
#2.3	Develop process to address vacant structures and demolition of non-compliant properties				In -House, Some potential legal costs, Demolition Costs TBD	IHCDA, IOCRA	Internal process developed, demolition of dilapidated properties
#2.4	Investigate land-banking of blighted properties				In-House	n/a	Investigation and determination if land-banking is desired
#2.5	Encourage rehabilitation or production of affordable rental housing				In-House	IHCDA, Private Developers	Investments into rental housing or addition of new rental housing

Goal 3: Promote opportunities for Northside commercial development to provide increased services and employment opportunities

Recommended Activities		Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Implementation Measure
#3.1	Marketing of land for commercial use west of project area near State Road 3 and Garner Street				In-House	n/a	Development of additional commercial services
#3.2	Create an "identity" for the area with signage and streetscape improvements				\$300,000	IHCDA (Strategic Process), INDOT	Creating an identity is short term, implemented improvements long-term
#3.3	Preserve and promote future medical service businesses in the area				In-House	n/a	Internal process developed
#3.4	Preserve and maintain commercial buildings in the downtown historic district				\$500,000+	IOCRA, Local Façade Program, Property Owners	Implementation of the Downtown Plan

Goal 4: Create opportunities for community initiatives coupled with funding opportunities

Recommended Activities		Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Implementation Measure
#4.1	Update the City's grant strategy (capital improvement plan)				In-house or up to \$10,000 for consultant	City Funds	Updated plan
#4.2	Explore the Strategic Investment Process through IHCD				In-house or up to \$25,000 if application made for preliminary eng. and environmental project development	City Funds	Decision made whether or not to pursue IHCD funding. Projects developed and submitted for funding
#4.3	Complete Garner Street project				\$1,700,000+	INDOT – FHWA FA3	Project complete, connectivity obtained
#4.4	Implement planned bike and walkway improvements as funding allows				\$400,000+	INDOT – SRTS, IHCD Strategic Process	Increased alternative transportation options through funded projects
#4.5	Implement sewer separation improvement identified in Long-term Control Plan				TBD	City Utilities, SRF, USDA	Meet deadlines established in Long-term Control Plan, sewer separation
#4.6	Support completion of Wilbur Wright Trail				\$0	n/a	Collaboration to complete this initiative

Goal 5: Promote further community-wide planning activities

Recommended Activities		Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Implementation Measure
#5.1	Update the New Castle Comprehensive Plan				\$50,000 - \$100,000 (depending on elements)	IOCRA Planning Grant	Plan completion

Goal 6: Increase neighborhood code enforcement for livable, healthy, safe neighborhoods

Recommended Activities		Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Implementation Measure
#6.1	Review staffing resources				\$40,000 - \$50,000/yr salary & benefits if determined additional staff is needed	City Funds	Added staff to address housing and code enforcement issues
#6.2	Proactively enforce existing neighborhood code infractions				In-house	n/a	Improved neighborhood safety and appearance
#6.3	Review existing codes and amend as necessary				In-house, some potential legal or consultant costs up to \$10,000	City Funds	Internal review completed and amendment approved
#6.4	Engage volunteers to contribute services and materials for clean-up				In-house, HOPE Initiative	Community	Implemented community volunteer clean-up program
#6.5	Identify contaminated sites in the neighborhood				\$20,000 - \$100,000+ depending on research/discovery	EPA	Brownfield sites and other contamination identified
#6.6	Provide remediation assistance to land owners				TBD	EPA	Brownfield assessments and remediation completed dependant on funding available
#6.7	Internal street lighting analysis to determine deficiencies				In-house	n/a	Internal assessment complete and next course of action determined
#6.8	Internal street tree assessment and creation of a program				In-house	n/a	Internal assessment complete and program created

Goal 7: Facilitate the coordination of community services in the area

Recommended Activities		Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Implementation Measure
#7.1	Develop a mechanism to disseminate information about local community services				In house, Community Organizations In-Kind, up to \$5,000 for website set up, etc.	Local Foundations	Development of an information vehicle for the community
#7.2	Pursue funding opportunities that enhance existing community services				In house, Community Org. In-Kind	Local Foundations	Funding obtained for projects

APPENDIX: Potential Funding Opportunities

Transportation

Bicycle and Pedestrian Program

The Federal Highway Administration provides legislation and policy for the Bicycle and Pedestrian Program. The program promotes non-motorized transportation alternatives that include not only bicycle and pedestrian facilities, but also educational and safety programs. For eligible funding opportunities, eligibility criteria are provided through the State of Indiana.

<http://www.fhwa.dot.gov/environment/bikeped/>

Transportation Enhancement Program (TE)

The Indiana Department of Transportation provides the funding vehicle for this program. There are 12 eligible activities under this program, including but not limited to: pedestrian/bicycle facilities; education and safety programs; preservation of abandoned railway corridors; control and removal of outdoor advertising; and landscaping and scenic beautification. Transportation Enhancement funding for bicycle and pedestrian facilities can be used for the following, but not limited to: bicycle lanes on the roadway, paved shoulders, signed bike route, shared use path/trail, sidewalks (new or retrofit), crosswalks (new or retrofit), signal improvements, curb cuts and ramps, and safety brochure.

Match: 80% grant/20% local

<http://www.in.gov/indot/div/projects/LPASection/pubs/TEGUIDE.pdf>

Safe Routes to School Program (SRSP)

The Indiana Department of Transportation provides the funding vehicle for this program. The program is designed to encourage safe bicycle and pedestrian travel to school, including those with disabilities. Similar bike and pedestrian facilities that can be funded through the Transportation Enhancement Program can be funded through this program. In addition, this program can fund police patrol and a safety/education position.

Match: No match requirement

Funding Range for non-infrastructure projects: Max \$75,000

Funding Range for infrastructure projects: Max \$250,000

<http://www.in.gov/indot/2355.htm>

Recreational Trails Program (RTP)

The Indiana Department of Natural Resources provides funding for this program. This program funds multi-use recreational trail projects that includes: shared use path/trail, single track hike/bike trails, trail/highway intersections, safety brochures and training.

Match: 80% grant/20% local

Funding Range: \$10,000 - \$150,000

<http://www.in.gov/dnr/outdoor/4101.htm>

Bikes Belong Grant Program

The Bikes Belong Foundation offers grant funding to encourage bicycle programs and projects. Bike facilities include: bike paths, lanes, trails and bridges; mountain bike facilities; bike parks; and BMX facilities. Advocacy projects can also be applied for. There is no set local match amount requirement, but they will not fund if their funding is more than 50 percent of the project cost.

Funding Range: up to \$10,000

<http://www.bikesbelong.org/grants/>

Transportation, Community, and System Preservation Program (TCSP)

The TCSP Program is a discretionary program through the US Federal Highway Administration. The funding is available for comprehensive initiatives that include: planning grants, implementation grants, and research.

Match: 80% grant/20% local

<http://www.fhwa.dot.gov/discretionary/tcsp2011info.htm>

Bus Livability Program

The Bus Livability Program is offered through the Federal Transit Administration. Projects that are eligible for this funding include but are not limited to: purchasing of buses for fleet and service expansion, bus maintenance and administrative facilities, transfer facilities, transportation centers, park-and-ride stations, acquisition of replacement vehicles, bus rebuilds, bus preventive maintenance, passenger amenities such as passenger shelters and bus stop signs, accessory and miscellaneous equipment such as mobile radio units, supervisory vehicles, fare boxes, computers and shop and garage equipment.

Match: 80% grant/20% local

http://www.fta.dot.gov/funding/grants/grants_financing_12746.html

Other Transportation Resources

Context Sensitive Solutions

<http://contextsensitivesolutions.org/>

American Trails

<http://www.americantrails.org/resources/index.html>

Pedestrian and Bicycle Information Center

<http://www.pedbikeinfo.org/>

Improving Street Lighting to Reduce Crime in Residential Areas (document):

<http://www.cops.usdoj.gov/files/RIC/Publications/e1208-streetlighting.pdf>

Housing

Strategic Investment Process

The Indiana Housing and Community Development Authority initiated the Strategic Investment Process to disburse their Community Development Block Grant and Home Investment Partnership Program funding. Four investment areas can be applied for under this program: Comprehensive Community Development; Aging in Place; Emergency Home Repair; and High Performance Building.

<http://www.in.gov/ihcda/3119.htm>

Community Development Block Grant Program (CDBG)

The Indiana Housing and Community Development Authority is the grant funding agency that disburses CDBG funds to non-entitlement communities for projects to include: owner-occupied rehabilitation, renter-occupied rehabilitation, and migrant farm worker housing. Development funds have strict income eligibility requirements, along with long-term affordability requirements, rent controls and housing development costs.

Match: 90% grant/10% local

<http://www.in.gov/ihcda/2529.htm>

Home Investment Partnership Program (HOME)

The Indiana Housing and Community Development Authority is the grant funding agency that disburses HOME funds to develop affordable housing for low- to moderate-income residents. HOME funds involve strict eligibility requirements, along with rent controls, housing development costs and affordability requirements. HOME funds must also be requested using the Strategic Investment Process.

<http://www.in.gov/ihcda/2530.htm>

Neighborhood Assistance Program

The Neighborhood Assistance Program is managed through the Indiana Housing and Community Development Authority. Tax credits are provided to not-for-profit organizations to assist the organization in leveraging contributions for neighborhood-based programs. They types of projects that can receive tax credits through this program include: affordable housing, counseling, child-care, educational assistance, emergency assistance, job training, medical care, recreational facilities, downtown rehabilitation, and neighborhood commercial revitalization. All projects must benefit economically disadvantaged areas and/or persons.

<http://www.in.gov/ihcda/2526.htm>

Other Housing Resources

Joint Center for Housing Studies

<http://www.jchs.harvard.edu/research/index.html>

Preserving Properties on the Edge: Rapid Recycling of Distressed and Abandoned Properties

http://www.jchs.harvard.edu/publications/rental/revisiting_rental_symposium/papers/rr07-16_keating.pdf

Planning

Community Focus Fund Planning Grant – Community Development Block Grant (CDBG)

The Community Focus Fund Planning Grant is disbursed and administered through the Indiana Office of Community and Rural Affairs. Funding for planning is available to complete comprehensive plans, downtown revitalization plans, economic development plans and utility plans. The funding must meet a federal requirement of either at least 51 percent low- to moderate- income or be an area in need of redevelopment (blighted).

<http://www.in.gov/ocra/2371.htm>

Economic Development

Indiana Brownfields Program

The Indiana Brownfields Program is overseen by the Indiana Finance Authority (IFA). Financial assistance can be provided to assess, demolish, and remediate brownfield sites. The Brownfields Program can assist through the following programs: a revolving loan fund, supplemental environmental projects, and automotive sector brownfields assessments. Technical assistance is also available to communities that apply for federal funding through the U.S. Environmental Protection Agency. There is also education assistance, outreach, and legal assistance services offered through IFA.

<http://www.in.gov/ifa/brownfields/2366.htm>

EPA's Brownfields Program

"EPA's Brownfields Program provides direct funding for brownfields assessment, cleanup, revolving loans, and environmental job training. To facilitate the leveraging of public resources, EPA's Brownfields Program collaborates with other EPA programs, other federal partners, and state agencies to identify and make available resources that can be used for brownfields activities. In addition to direct brownfields funding, EPA also provides technical information on brownfields financing matters." See website for specific information on the funding opportunities.

http://epa.gov/brownfields/grant_info/index.htm

Brownfields Economic Development Initiative (BEDI)

BEDI is a competitive grant program administered through the U.S. Department of Housing and Urban Development. The funding provides redevelopment of Brownfield sites that can be utilized in an area to benefit low- to moderate-income persons to create or retain businesses, jobs, and increase the tax base. The funds must be used in conjunction with a Section 108 loan guarantee housing project.

NOTE: "Non-entitlement communities, including those in Hawaii, may also apply for and receive grants under the BEDI program. If a non-entitlement community receives a BEDI grant and applies for Section 108 loan guarantee assistance, the applicable state entity (or HUD, in the case of Hawaii) is required to pledge Community Development Block Grant (CDBG) funds as partial security for the loan guarantee."

(The State of Indiana Consolidated Plan states, "The State of Indiana does not use or plan to use Section 108 Loan Guarantee during FY2011." The Indiana Housing and Community Development Authority should be contacted if funding through HUD's BEDI program is considered.)

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/BEDI

Economic Development Assistance Programs

The Economic Development Administration (EDA) administers the Economic Development Assistance Programs. These programs include: Public Works, Economic Adjustment Assistance, and Global Climate Change Mitigation Incentive Fund (GCCMI). The funding is available for distressed counties and can be applied through the EDA's Region V. The Public Works funding allows for construction or rehabilitation of public infrastructure and facilities. The Economic Adjustment Assistance Program provides funding for a variety of construction and non-construction assistance. The GCCMI funding promotes a green economy by supporting projects that includes renewable energy products, greening of existing manufacturing, and creation of certified green facilities.

<http://www.eda.gov/PDF/FY%202011%20EDAP%20FFO-FINAL.pdf>

Infrastructure

Indiana State Revolving Loan Program

The Safe Drinking Water act established drinking water funds through U.S. Environmental Protection Agency (EPA). The Drinking Water State Revolving Fund provides funding to each state for safe drinking water projects. The EPA also provides state funding for the Clean Water State Revolving Fund, which is for water quality protection projects. The Indiana Finance Authority has established a State Revolving Fund (SRF) that provides loans and grants to communities for water and wastewater projects. Loan rates are updated quarterly and are for up to 20-year loan terms.

http://water.epa.gov/grants_funding/dwsrf/index.cfm

http://water.epa.gov/grants_funding/cwsrf/cwsrf_index.cfm

<http://www.in.gov/ifa/srf/>

Rural Utilities Programs

The U.S. Department of Agriculture (USDA) – Rural Development, offers funding for water, wastewater, storm drainage and solid waste disposal. Priority is given to more rural communities with population size of less than 5,500. Loan rates are issued and 40 year loans available. Contact to the local, regional USDA office is needed to begin the process. Technical assistance is offered through the offices to complete application requirements for funding.

http://www.rurdev.usda.gov/UWEP_HomePage.html

Community Facilities

Community Focus Fund – Community Development Block Grant (CDBG)

The Community Focus Fund is disbursed and administered through the Indiana Office of Community and Rural Affairs. Funding for construction projects is available to complete infrastructure projects, downtown revitalization, senior centers, daycare centers, community centers, historic preservation, libraries, healthcare, special needs, and fire station or fire trucks. The funding must meet a federal requirement of either at least 51 percent low- to moderate- income, be an area in need of redevelopment (blighted), or urgent need (rarely used).

<http://www.in.gov/ocra/2374.htm>

Community Facilities Direct and Guaranteed Loan Program & Community Facilities Grants

Funded through the U.S. Department of Agriculture (USDA) – Rural Development, the Community Facilities Direct and Guaranteed Loan Program and grant programs are available to communities with a population of less than 20,000. Loans and grants can be used for construction, improvement, or enlargement of public facilities for healthcare, public safety and other public services. Contact to the local, regional USDA office is needed to begin the process. Technical assistance is offered through the offices to complete application requirements for funding.

http://www.rurdev.usda.gov/HAD-CF_Loans.html

http://www.rurdev.usda.gov/HAD-CF_Grants.html

Smart Growth

Smart Growth Implementation Assistance (SGIA) Program

The SGIA program is offered through the U.S. Environmental Protection Agency and is not a grant program, but a technical assistance program. Through an annual competitive solicitation, communities are chosen to receive technical assistance in policy analysis (including review of local codes) or public participatory processes. The team participates in a multi-day site visit and provides a final report.

<http://www.epa.gov/dced/sgia.htm>

Other Smart Growth Resources

Making Smart Growth Happen

http://www.epa.gov/dced/sg_implementation.htm

Smart Growth Resources

<http://www.epa.gov/dced/topics/index.htm>