

Evansville, Indiana

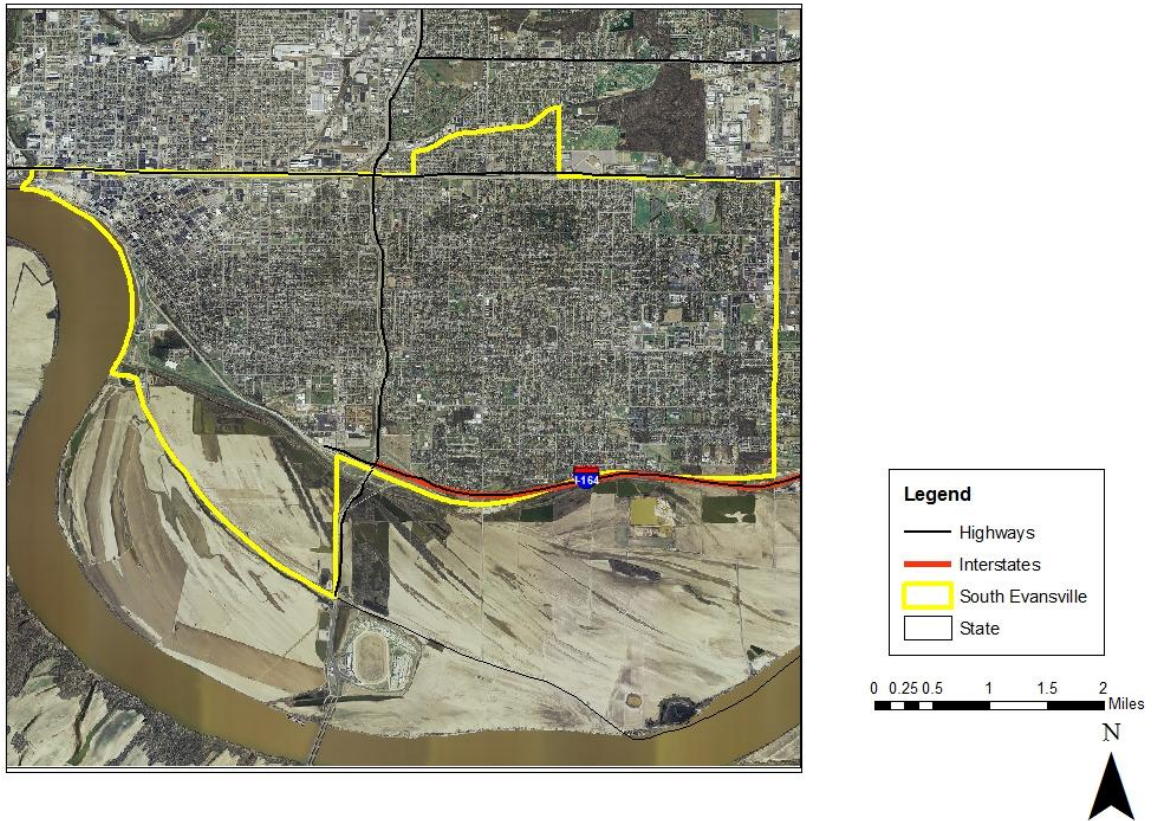
2011-2015

**South Evansville Neighborhood
Community Revitalization Plan**

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South Evansville Target Area Aerial Photo



PURPOSES OF THE PLAN

The purposes of the South Evansville Community Revitalization Plan are to assess the assets, liabilities, and needs of the target area, identify potential revitalization strategies, and to articulate a reasonable action plan to implement these revitalization strategies. The Plan is intended to take a comprehensive community development approach to the redevelopment and revitalization of the target area in terms of availability of quality affordable housing, access to transportation, infrastructure improvements, crime prevention, availability of private and public services, access to quality commercial and retail establishments, access to quality education, availability of recreational facilities, and improved walkability. The ultimate underlying goal of the Plan is to foster revitalization efforts that will have a positive impact on the lives of the residents of the neighborhoods comprising the target area.

This Plan describes the planning process utilized to develop the Plan; provides an assessment of neighborhood demographics, assets, and infrastructure; articulates the vision for the South Evansville Target Area; and articulates a Five-Year Revitalization Plan for the area.

PLANNING PROCESS

The South Evansville Redevelopment Plan process included detailed analysis of the demographic baseline conditions in the target area, input from the area residents in a public forum, and extensive discussions with the Evansville Department of Metropolitan Development. The results of these efforts were combined into a vision and revitalization plan for the area.

COMMUNITY INPUT PROCESS

Residents were invited to participate in a public forum. Residents were informed of this opportunity through a meeting announcement that was printed in the local newspaper (see Evansville Courier Public Forum Notice in Appendix B). Residents were asked to provide input on existing neighborhood assets and their views on the neighborhood's infrastructure, residential development, commercial development, and key services. The valuable feedback provided by the community is included in the section on Neighborhood Assessment and is also reflected in the Five-year Revitalization Strategy.

A list of community residents who attended the public forum is set forth in Appendix A.

FINDINGS FROM PUBLIC FORUM

Residents who attended the public forum were asked to provide input on the area's assets, issues, what is important to the area, what is being done and what can be done better, what they would like to see as the future of the area, and who should be included as community partners.

Assets identified included: Memorial Baptist Church, the Visiting Nurses Association, Brentwood Nursing Home, Glenwood Neighborhood Initiative, St. Mary's Hospital, Schnuck's, Old National Bank, and Fifth Third Bank.

Issues identified included: Crime, drugs, potential gang activity, traffic, vacant lots and vacant buildings, substandard housing, illegal dumping/trash.

Residents noted that the following activities are already underway: Memorial Community Development Corporation Youth Employment Program clean-up projects, Glenwood Initiative (garden program and health clinic), and the Front Door Pride program.

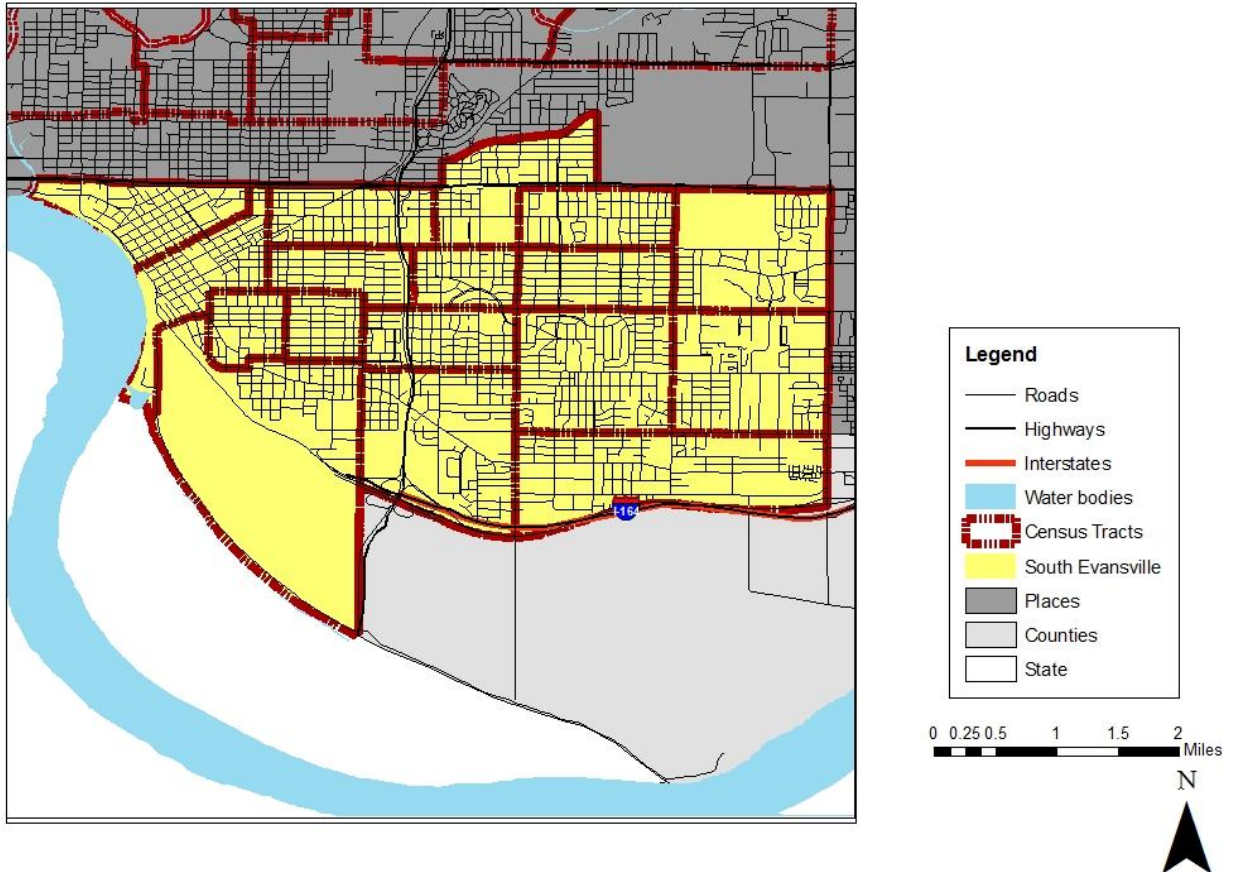
They felt that areas where things could be done better were: removing blighted structures / vacant houses and buildings and removing slum lords.

Potential partners identified included: City of Evansville (specifically, Dept. of Metropolitan Development and Water and Sewer Dept.); Evansville Public Libraries; Glenwood School, Hebron Elementary School, Lincoln Elementary School, Bosse High School, Evansville North High School, Memorial High School, St. Mark Lutheran, Holy Rosary, Old National Bank, Fifth Third Bank.

NEIGHBORHOOD ASSESSMENT

The Evansville neighborhood is located in the southeastern part of Evansville, in Pigeon and Knight Townships, Vanderburgh County, Indiana. Evansville is the largest city in Vanderburgh County, and is also the county seat. It is located approximately 3.5 hours or 188 miles south west of downtown Indianapolis, Indiana.

South Evansville Population Analysis



SOCIAL AND ECONOMIC DEMOGRAPHICS

This section discusses social and economic characteristics in the South Evansville area, including recent trends in population, income and poverty status of residents, household types and sizes, education and employment. Data, when available, on the City of Evansville, Vanderburgh County, Indiana, and the United States is included for comparative purposes.

POPULATION

The population of the South Evansville area, nestled in the city of Evansville, the largest city in Vanderburgh County, was 48,080 as of the 2010 Census. This section of the analysis is based on data extracted from 2010 U.S. Census Summary File 1 (SF1). SF1 tables give counts and information of the population on age, sex, race, Hispanic/Latino origin, household relationship, and rented or owned residences, from 100 percent of the population in different units of geography (U.S. Census Bureau).

Since tract data is not available in all categories, this is the only section in the document that reports tract data for the 17 tracts, as of Census 2010, that make the neighborhood. From 2000 to 2010 this area experienced a population decline (-7.1%), not in line with the county (4.5%) or state rate (6.6%) of growth during this period. The city of Evansville experienced a decline in growth as well (-3.4%). During the 2000s, the growth that did occur tended to be in unincorporated areas in much of the state until the recession beginning in 2008 and subsequent decline in overall housing construction.

The racial composition of the area is predominantly white (71.6%), which is more diverse than the city, county, or state and comparable to the national racial composition. The area is 22.1% black, compared to 12.6% citywide in Evansville. The area also has a slightly higher multi-racial and Hispanic population than Evansville as a whole. The entire area has become more diverse in the last decade. The area has a larger female population (52.2%) than male (47.8%) and is slightly more female than the city, county, state, or nation. The median age in South Evansville is 35 years, slightly younger than Evansville (37) or Vanderburgh County (38). Within South Evansville there are areas with significantly older and younger populations. Census Tract 18 is the oldest with a median age of 50 years, while the youngest areas are Census Tracts 11 and 14 with a median age of 31.

Population Data					
	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Total Population					
2010 Census	48,040	117,429	179,703	6,483,802	308,745,538
2000 Census	51,731	121,582	171,922	6,080,485	281,421,906
<i>Source: US Census Bureau, Census 2000 and Census 2010</i>					

	Evansville Neighborhood		Evansville		Vanderburgh County		Indiana		US	
Racial Demographics										
White	34,381	71.6%	96,266	82.0%	154,882	86.2%	5,467,906	84.3%	223,553,265	72.4%
Black	10,635	22.1%	14,766	12.6%	16,347	9.1%	591,397	9.1%	38,929,319	12.6%
Asian	302	0.6%	1,160	1.0%	2,003	1.1%	102,474	1.6%	14,674,252	4.8%
Some other race	865	1.8%	1,918	1.6%	2,370	1.3%	194,124	3.0%	3,472,261	1.1%
Two or more races	1,796	3.7%	3,319	2.8%	4,101	2.3%	127,901	2.0%	9,009,073	16.3%
<i>Source: US Census Bureau, Census 2010</i>										

	Evansville Neighborhood		Evansville		Vanderburgh County		Indiana		US	
Gender Demographics										
Female Population	25,099	52.2%	60,936	51.9%	93,032	51.8%	3,294,065	50.8%	156,964,212	50.8%
Male Population	22,941	47.8%	56,493	48.1%	86,671	48.2%	3,189,737	49.2%	151,781,326	49.2%
<i>Source: US Census Bureau, Census 2010</i>										

INCOME AND POVERTY DEMOGRAPHICS

Income and poverty data are compiled from the 5-year estimates in the American Communities Survey produced by the US Census Bureau, which allows for inclusion of data for the South Evansville area, something not possible with Census 2010 data.

Incomes in Evansville are generally lower in Evansville than in Vanderburgh County or Indiana. The median income in Indiana remains below the national average. The percentage of people in the South Evansville area (22.6%) living in poverty is significantly higher than Evansville (18.4%), which is still higher than Vanderburgh County (14.9%) and the state and national poverty rates. The greatest disparities are in the age 18-64 category, while a substantial percentage of children under age 18 (nearly 30%) are living in poverty.

Income and Poverty Data

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Median Household Income (2009 Dollars)					
	NA	\$35,749	\$42,579	\$47,465	\$51,425
Source: US Census Bureau, American Communities Survey 2005-2009					

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Female Householders					
Female householders, no husband present	3,664	7,886	9,726	310,182	15,250,349
% Female householders, no husband present	18.5%	15.6%	13.1%	12.4%	13.1%
Female householders, no husband present, with children under 18	2,232	4,739	5,754	182,958	8,365,912
% Female householders, no husband present, with children under 18	11.3%	9.4%	7.7%	7.3%	7.2%
Source: US Census Bureau, Census 2010					

HOUSING DEMOGRAPHICS

While housing counts, occupancy, tenure, and household demographics are provided at the Census tract level in Census 2000, data on affordability is not available as part of Census 2010. Much of the housing cost and affordability data is now provided in the American Communities Survey estimates (5-year average were used for this report), but are only available at the place level and above. The average household size for the area is somewhat smaller than the comparison geographies, with 2.27 persons per household in South Evansville and 2.52 per household statewide, however South Evansville households are approximately the same size as households in Evansville. Almost 19% of households were headed by a female with no husband present. The South Evansville area represents more female householders, with no husband present than Evansville (15.6%), Vanderburgh County (13.1%), Indiana (12.4%) and the US (13.1%).

Total housing units in the neighborhood were 23,271 in 2010. Vacancy rates are higher in South Evansville than in Evansville or Vanderburgh County. The South Evansville's vacancy rate is 14.8% compared to 12.5% citywide and 10.3% county-wide. Evansville and South Evansville both have homeownership rates lower than the county and the state. Statewide nearly 70% of homes are owner occupied, compared to 56% in Evansville and 55% in South Evansville. Certain Census Tracts in South Evansville have exceptionally high vacancy rates – over 20%: Tract 11 (22.5%), Tract 12 (30.1%), Tract 13 (30.3%), and Tract 15 (21.3%). Census Tracts 4, 5, 6, and 37.01 have vacancy rates below the state average. These Census Tracts also have above average homeownership rates.

Housing affordability was also analyzed using data available at the city, county and state levels. Renters and homeowners are considered to be “cost burdened” if they pay more than 35% of a household’s gross income on housing costs. Based on the data below, 19.5% of Evansville homeowners with mortgages, 10.7% of homeowners without mortgages, and 42.7% of renters are cost burdened . The median home value in Evansville is considerably lower than in Vanderburgh County or Indiana. Median home value in Evansville in 2009 was \$87,600 compared to \$108,100 county-wide and \$120,000 in Indiana. Hence, even with relatively low housing prices affordability remains a challenge in Evansville.

Housing stock in Evansville is also older than in Vanderburgh County, with 27% of the city’s housing stock built before 1940 compared to 22% county-wide. Evansville has also seen much less homebuilding activity in the last decade, with only 3.6% of the housing stock built since 2000. Nearly 9% of Vanderburgh County’s housing stock has been built since 2000.

Housing Data

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Households, Household Size, Type, Average Family Size					
Total households	19,766	50,588	74,454	2,502,154	116,716,292
Average household size	2.27	2.23	2.31	2.52	2.58
Average family size	2.96	2.91	2.93	3.05	3.14
Households with children under 18	5853	13,959	21,512	832,668	38,996,219
Households with individuals over 65	4617	12,334	18,537	598,795	29,091,122
<i>Source: US Census Bureau, Census 2010</i>					

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<i>Source: US Census Bureau, Census 2010</i>					

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Occupancy Status and Tenure					
Total housing units	23,271	57,799	83,003	2,795,541	131,704,730
Vacancy rate	14.8%	12.5%	10.3%	10.5%	11.4%
Owner occupied	55.4%	56.0%	64.5%	69.9%	65.1%
Renter occupied	44.6%	44.0%	35.5%	30.1%	34.9%
<i>Source: US Census Bureau, Census 2010</i>					

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Housing Value and Expense					
Median Gross Rent	NA	\$628	\$646	\$671	\$817
Median Value of Homeowner Unit	NA	\$87,600	\$108,100	\$120,000	\$185,400
<i>Source: US Census Bureau, American Communities Survey 2005-2009</i>					

	Evansville Neighborhood	Evansville	Vanderburgh County	Indiana	US
Housing Affordability					
% of renters paying more than 35% of income on housing costs	NA	42.7%	43.6%	39.3%	41.0%
% of homeowners (with mortgage) paying more than 35% of income on housing costs	NA	19.5%	17.7%	19.3%	27.9%
% of homeowners (without mortgage) paying more than 35% of income on housing costs	NA	10.7%	9.4%	9.7%	12.1%
Source: US Census Bureau, American Communities Survey 2005-2009					

	Evansville Neighborhood		Evansville		Vanderburgh County		Indiana		US	
Year Structure Built										
2005 or later	NA	NA	463	0.8%	1,304	1.6%	65,623	2.4%	3,708,567	2.9%
2000-2005	NA	NA	1,654	2.8%	6,117	7.5%	224,872	8.1%	10,774,495	8.4%
1990-1999	NA	NA	3,211	5.5%	7,435	9.1%	404,289	14.6%	18,111,220	14.2%
1980-1989	NA	NA	5,152	8.9%	8,582	10.5%	285,168	10.3%	18,335,229	14.4%
1970-1979	NA	NA	7,154	12.3%	9,604	11.8%	402,848	14.5%	21,289,228	16.7%
1960-1969	NA	NA	6,440	11.1%	8,536	10.5%	325,408	11.7%	14,784,435	11.6%
1950-1959	NA	NA	10,389	17.9%	12,770	15.7%	336,501	12.1%	14,662,154	11.5%
1940-1949	NA	NA	7,709	13.3%	9,155	11.2%	184,890	6.7%	7,601,471	6.0%
Before 1940	NA	NA	15,903	27.4%	17,902	22.0%	546,250	19.7%	18,432,913	14.4%
Source: US Census Bureau, American Communities Survey 2005-2009										

EMPLOYMENT DEMOGRAPHICS

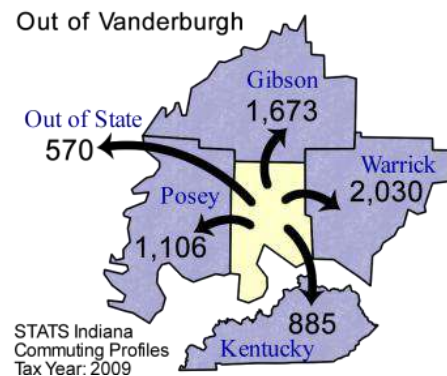
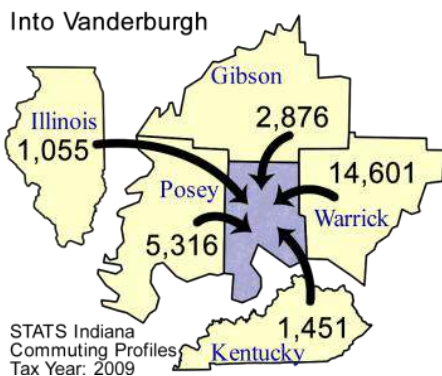
The largest share of jobs in Vanderburgh County is in Health Care and Social Services (17.5), Retail Trade (11.9%), and Manufacturing (11.6%). Health Care and Social Services is a broad sector ranging from low income jobs to very high income positions. The average annual wage for Health Care and Social Services in Vanderburgh County in 2010 was \$41,678. Retail Trade is comprised of relatively low wage jobs with an average annual pay of \$22,906. Manufacturing pays some of the highest wages in Vanderburgh County, with an annual wage of \$55,705. The highest wage industries in Vanderburgh County are: Management (\$78,000), Mining (\$63,180), Utilities (58,669), and Construction (\$55,926). Health Care and Social Services and Manufacturing both have higher annual wages in Vanderburgh County than statewide. Management and Mining also pay more locally than statewide. Employment and wage data are not available at the city or Census tract level.

Nearly 80 percent of the Vanderburgh County work force lives in the county. Approximately four times as many people come to Vanderburgh County to work than leave the county for work elsewhere. Most of the workers coming into the county for work are from Warrick County.

Evansville residents in general have lower educational attainment than the Vanderburgh County population or Indiana as a whole. Only 17.8% of Evansville residents have a Bachelor's degree or higher, compared to 21.3% in Vanderburgh County and 21.9% statewide.

Employment and Education Data

	Vanderburgh County
Work Residence Patterns (2009)	
Number of people who live in Vanderburgh County and work (resident labor force)	112,880
Number of people who live AND work in Vanderburgh County	105,670
Total number of people who work in Vanderburgh County (work force)	133,983
Number of people who live in Vanderburgh County but work outside the county	7,210
Number of people who live in another county (or state) but work in Vanderburgh County	28,313
<i>Source: Stats Indiana derived from IT 40 data</i>	



Vanderburgh County Employment and Earnings by Industry, 2010	Employment	Percent	Average Weekly Wage	Average Annual Wage
Total by place of work	103866		\$ 744.75	\$ 38,727
Agriculture	127	0.1%	\$ 478.75	\$ 24,895
Mining	94	0.1%	\$ 1,215.00	\$ 63,180
Utilities	920	0.9%	\$ 1,128.25	\$ 58,669
Construction	6916	6.7%	\$ 1,075.50	\$ 55,926
Manufacturing	12077	11.6%	\$ 1,071.25	\$ 55,705
Wholesale Trade	4403	4.2%	\$ 902.25	\$ 46,917
Retail Trade	12325	11.9%	\$ 440.50	\$ 22,906
Transportation & Warehousing	4385	4.2%	\$ 760.75	\$ 39,559
Information	2167	2.1%	\$ 893.50	\$ 46,462
Finance & Insurance	2401	2.3%	\$ 920.50	\$ 47,866
Real Estate	1499	1.4%	\$ 584.00	\$ 30,368
Professional Services	3506	3.4%	\$ 998.00	\$ 51,896
Management	3230	3.1%	\$ 1,500.00	\$ 78,000
Administration & Waste Management	6202	6.0%	\$ 423.25	\$ 22,009
Educational Services	6682	6.4%	\$ 729.50	\$ 37,934
Health Care & Social Services	18208	17.5%	\$ 801.50	\$ 41,678
Arts & Recreation	2092	2.0%	\$ 401.75	\$ 20,891
Accommodations & Food Service	9769	9.4%	\$ 249.25	\$ 12,961
Other Services	3733	3.6%	\$ 495.00	\$ 25,740
Public Administration	3133	3.0%	\$ 785.50	\$ 40,846
Unallocated	0	0.0%	\$ -	\$ -
<i>Source: US Census Bureau, Bureau of Labor Statistics, Covered Employment and Wages 2010</i>				

	Evansville Neighborhood		Evansville		Vanderburgh County		Indiana		US	
Educational Attainment for Population 25 Years and Older										
Less than 9th Grade	NA	NA	3,616	4.6%	4,595	3.9%	183,283	4.4%	12,550,193	6.4%
9th through 12th Grade, No Diploma	NA	NA	9,532	12.1%	11,188	9.6%	404,985	9.8%	17,894,984	9.1%
HS Diploma	NA	NA	27,452	34.9%	40,238	34.4%	1,504,570	36.5%	57,861,689	29.3%
Some College	NA	NA	18,049	23.0%	26,815	22.9%	825,853	20.1%	40,105,283	20.3%
Associates Degree	NA	NA	5,988	7.6%	9,211	7.9%	296,691	7.2%	14,663,437	7.4%
Bachelor's Degree	NA	NA	9,295	11.8%	16,544	14.1%	511,889	12.4%	34,384,717	17.4%
Graduate or Professional Degree	NA	NA	4,691	6.0%	8,375	7.2%	325,515	7.9%	19,980,460	10.1%
<i>Source: US Census Bureau, American Communities Survey 2005-2009</i>										

NEIGHBORHOOD ASSETS

The South Evansville area is located south of the Lloyd Expressway and north of I-164/Veteran's Memorial Drive and the Ohio River in Evansville, Indiana. The area is an urban mix of single and multi-family housing and commercial uses. Amenities such as trails, libraries, schools, places of worship, police and fire stations, and hospitals are identified in the maps at the end of this section.

Assets identified by the local residents were:

Memorial Baptist Church – Located at 645 Canal Street the church has a variety of ministries that serve families, people over 50, singles, cancer patients and families, recreation opportunities, and the performing arts.

Visiting Nurses Association – Provided nonmedical and nursing, therapy, mental health services, wound care, disease management, and hospice services to residents in the area.

Brentwood Nursing Home – Located at 30 East Chandler Avenue, Brentwood is a part of the Golden Living Centers company and has 114 beds to provide short and long term assistance to a variety of patients including those on Medicare or Medicaid.

Glenwood Neighborhood Initiative – an initiative led by the Evansville Habitat for Humanity affiliate with a variety of non-profit, public, and for profit partners. Their vision is to be a model neighborhood.

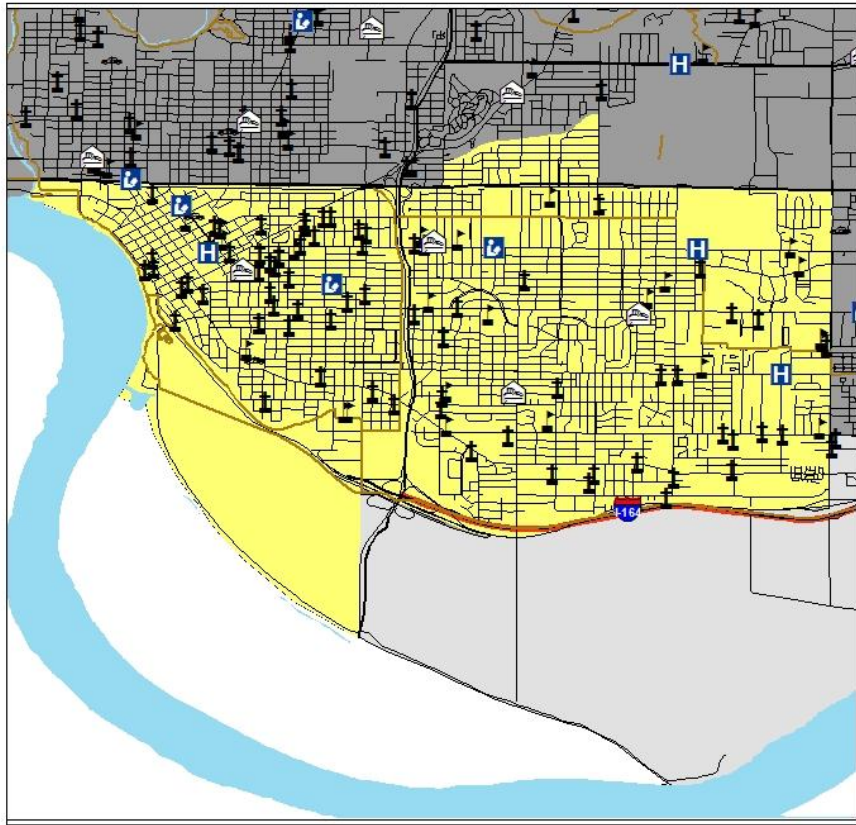
St. Mary's Hospital – Located at 3700 Washington Avenue, the hospital has nearly 4,000 employees and provides both inpatient (498 beds) and outpatient services. The Catholic-sponsored not-for-profit is a Level II Trauma Center for adults and pediatric patients.

Schnuck's Market – A St. Louis-based family-owned grocery store.

Old National Bank – an Evansville-based banking chain with many locations and a community foundation and community development programs.

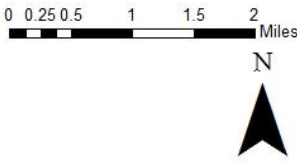
Fifth Third Bank – a Cincinnati, Ohio-based bank with many locations in Evansville and a community foundation.

South Evansville Area Amenities

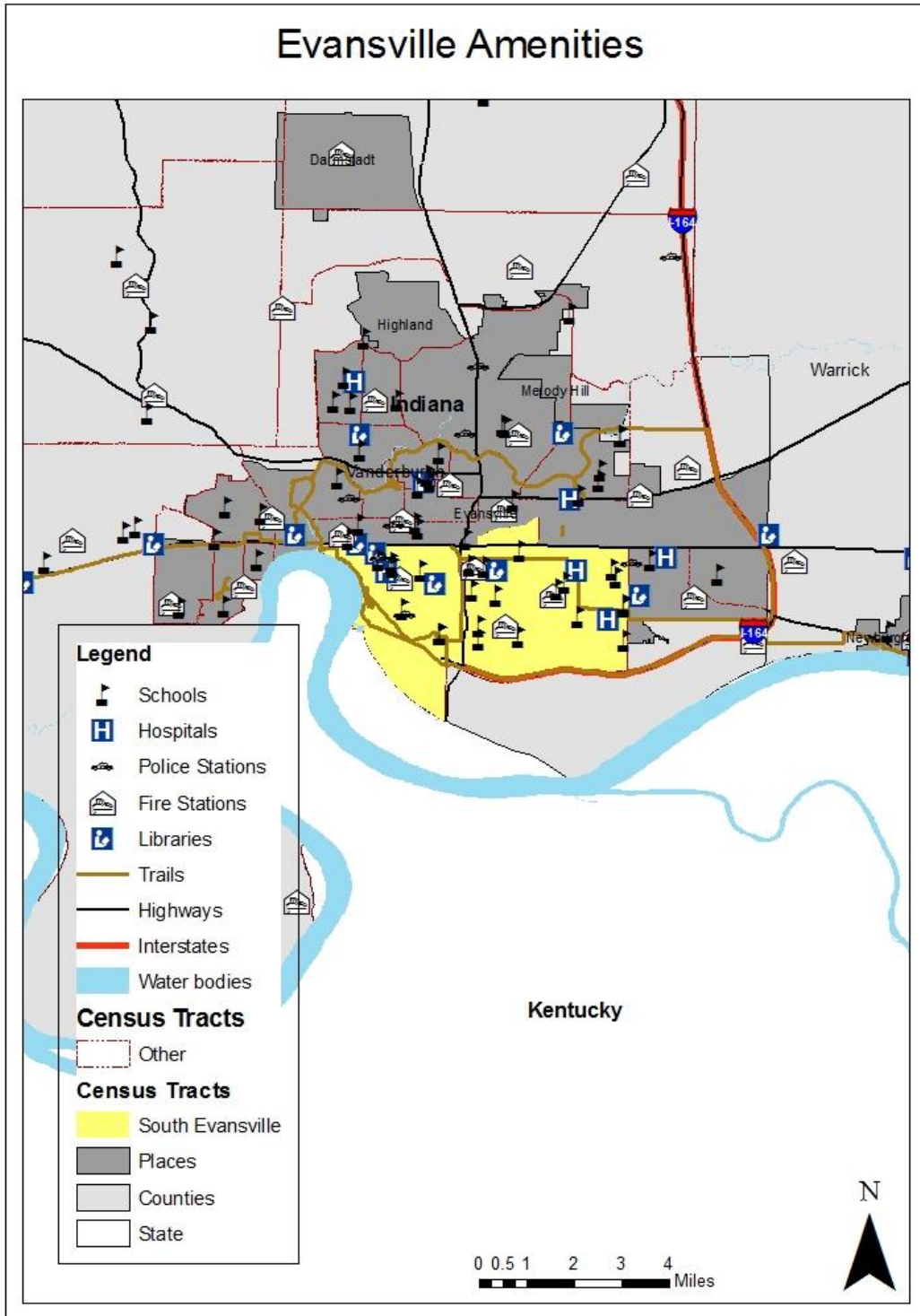


Legend

- Police Stations
- Hospitals
- Fire Stations
- Libraries
- Religious Centers
- Schools
- Trails
- Roads
- Highways
- Interstates
- Water bodies
- South Evansville
- Places
- Counties
- State



Evansville Amenities



TRANSPORTATION

Evansville is served by Interstates 64 and 164. Interstate 164 is a partial loop around the east side of the city that curves back into the city core north of the Ohio River. The city is also served by US 41 for connections to Terre Haute to the north and Kentucky to the south. State Roads 62 and 66 provide east-west access and SR 57 provide access to the airport and US 41 on the north side of the city. Primary east-west streets in the South Evansville area include Walnut Street, Lincoln Avenue, Washington Avenue, Covert Avenue, and Pollack Avenue, while primary north-south streets include Governor Street, Vann Avenue, and S Green River Road. US 41 also provides primary north-south access through the South Evansville area.

Bus transit routes that substantially serve the South Evansville area include: Covert Route, Lincoln Avenue Route, Walnut Route, Washington Avenue Route, Downtown North Main Trolley Collector, and the Shopper's Shuttle.

WATER SYSTEM COMPONENTS

The City of Evansville's Water Department withdraws water from the Ohio River. The 60 million gallon per day treatment plant filters, treats, monitors, and tests the water prior to delivering it to its customers. The laboratory tests the water within the plant and throughout the distribution system 365 days per year to insure the quality meets or exceeds all federal and state water quality standards. The Evansville Water Department delivers water to approximately 75,000 customers in Vanderburgh, Gibson, and Warrick counties either directly or indirectly through wholesale customers of German Township Water, Gibson Water, Town of Elberfeld, or Town of Newburgh.

The Evansville Water Department has 8 storage tanks in its system including the newest addition completed in July 2010, a 500,000 gallon elevated storage tank located on the campus of the University of Southern Indiana.

There are approximately 1,000 miles of water mains in the system and includes approximately 6,000 fire hydrants.

The Evansville Water Department produced an average of 23 million gallons of water per day in 2010 and had a 2010 one day maximum of 34.7 million gallons of water produced on July 7, 2010. (City of Evansville)

SEWER SYSTEM COMPONENTS

The Westside Wastewater Treatment Plant (Capacity - 20.6 MGD) and Eastside Wastewater Treatment Plant (Capacity - 18 MGD) treat wastewater from the western and eastern basins of Evansville, respectively. Both wastewater treatment plants treated effluent discharges to the Ohio River. (City of Evansville)

OPEN SPACE COMPONENTS

South Evansville is served by a variety of parks through the City of Evansville Department of Parks & Recreation. The parks in the area include:

Special Facilities:

Main Park Office

CK Newsome Community Center

Victory Theater

Community Parks:

State Hospital Grounds

Neighborhood Parks:

Bellmeade Park

Bayard Park

Sunset East Park

Tepe Park

Akin Park

Vann Park

Lorraine Park

Anthony Oates Park

Vann-Pollack Park

Mini-Parks:

Stevenson Park

Line Street Park

Goosetown Park

Caldwell Park

Aquatic Centers:

Rochelle Pool

Tepe Pool

Lorraine Pool

Anthony Oates Pool

UTILITY COMPONENTS

South Evansville residents and businesses are served by the following utilities:

Water/Sewer: City of Evansville Water & Sewer Utilities

Gas/Electric: Vectren Energy Services

Telephone & Internet: Variety of providers including AT&T and WOW!

VISION FOR SOUTH EVANSVILLE

Based upon the input received from area residents, input from the Evansville Department of Metropolitan Development, demographic data, an assessment of the neighborhood assets, resources, liabilities, and needs, the following articulates the vision for the South Evansville Target Area:

South Evansville will be an area that prides itself for being safe and clean. The area will be diversified, mixed-income, and walkable with affordable housing.

To that end, the following goals have been established:

Safety: South Evansville will have a lower crime rate than the City of Evansville and residents will feel safe.

Cleanliness: South Evansville will be an area where the cleanliness of properties and streets is noticeable.

Diversified: South Evansville will be an area with residents of varied racial, religious, educational, and professional backgrounds.

Mixed-income: South Evansville will be an area with residents at all income levels.

Affordable Housing: South Evansville will be an area where housing opportunities are available to people of a variety of income levels.

Walkable: South Evansville will be an area that supports walking for transportation with strong pedestrian connections between destinations.

FIVE-YEAR REVITALIZATION PLAN

1. SAFETY

Goal: South Evansville will have a lower crime rate than the City of Evansville and residents will feel safe.

Action Steps	Year				
	1	2	3	4	5
Develop a Crime Watch program to reduce opportunities for crime	*	*	*	*	*
Work with homeowners to reduce blight that creates opportunities for crime	*	*	*	*	*
Support installation of street lighting when development or redevelopment occurs	*	*	*	*	*
Increase police patrols (car, bike, foot) in the area	*	*	*	*	*

2. CLEANLINESS

Goal: South Evansville will be an area where the cleanliness of properties and streets is noticeable.

Action Steps	Year				
	1	2	3	4	5
Host an area-wide cleanup day annually to properly dispose of larger items and build community spirit around being clean.	*	*	*	*	*
Seek funding for and provide homeownership repair and maintenance	*	*	*		
Seek funding for an install trash and recycling receptacles at bus stops and other key locations	*	*	*		
Host an area-wide competition for cleanliness			*	*	*
Work with the street department to have the streets swept regularly	*	*	*	*	*

3. DIVERSIFIED

Goal: South Evansville will be an area with residents of varied racial, religious, educational, and professional backgrounds.

Action Steps	Year				
	1	2	3	4	5
Encourage ecumenical programs that are inclusive of a variety of religious traditions.	*	*	*	*	*
Host area-wide social events to bring people of varied racial, religious, educational, and professional backgrounds together.	*	*	*	*	*
Ensure fair lending practices in the area for construction of new residential units and homeownership opportunities.	*	*	*	*	*

4. MIXED-INCOME

Goal: South Evansville will be an area with residents at all income levels.

Action Steps	Year				
	1	2	3	4	5
Encourage development of affordable housing opportunities for rental and home ownership.	*	*	*	*	*
Support new homeowners through assistance on maintenance and repair.			*	*	*
Encourage homeownership through financial and homeowner information seminars.			*	*	*
Provide housing opportunities for young singles and couples, families with young children, and older adults.			*	*	*
Develop a sense of community in apartment complexes through regular activities.				*	*

5. AFFORDABLE HOUSING

Goal: South Evansville will be an area where housing opportunities are available to people of a variety of income levels.

Action Steps	Year				
	1	2	3	4	5
Attract affordable housing developers to the target area by providing support to developers.	*	*	*	*	*
Construct new multi-family rental housing units.		*	*	*	*
Convert vacant structures into affordable rental housing.		*	*	*	*
Attract affordable housing funding sources to the target area.	*	*	*	*	*

6. WALKABLE

Goal: South Evansville will be an area that supports walking for transportation with strong pedestrian connections between destinations.

Action Steps	Year				
	1	2	3	4	5
Require new development, redevelopment, or expansion projects to provide sidewalks.	*	*	*	*	*
Support "filling the gaps" in the sidewalk network.			*	*	*
Prioritize pedestrian connections to transit.	*	*	*	*	*
Encourage schools to develop Safe Routes to School plans and programs.		*	*	*	*

PROJECT-BASED FURTHERANCE OF PLAN GOALS

The proposed Burdette Oaks Apartments development entails the demolition of the blighted, uninhabitable nursing home building located at 4301 Washington Avenue in Evansville, which is an eyesore and nuisance to the neighborhood, and building a new 56-unit affordable housing apartment community with a community building, playground, gazebo, picnic area, landscaping, green space, and other project amenities. By redeveloping the vacant, under-utilized property into a vibrant apartment community, the Burdette Oaks Apartments project is extremely important in promoting the goals of the South Evansville Redevelopment Plan.

The proposed Memorial Commons project is a scattered-site, 48-unit affordable housing development located at 801 S.E. 6th Street, 660 Covert Avenue, 721 E. Riverside Drive, 412 S. Elliott, 502-520, 515-521, and 651-659 E. Cherry Streets in Evansville. The proposed development entails the renovation of three (3) vacant, deteriorated apartment buildings, demolition of vacant, deteriorated single-family homes and building new duplex units on those lots as well as surrounding vacant lots. By redeveloping the vacant, under-utilized, blighted properties into vibrant residential communities, the Memorial Commons project is extremely important in promoting the goals of the South Evansville Redevelopment Plan.

Pursuing the development of the two (2) proposed projects above will be the first steps in the implementation of the South Evansville Redevelopment Plan. Future projects will be vigorously pursued to further the goals of the Plan.

ADOPTION OF THE PLAN

The South Evansville Redevelopment Plan has been adopted by the Board of Directors of the Memorial Community Development Corporation (see MCDC Board Resolution in Appendix D).

The Plan has also been adopted by the Evansville City Council (see Evansville City Council Resolutions in Appendix E).

APPENDIX A: PUBLIC FORUM PARTICIPANTS

October 10, 2011

Sign In Sheet

Signature (First & Last Name)

1	Jenna Cadwell
2	Thomas Fisher
3	John [unclear]
4	Rachaelle Johnson
5	John P. McElroy, Jr.
6	Kathleen Reynolds
7	Christine Palmer
8	E. Louise Madison
9	Courtney Carter
10	Valerie Morgan-Stewart
11	Karen Brown
12	Mr. M. [unclear]
13	Jerry Kessel
14	Alonso Hernandez
15	Jameson Forward
16	
17	
18	
19	
20	

**PUBLIC NOTICE COMMUNITY
REVITALIZATION PLAN PUBLIC FORUM
TO ALL INTERESTED AGENCIES,
GROUPS, AND PERSONS**

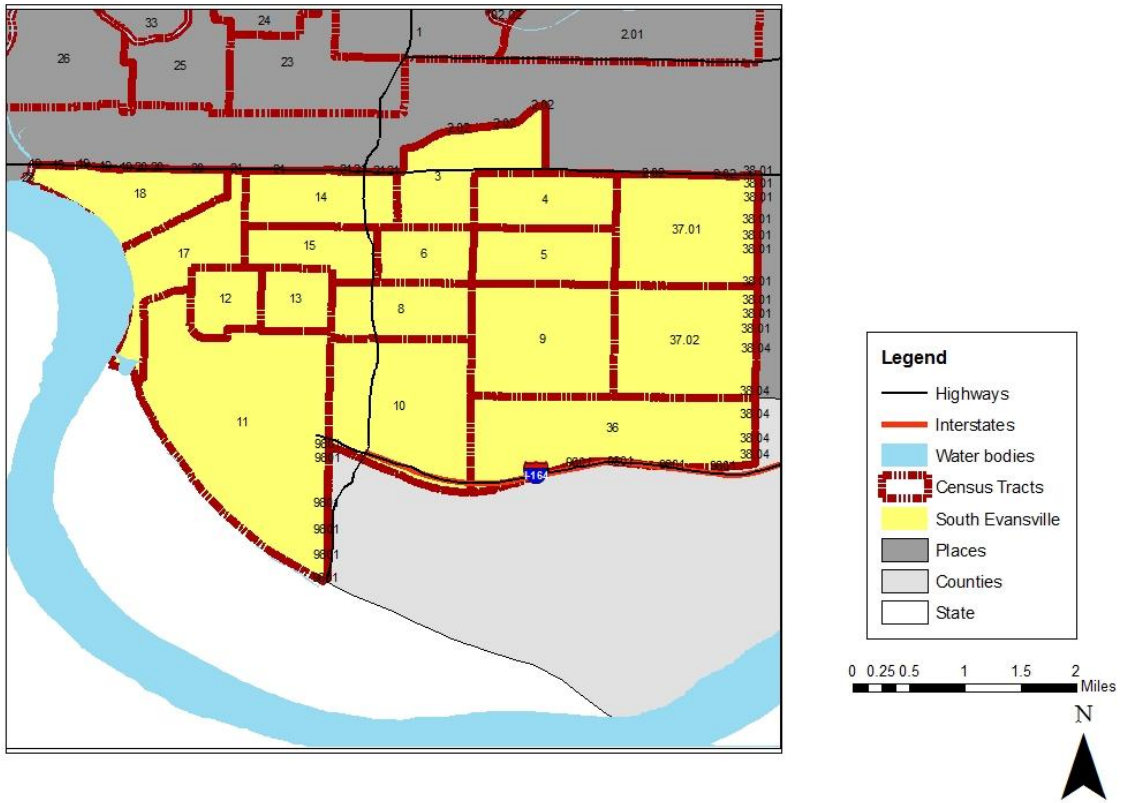
A public forum will be held at 11:00 am on October 10, 2011, to provide the opportunity for community input into a revitalization plan for the area that borders Lloyd Expressway (Hwy. 66) to north and Interstate 164 to the east, south, and west in Evansville, IN.

The meeting will be held at Memorial Baptist Church, 645 Canal Street, Evansville, IN. If you have special needs addressed by the Americans with Disabilities Act, please call (812)422-7676 at least 5 days prior to the hearing. Written comments will also be accepted at: Pioneer Development Services, Inc., 4312 W. Whiteland Road, Bargersville, IN 46106

(Cou/Press Sept 18, 2010)

APPENDIX C: SOUTH EVANSVILLE CENSUS TRACT MAP

South Evansville Census Tracts



APPENDIX D: MCDC BOARD RESOLUTIONS

APPENDIX E: EVANSVILLE CITY COUNCIL RESOLUTIONS