



# Southeast Neighborhood Livability Study

2014

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## Acknowledgements

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***Section 1: Introduction***

## Section 1: Introduction

### Purpose

The purpose of the *Frankfort Southeast Neighborhood Livability Strategy* is to provide the City of Frankfort with a neighborhood-area planning document that assists the City to make strategic decisions and establish priorities. The document provides a mid-range planning process that will detail an implementation strategy for future decision-making over a 10-year period. Through an interactive process with the City and community stakeholders, the plan provides a fair representation of the needs of the southeast neighborhood in the City of Frankfort.

The planning process for this strategy is based off of a Sustainable Communities approach. In 2009, the Partnership for Sustainable Communities was created through a collaborate effort of the U.S. Department of Housing and Urban Development, the U.S. Department of Transportation, and the U.S. Environmental Protection Agency. They define Sustainable Communities as:

*Places that have a variety of housing and transportation choices, with destinations close to home. As a result, they tend to have lower transportation costs, reduce air pollution and stormwater runoff, decrease infrastructure costs, preserve historic properties and sensitive lands, save people time in traffic, be more economically resilient and meet market demand for different types of housing at different price points. Rural, suburban, and urban communities can all use sustainable communities strategies and techniques to invest in healthy, safe and walkable neighborhoods, but these strategies will look different in each place depending on the community's character, context, and needs (Partnership for Sustainable Communities, 2014).*

Becoming a sustainable community is a process, not a one-time solution. This process evolves over time through the participation of government, community partners, organizations, and citizens to implement initiatives that take a holistic approach to bettering the community for the future. Communities are embarking on a new era of citizen engagement, one in which people are once again relying on their community, their neighborhood and each other for sustenance and their livelihood.

Using the Sustainable Communities approach, this plan will provide a comprehensive neighborhood strategy of the existing setting, the strengths and needs, and the vision and implementation strategy for the southeast neighborhood of Frankfort.

## Scope

The scope of the Frankfort Southeast Neighborhood Livability Strategy involves the following aspects: an introduction to detail the approach and scope of the plan; planning area overview; a community profile; a public facilities and services assessment; the public participation involved in the plan; an assessment and analysis of the information; recommendations and an action plan detailing the implementation strategy; and the appendix with additional resources.

The approach for this initiative will use the Livability Principles developed by the Partnership for Sustainable Communities as a basis for evaluation. These principles provide the City of Frankfort with a core set of sustainable principles that can assist the community in their decision-making process for the project area and for City-wide recommendations.

### The Livability Principles:

*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.

## Section 1: Introduction

The *Frankfort Southeast Neighborhood Livability Strategy* is designed to evaluate the livability of this neighborhood, discover where there are deficits and provide a recommended action strategy for neighborhood and comprehensive community revitalization. This plan can be used to influence growth, development and revitalization of the target area by identifying issues and providing actionable strategies to pursue for implementation.

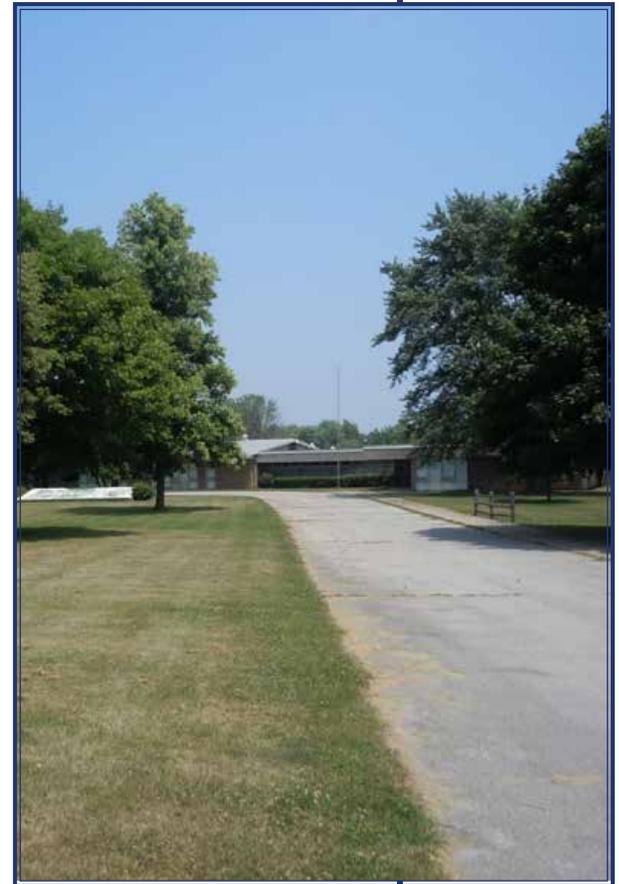
### Process

The process to complete the *Frankfort Southeast Neighborhood Revitalization Strategy* began with an interest by co-developers, Wesley Manor and Keller Development, Inc. Located in the southeast neighborhood of Frankfort is a school building that is being explored for rehabilitation into a new housing development for seniors. Through meetings with community officials, the initiation of the planning process was approved and Wesley Manor and Keller Development enlisted the services of Sturtz Public Management Group, LLC to complete this strategy on behalf of and in collaboration with the City of Frankfort.

Data collection came from a variety of sources. Existing planning documents were collected from the City of Frankfort. Demographic, housing and economic data was collected from the Census website using 2000 and 2010 statistics, along with the most recent 2012 American Community Survey 5-year estimates. A drive-by survey was conducted of the project area to evaluate existing conditions through a visual perspective.

A stakeholder meeting was held on July 21, 2014 to provide an interactive setting to solicit input regarding the strengths, weaknesses and needs of the neighborhood and community. Additional stakeholder interviews were held to gather additional information for analysis. Meetings with City department heads were conducted on July 22, 2014 to solicit information regarding services.

Information collected was analyzed based on the livability of the project area. Through the analysis, goals and objectives were developed and the activities and outcomes expected are detailed. The action plan was created and approved for the community to use as a tool for implementation.



*Vacant Southside Elementary School*

## Section 1: Introduction

### Existing Community Planning

As part of the planning process, existing documents were compiled for review, including the following:

#### *The City of Frankfort 2035 Comprehensive Plan*

The comprehensive plan was adopted in 2014 and lays out action steps through 2035 for a 20-year time frame. The document is planned for review every four years. The document covers population growth, growth management for land use, community living, economic development and infrastructure. The appendix includes yearly summary of action steps.

#### *City of Frankfort Zoning Ordinance*

The City of Frankfort Zoning Ordinance was passed in 1967 and has been updated several times over the years. The ordinance and accompanying zoning map establishes boundaries and specifications for general types of uses of land throughout the city including residential, commercial, industrial.

#### *Frankfort Safe Routes to Schools Plan*

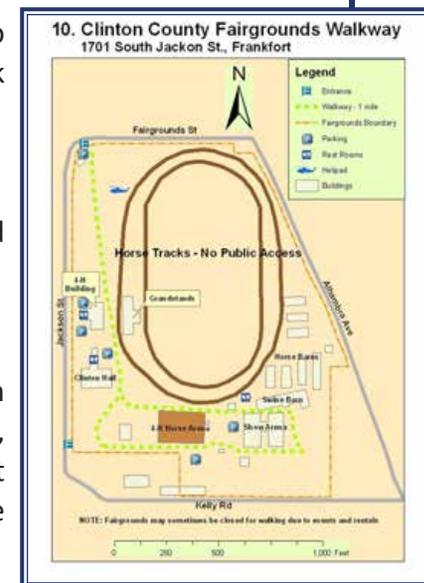
In 2014, the City of Frankfort completed a Safe Routes to Schools Plan. The intent of this plan was to identify safe routes for children to bike and walk to school. Recommendations focused on sidewalk connectivity improvements, crosswalks, signs, lights and programming.

#### *Clinton County Walkways*

Healthy Communities of Clinton County Coalition has compiled a booklet of maps highlighting easy and accessible walkways throughout the county for people of all ages and fitness levels.

#### *Frankfort Economic Development Plan*

The economic development plan was completed in 2013 and was presented to be used in conjunction with the comprehensive plan. The plan establishes economic development policies, economic strategies, goals and identifies projects. The Phase I ED Plan completed in 2012 was written for tax increment purposes to capture new investment and is fully incorporated by reference in the comprehensive economic development plan.



## Section 1: Introduction

### *Mayor's Office 200 Day Plans*

Mayor McBarnes has developed a series of 200 Day Plans. These plans build on four cornerstone areas including: Neighborhood Revitalization, Economic Development, Communications, and Citizen Voice. Implementation strategies and activities are provided on the City's website.

### *Clinton County Comprehensive Plan*

The Clinton County Comprehensive Plan was completed in 2012. The plan guides the future growth and development of unincorporated Clinton County as well as Kirlin, Colfax, Mulberry, and Rossville communities. The plan provides a broader context of how the strengths, needs and vision of Frankfort fits into the efforts of Clinton County.

### *Clinton County Interim Report*

The Clinton County Interim Report provides an inventory of historic sites and structures throughout Clinton County. The report was developed in 1997 by the Indiana Historic Landmarks Foundation of Indiana.



*Dorner Park*

A horizontal line with diamond-shaped endpoints at both ends. In the center of the line is a yellow rectangular box with rounded corners. Inside this box, the text "Section 2: Planning Area" is written in a bold, dark blue, italicized font.

***Section 2: Planning Area***

## Section 2: Planning Area

The City of Frankfort, Indiana is located in central Indiana, approximately 40 miles northwest of Indianapolis. Frankfort is the county seat of Clinton County and the largest community in the county with a 2010 population of 16,422. According to Indiana Code, Frankfort is a third class city, a city with population less than 35,000. By 2010 Census data, the City was ranked 54th in population out of 681 cities and towns in the State of Indiana.

The planning area for this study is the southeast side of Frankfort with the south boundary near the southern limits of the city along Kelley Road, the east boundary along S. Williams Road, the north boundary along Harvard Terrace, and the west boundary along west Jackson Street (State Highway 39). The planning area map below designates the planning area within the red boundary lines.

### Frankfort Southeast Neighborhood Livability Study Area Map

Date Created: 7/17/2014



## Section 2: Planning Area

A City of Frankfort zoning map for the planning area is included on page 8. The planning area has a mix of residential and business zoning classifications. Per the City of Frankfort Zoning Ordinance, zoning districts are described as follows:

### Frankfort Southeast Neighborhood Zoning Districts

#### *A - Residence:*

The "A" Residence District permits only single-family dwellings on sites with minimum areas of 8,000 square feet and minimum widths of 66 feet. These areas include newer developments. Much of the suburban area would actually correspond with the "A" District where utilities are available.

#### *B - Residence:*

This district is limited to single-family dwellings on sites with minimum areas of 6,000 square feet and minimum widths of 50 feet.

#### *C - Residence:*

This district permits both single-family and two-family dwellings on lots with minimum areas of 6,000 square feet and minimum widths of 50 feet.

#### *D - Residence:*

This district corresponds substantially with the provisions of the "C" District, and permits apartments and the conversion of large houses.

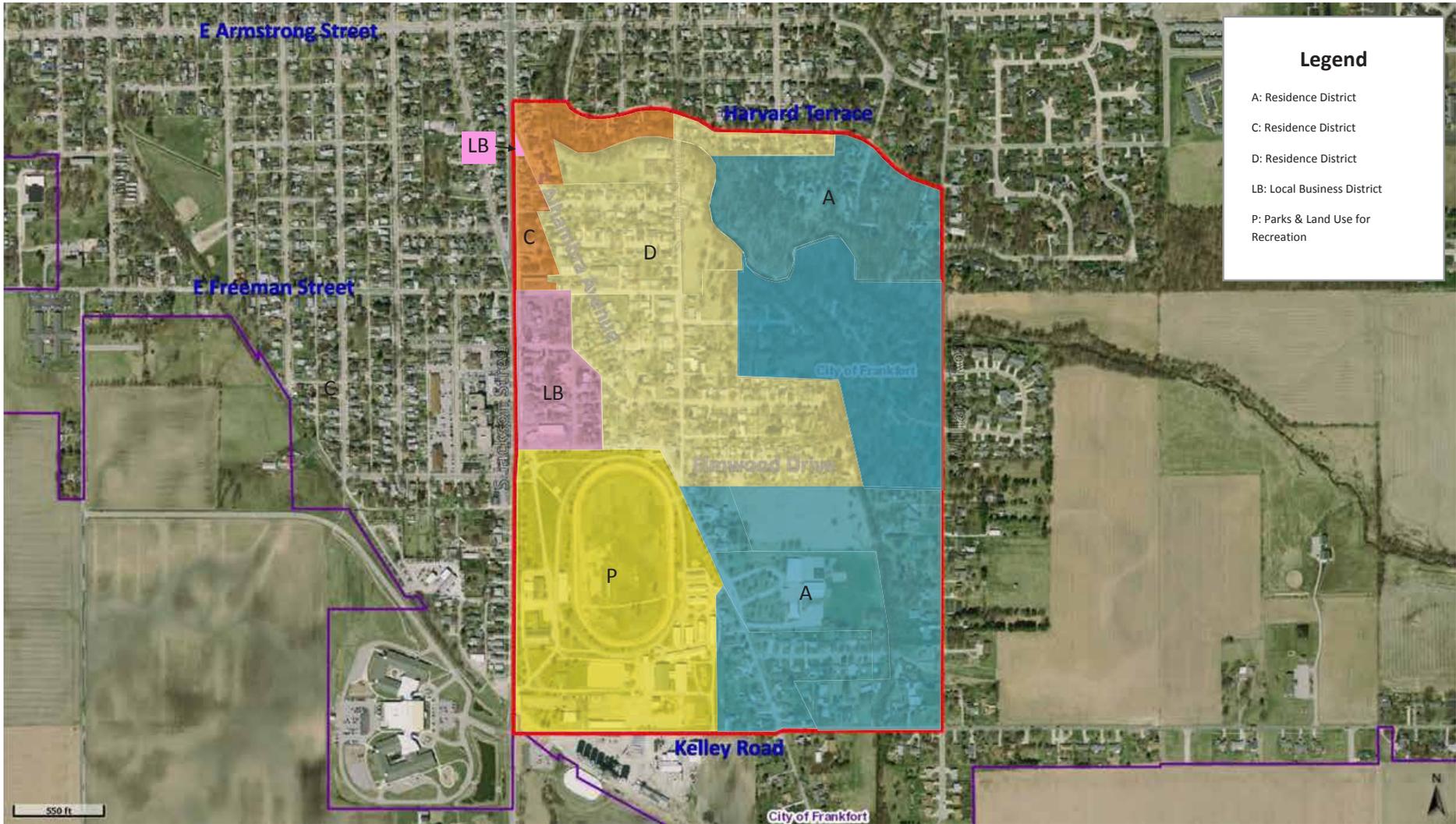
#### *LB - Local Business:*

The Local Business District require buildings to be set back 25 feet from the property lines of bordering streets. Nearly all types of retail business are permitted but no industry is allowed.

#### *S - Suburban Residence:*

This district comprises the territory beyond the city limits which has is not proposed for industrial or business use. Within this district, only single-family dwellings would normally be permitted. They would require building sites with minimum areas of 16,000 square feet and with minimum widths of 100 feet. This regulation would apply where public water supply and public sanitary sewers are not available. Where such utilities are both available the lot sizes could be reduced to 8,000 square feet with minimum widths of 66 feet. As the city expands beyond the city limits of the planning area utilities services will generally keep pace with development, which will permit the platting of lots in the 8,000 square foot category.

# Frankfort Southeast Neighborhood Livability Study Zoning Map



## Section 2: Planning Area

### Land Use Patterns

#### *Residential*

The Southeast Neighborhood Planning Area is predominantly residential. Prairie Creek cuts through the planning area. Homes to the northeast of the creek were constructed predominately from 1930 to 1970. Home prices in this area range approximately from \$110,000 to \$235,000. This is above the citywide average of \$82,900.

Homes on the southwest side of Prairie Creek are comprised of an older and smaller stock of homes than the northeast side of Prairie Creek. Homes were generally constructed from 1900 to 1950, which make most homes in this area over 50 years old. The value of the homes are approximately \$40,000 to \$100,000. Most homes are well maintained, but there are homes in substandard condition in need of maintenance and repair.

Two residential historic districts are located in the planning area. The Harvard Terrace Historic District consists of fine residences from the early 20th century and spans from Armstrong Street to East Street along Harvard Terrace. The homes are along a winding, shaded street and are bound by Prairie Creek to the south and west. The South Frankfort Historic District also comprises a portion of the planning area along N. Jackson Street from the northern planning area boundary to just north of Freeman. The district is much larger spanning from State Road 28 to the north, near Freeman to the south, Columbia to the west and the east side of Jackson to the east. This area is comprised of late nineteenth and early twentieth century homes and public buildings that represent a period of economic growth in the City. Scattered historic residential sites have also been identified throughout the neighborhood. Other notable historic properties include the Fairground Entrance and Office located at 1701 S. Jackson and the old state highway garage located at 1859 S. Jackson.

There are no senior housing facilities located in the planning area. A 50 bed housing development for seniors and disabled is currently being planned. The proposed Wesley Manor Southside project will consist of 20, 1-bed and 30, 2-bed units of senior housing. The project will be situated on 10+/- acres located off of Alhambra Avenue directly east of the Clinton County Fairgrounds. The project involves the rehabilitation of the vacant Southside Elementary School. The existing school building will provide 18 apartments as well as the leasing office, community room, theatre room, pickle ball court, Zumba exercise area, exercise bikes, a putting green, a recycling room, a computer room, wheelchair plug charging area and grocery cart storage



*Housing along Jackson Street*



*Housing along Williams Road*

## Section 2: Planning Area

room. Outdoor amenities will include a walking path, raised vegetable gardens, a greenhouse, a garden shed, a screened in gazebo within the tranquility garden, a bird watching area, bocce ball court, horse shoe pits, a fenced dog park, a gas fire pit, a screened in porch with picnic tables and grills. A new 2 story addition with an elevator, will provide space for the remaining 32 apartments. Every apartment will have an outdoor patio or balcony.

The Key Apartments are the only apartments located in the planning area. They provide approximately 10 units for rent. The Key Motel is adjacent and it provides housing on a weekly or monthly basis, it has 26 units.

The southeast area of Frankfort has a small amount of vacant properties and abandoned housing. Approximately six acres of undeveloped land, which is currently a hayfield, is located adjacent to the proposed senior housing property off of Alhambra Avenue.



*Akard's Convenience Center*

### *Neighborhood Commercial*

Along the west border of the planning area is a high concentration of commercial land uses. This area is primarily along Jackson Street. To the southwest of the planning area is the St. Vincent Frankfort Hospital (1300 Jackson Street). Other medical facilities and services line Jackson Street near the hospital. A small strip mall exists across from the hospital at the northeast intersection of Jackson Street and Fairground Road that is easily accessed by the neighborhood which includes a convenience store and dry cleaners. There were no grocery stores or restaurants identified in the planning area. A cafeteria is located in the hospital.

Downtown Frankfort is to the north end of the planning area. The downtown district provides restaurants, retail and other commercial services. A new CVS pharmacy has recently been constructed at State Road 28 (E. Walnut Street), approximately four blocks up and four blocks over from the northern edge of the planning area.

### *Education, Recreational, and Institutional*

Blue Ridge Primary and Green Meadows Intermediate Schools, part of the Community Schools of Frankfort, are located just southwest of the planning area, to the west of Jackson Street. The Learning Network of Clinton County is also located in the planning area along Jackson Street. An Ivy Tech Community College branch is located within downtown Frankfort, just to the north of the planning area.

## Section 2: Planning Area

Dorner Park is located at the north end of the planning area along Clay Street and the Clinton County Fairgrounds is located to the south off of Jackson Street.

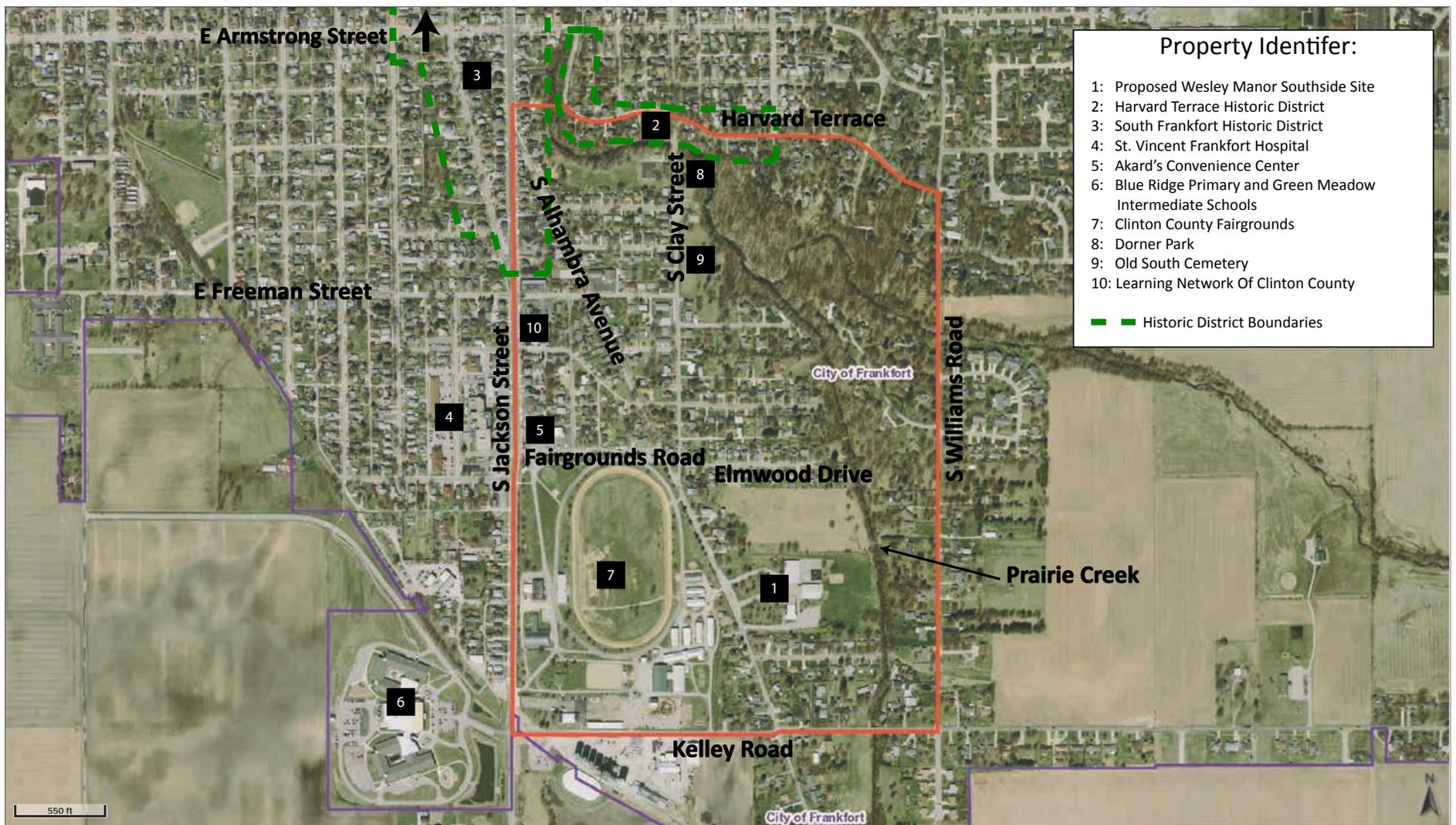
### *Municipal, Government, and other Community Services*

The Clinton County Public Safety Facility is located in the planning area off of Jackson Street. This facility houses Clinton County Emergency Medical Services, the Coroner's Office and the Emergency Management Agency. City and County departments and services are located five blocks north of the planning area in the downtown. Two churches were identified within the planning area, Soul's Harbor Missionary Baptist Church and Bethel Bible Holiness Church. The Old South Cemetery is located just south of Dorner's Park off of Clay Street.



# Frankfort Southeast Neighborhood Livability Study Identification Map

Date Created: 7/17/2014



A horizontal line with diamond-shaped ends at both ends. In the center of the line is a yellow rectangular box with rounded corners. Inside this box, the text "Section 3: Community Profile" is written in a bold, dark blue, italicized font.

***Section 3: Community Profile***

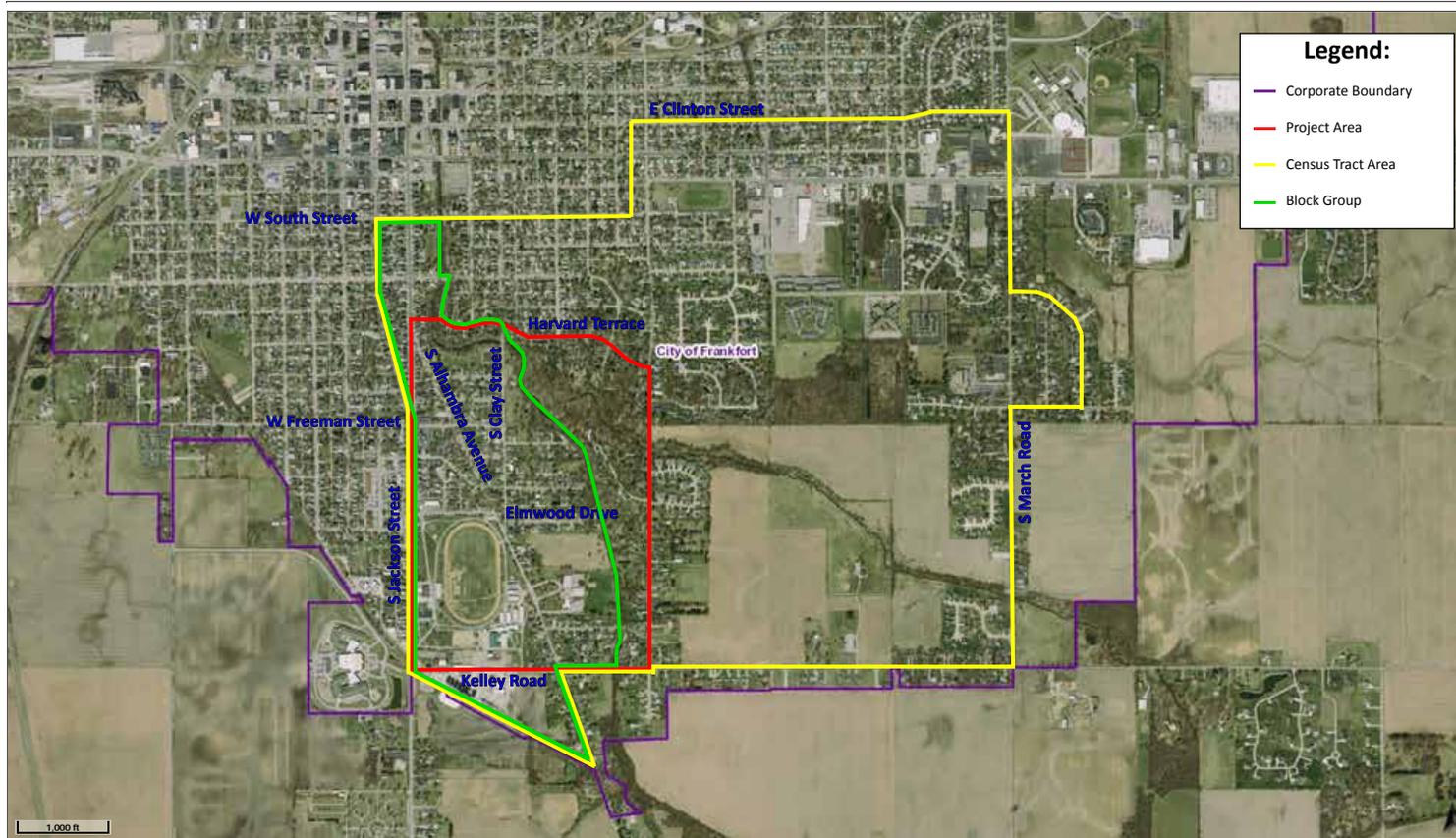
## Section 3: Community Profile

### Methodology

The data presented within the Community Profile section was derived using U.S. 2000 and 2010 Census data and 5-year 2008 – 2012 American Community Survey data. Census tract 9507 (Census Area) in Frankfort covers more than the Southeast Neighborhood Planning Area, but the planning area is all within this census tract. The boundaries of the Census Area can be viewed in the Community Profile Map on page 14. In addition, this map includes the boundaries for Census tract 9507 – block group 2 (block group area). The data at the block group level limited and is only available for 2010 Census so a parallel comparison cannot be made.

Frankfort Southeast Neighborhood Livability Study Community Profile Map

Created By: SturtzPMG  
Date Created: 8/12/2014



## Population

Table 1 represents population by age and sex for the Census Area and the City of Frankfort for 2012. The Census Area population was 3,569 and was 16,433 for the City of Frankfort. The Census Area covers 21.7 percent of the total population of the City.

The Census Area has a higher population in the age 65 and older cohort with 19.6 percent compared to 13.1 percent for the City. In addition, there were 17.3 percent in the 55 – 64 age cohort in the Census Area compared to 11.1 percent for the City. These statistics show a higher concentration of senior population in the southeast area of the City. In addition, the Census Area population has less that are under 18 years old with 21.5 percent compared to 27.6 percent city-wide.

The block group area (more representative of the planning area), had a population of 939 in 2010. Out of this population, 14.8 percent were 65 and older and 8.3 percent were under 5 years old. Otherwise the other age cohorts were distributed fairly evenly: 5 – 14 years at 13.0 percent; 15 – 24 years old at 14.1 percent; 25 – 34 at 12.9 percent; 35 – 44 at 12.8 percent; 45 – 54 at 12.9 percent; and 55 – 64 at 11.2 percent.

As of 2012, there is a higher female population in the Census Area and the City than male. Out of the 65 and older population in the Census Area, 73.3 percent were female compared to 63.6 percent for the City. Although the neighborhood is showing some decrease in the senior population, the baby boomer population is increasing. In addition, STATS Indiana projects that the senior population will increase throughout Clinton County by 34.4 percent from 2010 to 2050.

### Section 3: Community Profile

Table 1: Population by Age & Sex

	Census Tract 9507	Percent	City of Frankfort	Percent
Total Population	3,569	---	16,433	---
Under 5 Years	264	7.4%	1,568	9.5%
5 - 14 years	433	12.1%	2,464	15.0%
15 - 24 years	371	10.4%	2,384	14.5%
25 - 34 years	517	14.5%	2,216	13.5%
35 - 44 years	301	8.4%	2,013	12.2%
45 - 54 years	369	10.3%	1,815	11.1%
55 - 64 years	616	17.3%	1,827	11.1%
65 - 74 years	384	10.8%	1,055	6.4%
75 - 84 years	249	7.0%	761	4.6%
85 years and over	65	1.8%	330	2.1%
Under 18 years	768	21.5%	4,535	27.6%
65 years and over	698	19.6%	2,146	13.1%
Total Population				
Male	1,627	45.6%	7,986	48.1%
Female	1,942	54.4%	8,447	51.9%
65 years and over				
Male	188	26.9%	781	36.4%
Female	510	73.1%	1,365	63.6%

Source: U.S. Census ACS 2012

Population trends by age were used for comparison of the Census Area and the City of Frankfort for 2000 to 2012 as displayed in Table 2. From 2000 to 2012, the Census Area experienced population growth of 2.0 percent while the City of Frankfort experienced a slight population decline of 1.4 percent.

In the Census Area, there were four age cohorts that experienced an increase: age 55 – 64 years old had a 78.6 percent increase; age 25 – 34 had a 52.9 percent increase; under 5 years old had a 42.7 percent increase; and age 65 – 74 had a 2.9 percent increase. In the City, the highest percentage increase was in the age cohort of 55 – 64 years old at a 42.4 percent increase. The other increase was in the under 5 age cohort with a 20.9 percent increase.

### Section 3: Community Profile

In the Census Area, the age 65 years and older cohort experienced an 11.8 percent decrease from 2000 to 2012. The City also experienced a decrease in this age cohort with an 18.0 percent decrease. This is also exemplified in the 65 year old and older breakdown by sex. The females in the Census Area over the age of 65 were the only cohort with an increase, and only of 1.6 percent.

Table 2: Population Trends by Age

	Census Tract 9507		Percent Change	City of Frankfort		Percent Change
	2000	2012		2000	2012	
Total Population	3,498	3,569	2.0%	16,662	16,433	-1.4%
Under 5 Years	185	264	42.7%	1,297	1,568	20.9%
5 - 14 years	448	433	-3.3%	2,495	2,464	-1.3%
15 - 24 years	431	371	-14.0%	2,526	2,384	-5.7%
25 - 34 years	338	517	52.9%	2,246	2,216	-1.4%
35 - 44 years	470	301	-36.0%	2,299	2,013	-12.5%
45 - 54 years	490	369	-24.7%	1,898	1,815	-4.4%
55 - 64 years	345	616	78.6%	1,283	1,827	42.4%
65 - 74 years	373	384	2.9%	1,198	1,055	-11.9%
75 - 84 years	333	249	-25.3%	1,019	761	-25.4%
85 years and over	85	65	-23.6%	401	330	-17.7%
Under 18 years	784	768	-2.1%	4,498	4,535	0.8%
65 years and over	791	698	-11.8%	2,618	2,146	-18.0%
Total Population						
Male	1,631	1,627	-0.3%	8,119	7,986	-1.6%
Female	1,867	1,942	4.0%	8,543	8,447	-1.1%
65 years and over						
Male	289	188	-35.0%	968	781	-19.3%
Female	502	510	1.6%	1,650	1,365	-17.3%

Source: U.S. Census 2000 & ACS 2012

### Section 3: Community Profile

Table 3 represents race of the population. Since the racial makeup of the City of Frankfort is predominately white, some of the racial percent change numbers are not relative as the actual population numbers are too small for the percentage change to be applicable. The racial makeup of the Census Area is similar to that of the City. In the Census Area, 86.2 percent of the population is white and as is 88.9 percent city-wide. For the classification of some other race, there was 10.6 percent for the Census Area and 7.0 percent for the City. Otherwise, there was 2.2 percent black for the Census Area and 1.1 percent black for the City; both had 0.7 percent American Indian/Alaskan Native; and 0.3 percent for the Census Area and 2.3 percent for the City that were in the two or more race classifications. Ethnicity is also included for Hispanic or Latino origin for any race. There was 14.9 percent of the population in the Census Area that is Hispanic or Latino. The Hispanic or Latino population increased by 281.3 percent in the Census Area from 139 to 530. The City had an increase of 86.3 percent of Hispanic or Latino origin of any race from 2000 to 2012.

The block group area had somewhat similar statistics to the Census Area when looking at 2010 statistics for the block group area. Of the total population of 939, this included 87.0 percent white, 0.3 percent black, 0.2 percent for both American Indian/Alaskan Native and Asian, 11.1 percent for some other race and 2.2 percent for two or more races. There was a higher percentage of Hispanic or Latino in the block group area with 20.4 percent.

**Table 3: Population by Race**

	Census Tract 9507	Percent	City of Frankfort	Percent
Total Population	3,569	---	16,433	---
White	3,074	86.2%	14,603	88.9%
Black/African American	78	2.2%	179	1.1%
American Indian/Alaska Native	25	0.7%	108	0.7%
Asian	0	0.0%	7	0.0%
Native Hawaiian/Pacific Islander	0	0.0%	0	0.0%
Some Other Race	380	10.6%	1,153	7.0%
Two or More Races	12	0.3%	383	2.3%
Hispanic or Latino (any race)	530	14.9%	4,201	25.6%

Source: U.S. Census ACS 2012

### Section 3: Community Profile

The familial status for the Census Area and the City is detailed in Table 4. There are a lower percentage of family households in the Census Area at 56.3 percent compared to 65.1 percent in the City. There are a higher percentage of married households in the Census Area compared to the City with 77.2 percent compared to 66.3 percent respectively. There was also a lower percent of female-headed households at 5.8 percent for the Census Area compared to 9.9 percent for the City.

**Table 4: Familial Status**

	Census Tract 9507		Frankfort	
	Number	Percentage	Number	Percentage
Total Households	1,527	100%	5,642	100%
Family Households	860	56.3%	3,673	65.1%
Married households	663	77.2%	2,435	66.3%
Male-headed Households	147	17.0%	874	23.8%
Female-headed Households	50	5.8%	364	9.9%
Non-Family Households	667	43.7%	1,969	34.9%

Source: U.S. Census ACS 2012

### Economic Conditions

Economic factors are provided through the 2012 American Community Survey and include employment status, poverty status, median income and educational attainment. These indicators can assist in determining whether or not an area experiences more distress than the overall City. From the statistics presented, the Census Area’s economic factors are slightly better than the entire City.

Table 5 shows the unemployment rate in the Census Area for 2012 was significantly lower at 3.7 percent compared to 11.5 percent for the City. The highest unemployment rate for the Census Area was in the 20 – 24 year old cohort at 11.0 percent, which compares to 12.5 percent for the City. The highest unemployment rate for the City was in the 16 – 19 year old cohort at 20.7 percent compared to 5.8 percent in the Census Area.

### Section 3: Community Profile

**Table 5: Employment Status**

	Census Tract 9507 Total	Census Tract 9507 Unemployment Rate	City of Frankfort Total	City of Frankfort Unemployment Rate
Population 16 years and over	2,837	3.7%	12,246	11.5%
16 - 19 years	167	5.8%	891	20.7%
20 - 24 years	169	11.0%	1,338	12.5%
25 - 44 years	818	6.2%	4,229	12.5%
45 - 54 years	369	0.0%	1,815	9.9%
55 - 64 years	616	0.0%	1,827	5.9%
65 - 74 years	384	0.0%	1,055	10.5%
75 years and over	314	0.0%	1,091	0.0%

Source: U.S. Census ACS 2012

Of the total population, Table 6 shows there are 12.6 percent in the Census Area compared to 19.6 percent. The poverty status of the Census Area is lower in all age categories: Under 18 years, 18-64 year and 65 and over as compared to the City.

**Table 6: Poverty Status**

	Census Tract 9507 Total	Census Tract 9507 Below Poverty	Percent of Population	City of Frankfort Total	City of Frankfort Below Poverty	Percent of Population
Population for whom poverty status is determined	3,513	443	12.6%	15,911	3,118	19.6%
Age:						
Under 18 years	712	168	4.8%	4,424	1,397	8.8%
18 - 64 years	2,103	244	7.0%	9,534	1,600	10.1%
65 years and over	698	31	0.8%	1,953	121	0.7%

Source: U.S. Census ACS 2012

### Section 3: Community Profile

Table 7 presents the median income in the past 12 months for a variety of cohorts per the 2012 American Community Survey. Overall, the majority of the cohorts show a higher median income in the Census Area than citywide. The three that were lower were those aged 15 – 24 years old with a median income of \$14,702 compared to the City for this cohort at \$31,643; the 65 years and older cohort with a \$26,920 median income compared to \$27,973 for the City; and female householders in the Census Area had a median income of \$17,155 compared to \$27,888 for the City. One of the significant differences was the age 45 – 64 cohort with a median income of \$63,090 for the census area as compared to \$46,832 for the City.

**Table 7: Median Income in the Past 12 Months**

	Census Tract 9507	City of Frankfort
Households	1,527	5,642
Median Income	\$43,469	\$38,491
Household Income by Age of Householder		
15 - 24 years	\$14,702	\$31,643
25 - 44 years	\$55,833	\$44,493
45 - 64 years	\$63,090	\$46,832
65 years and over	\$26,920	\$27,973
Families	860	3,673
Median Income	\$58,906	\$48,080
With own children under 18	\$56,548	\$43,185
With no children under 18	\$60,625	\$54,648
Married couple families	\$68,966	\$56,023
Female Householder	\$17,155	\$27,888

Source: U.S. Census ACS 2012

### Section 3: Community Profile

Table 8 describes the educational attainment of the populations for 25 and older. There is a higher percentage of the population in the Census Area that has degrees. For those with a bachelor’s degree or higher, there is 18.6 percent of the population compared to 11.5 percent of the City’s population. Of those with no diploma, there was 23.7 percent for the total population of the City compared to 12.3 percent of the total population of the Census Area.

**Table 8: Educational Attainment**

	Census Tract 9507	Percent	City of Frankfort	Percent
Population - 25 years and over	2,501	---	10,017	---
Less than 9th grade	187	7.5%	1,399	14.0%
9th - 12th, no diploma	119	4.8%	976	9.7%
High school graduate	1,112	44.5%	4,487	44.8%
Some college, no degree	473	18.9%	1,495	14.9%
Associate’s degree	146	5.8%	510	5.1%
Bachelor’s degree	264	10.6%	753	7.5%
Graduate degree or higher	200	8.0%	397	4.0%

Source: U.S. Census ACS 2012

## Section 3: Community Profile

### Housing

The total occupied housing units in the Census Area for 2012 were 1,638, which is 24.7 percent of the total occupied housing stock of 6,641. The age of the housing stock is not as old in the Census Area as compared to the City as a whole. The highest percentage of homes in the Census Area falls within the year built from 1960 – 1979 with 32.1 percent. This is followed by homes built from 1940 – 1959 with 28.6 percent and then 25.0 percent built 1939 or earlier. The City had the highest percentage of homes built 1939 or earlier at 40.7 percent.

**Table 9: Physical Characteristics of Housing Stock**

	Census Tract 9507	City of Frankfort
<b>Total Occupied Housing Units</b>	1,638	6,641
<i>Housing Units by Year Built</i>		
2000 or later	3.3%	3.8%
1990 - 1999	4.5%	7.2%
1980 - 1089	6.4%	4.4%
1960 - 1979	32.1%	22.3%
1940 - 1959	28.6%	21.6%
1939 or earlier	25.0%	40.7%

Source: U.S. Census ACS 2012

### Section 3: Community Profile

As shown in Table 10, there is a lower percentage of housing units in the census area that are vacant than in the City, with 6.8 percent compared to 15.0 percent respectively. There are also more owner-occupied housing units in the Census Area than in the City, with 66.5 percent compared to 59.1 percent respectively. In the Census Area, a majority (47.8 percent) of the vacant housing units are for sale, whereas, the City has only 18.4 percent vacant units for sale. Both the census area and City have similar rental percentages of vacant housing units with 24.2 percent and 28.9 percent respectively.

In the block group area, the 2010 Census indicated 406 housing units. Of these housing units, there were 367 occupied housing units with 39 vacant (9.6%). Of the occupied housing units, 239 (58.9%) were owner-occupied while 128 (31.5%) were renter-occupied.

**Table 10: Housing Tenure & Vacancy**

	Census Tract 9507	Percent	City of Frankfort	Percent
<b>Total Housing Units</b>	1,638	---	6,641	---
<i>Occupancy Status</i>				
Occupied Housing Units	1,527	93.2%	5,642	85.0%
Vacant housing Units	111	6.8%	999	15.0%
<i>Occupied Housing Units</i>				
Owner-Occupied Housing Units	1,015	66.5%	3,334	59.1%
Renter-Occupied Housing Units	512	33.5%	2,308	40.9%
<i>Vacancy Status</i>				
For rent	27	24.2%	288	28.9%
For sale only	53	47.8%	184	18.4%
Rented or sold, not occupied	0	0.0%	24	2.4%
For seasonal or recreational use	0	0.0%	0	0.0%
For migratory workers	0	0.0%	0	0.0%
Other vacant	31	28.0%	503	50.3%

Source: U.S. Census ACS 2012

### Section 3: Community Profile

Table 11 shows the housing tenure trends from 2000 to 2012. Both the Census Area and the City showed a substantial increase in vacant housing units with a 91.3 percent increase and a 147.9 percent increase respectively. Subsequently, this resulted in a decrease in occupied housing units. Occupied housing units also decreased from 2000 to 2012.

**Table 11: Housing Tenure Trends**

	Census Tract 9507		Percent Change	City of Frankfort		Percent Change
	2000	2012		2000	2012	
<b>Total Housing Units</b>	1,631	1,638	0.4%	6,682	6,641	-0.7%
<i>Occupancy Status</i>						
Occupied Housing Units	1,573	1,527	-3.0%	6,279	5,642	-10.1%
Vacant housing Units	58	111	91.3%	403	999	147.9%
<i>Occupied Housing Units</i>						
Owner-Occupied Housing Units	1,061	1,015	-4.4%	3,882	3,334	-14.2%
Renter-Occupied Housing Units	512	512	0.0%	2,397	2,308	-3.8%

Source: U.S. Census 2000 & American Community Survey 2008-2012

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***Section 4: Public Facilities & Services***

## Clean Water and Drinking Water

The City of Frankfort's Water Utility provides drinking water service to the area. The current system has been in service since the 1940s making it 70 plus years old, with one or two small sections that are newer. Water mains are 6" and 8" cast iron. Fire flow capacity runs near 1,000 gpm from a 2 ½" nozzle through most of this area. There are very few low pressure spots. Within the past five years, there have been no capital improvement projects other than service line replacements and nothing is planned for the next five years. Within the planning area there are 54 fire hydrants. The most recent water rate increase was in 2008, with a revision in 2009 placing payment for fire protection water on each customer rather than on property taxes.

The City of Frankfort Wastewater Department provides sewer, along with stormwater services to the City of Frankfort. Within the planning area, both sanitary and stormwater are gravity systems. Sewer lines in the area are 50 to 90 years old, aside from a stretch along Kelley Road west of Alhambra that is twenty years old.

Stormwater exists in some areas, but not throughout. The nearest, most recent stormwater project was just south of the Southside School property from Alhambra to Prairie Creek. Future improvements are needed on South Prairie Street from Hackett's to East Freeman Street. There currently is no stormwater at this location and residents have complained about water standing in yards. A possible county owned stormwater line to the south of the fairgrounds has been identified as possibly being in bad shape. The Clinton County Fair Board has identified stormwater as an issue that needs to be addressed.

## Transportation

The City of Frankfort 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 oversees engineering services and construction supervision for all public streets, alleys, and sidewalks. The City has been appropriating approximately \$100,000 per year for repaving of roads. Fairground Road has been identified as a location for repaving in 2014.

Primary streets in the area include the perimeter roads, including Kelley Road to the south, S. Williams Road to the east, Harvard Terrace to the north, and Jackson Street (State Route 38/39) to the west. Alhambra Avenue cuts through the area in a northwest to southeast pattern. Clay Street is another main north/south route for the neighborhood. Fairground Road is an east/west route that ties the neighborhood to commercial goods and services along Jackson Street.

#### Section 4: Public Facilities & Services

According to the Indiana Department of Transportation functional classification maps, there is one “Other Principal Collector” in the planning area – State Road 38/39. In addition there are two “Urban Minor Collectors” – Williams Road and Kelley Road.

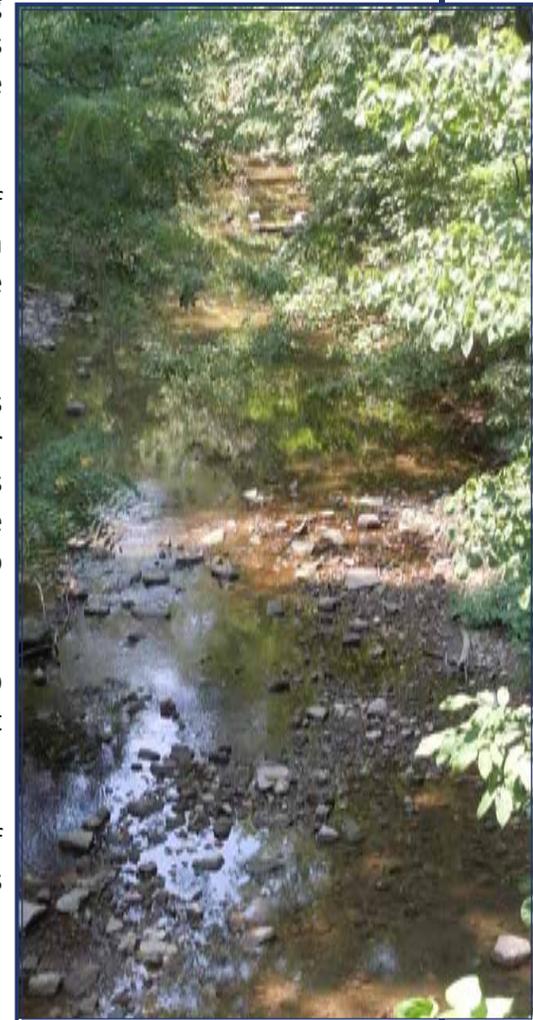
The Frankfort Loop Parkway is part of the City’s Complete Streets Initiative. A complete streets policy was adopted in 2012 and was defined as, “a comprehensive, integrated transportation network planned, designed, constructed, operated and maintained to facilitate safe and convenient travel along and across streets for all potential users including pedestrians, bicyclists, motor vehicle operators, transit riders, and people of all ages and abilities including children, the elderly, and the disabled”. Kelley Road, in the southern portion of the planning area is part of the southern boundary of the proposed Frankfort Loop Trail.

The planning area is divided by Prairie Creek. Connectivity from the west side to the east side of the creek is difficult since sidewalks are inconsistent, ranging from non-existent to poor condition to fair condition throughout the entire study area. The sidewalks throughout could mostly be classified as non-ADA compliant and not pedestrian-friendly.

Within the planning area, the following walkways have been highlighted by Healthy Communities of Clinton County Coalition: Clay Street Walkway – a 2.2 roundtrip walkway that links Dorner Park to the south to the Golf Course to the north along Clay Street, Clinton County Fairgrounds Walkway – a 1 mile walkway throughout the fairgrounds, Jackson Street Walkway – A 3.6 mile walkway from Kelley Road to the south along Jackson Road to Kryger Street to the north, over to Main Street and back south to Jackson Street.

Clinton County Transit operates out of the Paul Phillippe Resource Center. A fleet of handicap accessible multi-passenger vehicles operates to provide a demand response system throughout Frankfort and Clinton County.

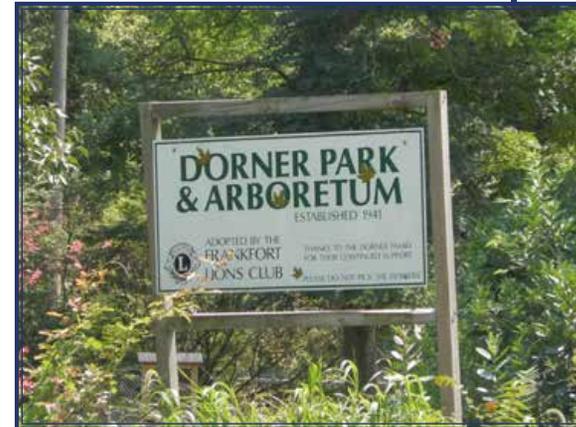
The Franklin/Clinton County Airport is located outside of the planning area, on the west side of the city. The planning area is outside of the Airport Overlay Zoning District. The airport provides a community-wide resource for small aircraft travel.



Prairie Creek

### Parks and Recreation

Dorner Park is located in the planning area. Amenities include swing sets, a slide, assorted playground equipment, a new basketball court, arbortoreum with gazebo, open grass play area suitable for soccer, football, kite flying, etc. The park has horseshoe courts where community leagues play and the state tournament will be held in 2014. There is also a “Free Little Library” at the park which houses free books available to everyone in the community based on the take a book, leave a book concept. Within the past five years, \$20,000 was spent on a new basketball court, goals and fencing as well as new lighting and a timer system for the lights. The City is currently evaluating the area for a new Pickleball Court.



Dorner Park

The Clinton County Fairgrounds is also located in the planning area. The fairgrounds plays host to not only the county 4-H fair, but many community supported projects and fundraisers such as the Garden Show. The track is available for walking, and stables provide boarding of horses for community members. The fairgrounds has a new fair board who are evaluating increasing the use of the property for more year round events such as derbies, horse races, flat track races, performances, and events. Activities are concluded by 11:00 p.m. to minimize impact to neighborhoods. Lighting, noise and dust from fairground activities can impact adjacent neighborhoods. The fair board is also considering improvements to the property including grandstand upgrading and painting, bathroom upgrades, a new track, improved parking and perimeter landscaping.



Clinton County Fairgrounds

The City of Frankfort is actively working to develop a system of walkways, greenways and trails to provide connectivity throughout the city. These efforts are in alignment with the healthy living initiatives of the Healthy Communities Coalition of Clinton County. Within the planning area, the Frankfort Loop Parkway and the Prairie Creek Walkway are planned projects.

The Prairie Creek Walkway is the backbone of the City’s trail network. The proposed trail would connect TPA Park to the North, to the downtown, and Dorner Park to the south. The trail would follow Prairie Creek and connect to Kelley Road to the south. Prairie Creek is immediately behind the proposed Wesley Manor Southside facility. A bridge over Prairie Creek and a walkway from the creek to Williams Street is currently in place. Improvement to this connection could provide improved access throughout the Southeast Neighborhood in between the east and west sides of the neighborhood.

## Public Safety

### *Police*

The Frankfort Police Department provides routine and directed patrols, criminal investigation services, bicycle and foot patrols, Special Weapons and Tactics (SWAT) operations when required, and traffic enforcement. There are no less than three and no more than six patrol officers that patrol the City of Frankfort at one time. At the current time, there are no officers dedicated to patrolling the planning area. However, when the need arises, officers are assigned to monitor traffic offense problems and other criminal, traffic and city ordinance violations.

The Police Department is currently planning capital improvement projects such as purchasing in-car video cameras, body cameras, a police narcotics dog, improvements to technology infrastructure, evidence storage expansion, new ballistics vests, new police vehicles and increasing personnel to develop a street crime/drug unit. The city is also preparing to conduct a feasibility study on the current condition of the police station.

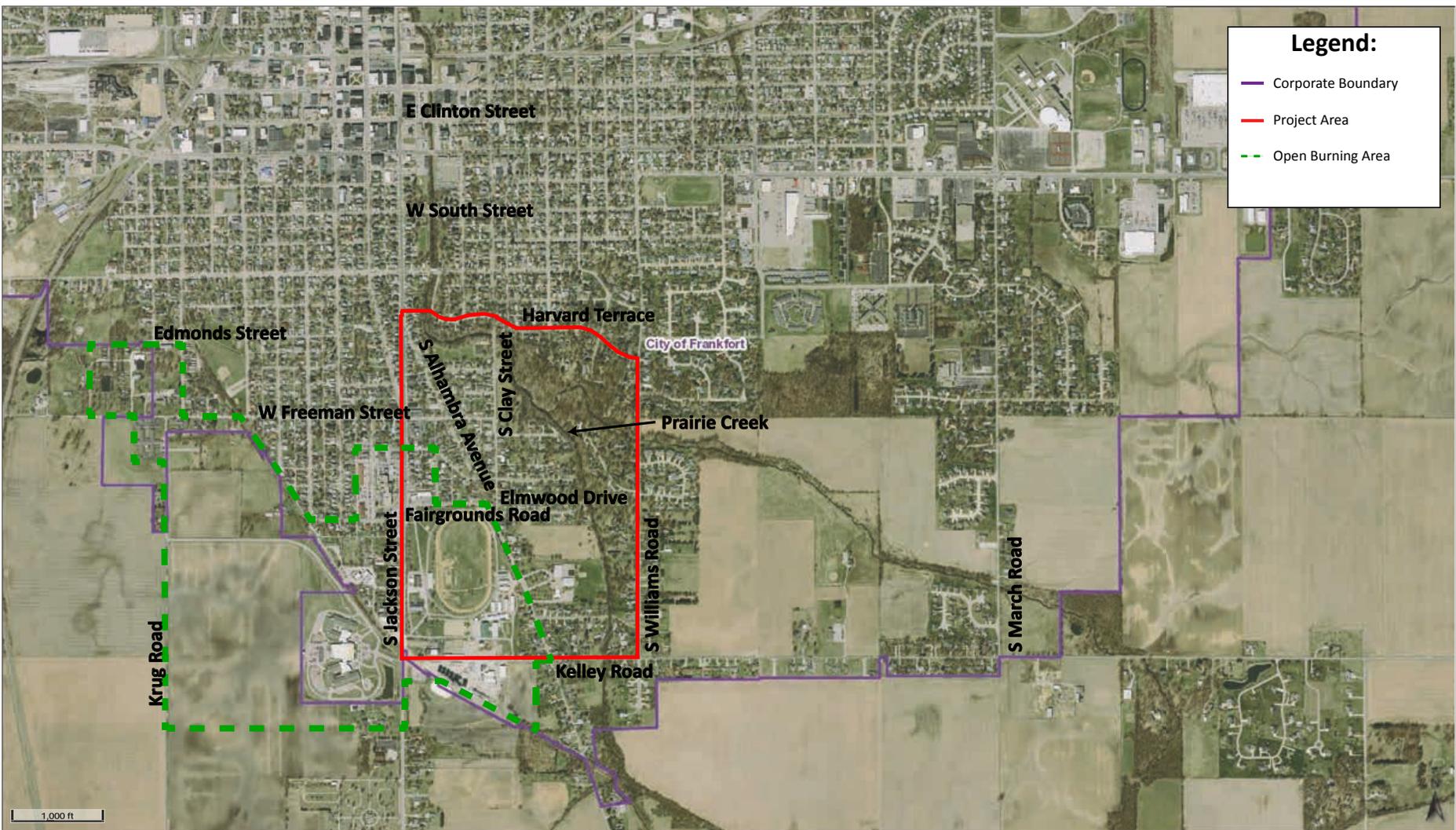
According to the Frankfort Police Department records, the planning area experiences a lower crime rate when compared to the rest of the city. Locations with the most reports called into the Police Department include Jackson Street, Alhambra Avenue, Fairground Street, Freeman Street, Harvard Terrace, and Kelley Road. Aside from traffic offenses, reports are primarily for noise, animal problems, juvenile mischief, theft, and battery/assault. According to the City's Pin mapping diagram which documents Uniform Crime Report Crimes and their locations, there have been no murders, no rapes, fifteen reports of battery/assault, and fifty reports of theft from 2009 to 2014 in the planning area.

### *Fire*

The Frankfort Fire Department provides the following public safety services to the City: Fire suppression, rescue, EMS, hazmat, rope rescue, confined space rescue, trench rescue, inspection, fire prevention/safety and cold water/ice rescue. Fire Station 1, located at 257 S. Clay Streer is the primary responder to the planning area. Average response time is three minutes. This station is where the fire headquarters is located. Equipment includes Ladder 1, Rescue 1, Engine 1, Grass Truck 1, a special response truck and Tanker 1 & 2. Planned improvements at this station includes a new rescue/pumper on order, a new battalion vehicle, new turnout gear in 2015 and future updates to headquarters. Secondary response is provided by Station 2 located at 508 N. Main Street. Response time to the planning area is five minutes.

Frankfort Southeast Neighborhood Livability Study Open Burning Map (Section 4)

Created By: SturtzPMG  
Date Created: 8/12/2014



## Section 4: Public Facilities & Services

Over the past five years, run volumes have ranged from 12 to 50 annually compared to city-wide run volume ranges of 880 to 3,150. Runs have ranged from two to eight fires annually, nine to 45 EMS assists, one to four car accidents, and one bomb threat. In 2012, ALS assumed responsibility for primary EMS response in the City. ALS is located just south of the fairgrounds off of Jackson Street within the project area. Three ALS ambulances are at this location.

This area has quick response times from both Fire and EMS as well as adequate water supply for firefighting purposes. The location of the hospital allows for a lower response time. A helicopter pad is also located at the fairground for the use of emergency flights. A portion of this area falls within zone 4 which disallows open burning.

The Fire Department identified overgrowth of vegetation along creek banks and the need to look for access for the Fire Department. Also, recommended that the fairgrounds keep manure and straw piles to a minimum at the fairgrounds to prevent spontaneous combustion. More interaction with the new fair board is desired to identify any other safety concerns.

### Building Department

The Frankfort Building Services 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 staff to the Board of Zoning Appeals and Planning Commission; enforcement of ordinances on substandard housing; and enforcement of nuisance violations.

The following types of violations have occurred within the planning area over the past five years: code violations, high grass violations, trash out early, property line disputes. According to the department, compared to other areas of the city, this area has very few violations. Violations are equitably enforced throughout the project area, with some resistance along Alhambra Avenue and Jackson Streets. No buildings have been condemned or demolished in the area in the last five years. Overall the neighborhood is very well respected that takes pride in the properties. Complaints turned into the Building Department are followed up on and processed quickly,

### Community Services

There are several community services offered throughout the community that aid in the livability of Frankfort's residents, including those in the planning area. Below are a few of the entities:

## Section 4: Public Facilities & Services

### *St. Vincent's Frankfort Hospital*

Residents in the project area have excellent access to medical facilities and services. The St. Vincent Frankfort Hospital is located directly west of the planning area, off of Jackson Street. The hospital offers a variety of health services including: cancer care cardiovascular services, diabetes care, digestive health, emergency care, maternity services, medical imaging, rehabilitation services, respiratory services, surgery and women's health. The hospital offers a variety of other services and several health education programs and events for the community including health education, screening & prevention.



*St. Vincent's Frankfort Hospital*

### *The Open Door Clinic*

The Open Door Clinic is a volunteer-based, community-sponsored clinic that provides free medical services for uninsured and underinsured, low-income residents of Clinton County. The clinic is outside of the area but available to residents throughout Clinton County in need. The clinic is located at 51 W. Clinton Street Suite 107 in Frankfort, Indiana 46041.

### *Frankfort Community Public Library*

The Frankfort Community Public Library is located at 208 W. Clinton Street. The library offers books and other resources to the public for research and pleasure. The library has genealogical and other historical resources and offers cultural and educational opportunities for the community.

### *Purdue Extension Learning Network of Clinton County*

Located on Jackson Street within the planning area, the Learning Network provides a variety of educational opportunities to the residents of Clinton County. The network connects people and organizations to options throughout Indiana. Current programs include language instruction, minority health coalition, technology instruction, workforce development and youth & family services, nutrition counseling, GED classes, Civic Class, Smoking cessation, tutoring and the county extension.

### *Paul Phillippe Resource Center*

The Paul Phillippe Resource Center provides a wide variety of services and programs for Frankfort's senior citizens. The Center offers is a transit program, providing transportation to various stops within the community. The Center also provides Clinton County senior citizens with counseling, advocacy, social activities, recreation and home delivered meals and meals at the Center.

A horizontal line with diamond-shaped endpoints at both ends. In the center of the line is a yellow rectangular box with rounded corners containing the text "Section 5: Public Participation".

***Section 5: Public Participation***

## Section 5: Public Participation

Public input was sought throughout the planning process. This input included coordination with the Planning Advisory Committee. The committee met throughout the planning process to provide input and support to the initiative. Members included the Mayor, Plan Commission President, City Council President, Board Chair of Wesley Manor, CEO of Wesley Manor, and a representative from Keller Development.

Individual interviews were conducted in July 2014 with stakeholders in the area including representatives from: Clinton County Fairgrounds, St. Vincent Frankfort Hospital, the Healthy Communities of Clinton County Coalition, the Clinton County Chamber of Commerce, Paul Phillippe Resource Center, and City of Frankfort Department Heads.

A public neighborhood workshop was conducted on July 21, 2014. Thirty-three people were in attendance. Residents were asked to give their input as to the strengths and needs of the planning area as well as their vision of how they would like for the neighborhood to improve over the next ten years. Participants were asked to “vote” for their top vision priorities. Good Sidewalks & Streets, Infrastructure Improvements, Safe Parking, Connecting Sidewalks and keeping the facility open for elderly were the top priorities. A summary of input received is as follows:



## Section 5: Public Participation

Strengths	Tally
Hospital	4
Quiet (Calm)	4
Dorner Park	4
Natural Waterway (Wildlife)	2
Fairgrounds	2
Owner Occupied Area	2
Numerous Street Lights	2
Accessibility to Indy	2
Public Safety	1
Lighting	1
Blank Canvas (Vision)	1
Sense of Community	1
Trees (Nature)	1
Single-family Homes	1
Closeness to Blue Ridge & Green Meadow Schools	1
Akard's Convenience Store	1
Low Crime Rate	1
Elderly	1
Good Neighborhood/Neighbors	1

Vision	Tally
<b>Good Sidewalk and Streets</b>	<b>12</b>
<b>Infrastructure Improvements</b>	<b>10</b>
<b>Sound &amp; Safe Parking</b>	<b>7</b>
<b>Facility Remains for Elderly</b>	<b>7</b>
<b>Connecting Sidewalks</b>	<b>6</b>
Prairie Creek & Dorner Park Walkway to Downtown	5
Maintain Single Family Home as Primary Type of Housing	5
Planned Public Transit Stops	4
Safe School Routes	4
Planned Public Transit Stops	4
Urban Forest at Fairgrounds	3
Shelter House (Picnics)	2
Designated Senior Center	2
Hayfield Pocket Park, Senior Park, Community Garden	2
New Fencing at Fairgrounds	1
Strategic Planting of Trees Along Corridors	1
Pool on Site (Small Therapy)	1
Community Activities	1
Trees	1

\*Top five are bolded

Needs	Tally
Sidewalks/Trails/Pathways (Clay, Alham, Kelley, Williams, Alhambra)	4
Utility Upgrade	1
Plantings (wildflowers, etc.)	1
Dog Park	1
Resurfacing Roads	1
Public Transportation	1
Pickleball Courts (Park)	1
Noise From Fairgrounds	1
Storm Water Drainage	1
Creek Cleaner	1
Landscaping Improvements Fairgrounds	1
Housing Improvements	1
Smell from Fairgrounds (horses)	1
Increasing number of Vacant/Unkept Properties	1
Distance From Services for Residents	1
How much involvement (upkeep, etc.) from Wesley Manor?	1

***Section 6: Livability Assessment & Action Plan***

## 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 Southeast Neighborhood in Frankfort, Indiana 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 Highway 39
- Existing walkways highlighted by the Healthy Communities of Clinton County Coalition: Clay Street Walkway, Clinton County Fairgrounds Walkway, Jackson Street Walkway
- Existing walkway and pedestrian bridge over Prairie Creek that connects the Southside Elementary School property to Williams Road
- Future walking trail/connectivity:
  - Along Prairie Creek connecting TPA Park, the downtown, and Dorner Park to Kelley Road
  - Planned Safe Routes to Schools Project along Clay Street, Alhambra Avenue, and Fairground Road with a crosswalk & beacon at the intersection of Fairground Street and Jackson Street
  - Future Frankfort Loop Parkway, part of the City's Complete Streets Initiative, along Kelley Road
- Clinton County on-demand transit service

### Transportation Needs:

- Lack of a complete network of accessible, safe sidewalks throughout the neighborhood
- Street repaving/improvements throughout - Fairground Road slated for repaving in 2014
- Additional transit options such as a point deviated route system

## Section 6: Livability Assessment & Action Plan

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

To achieve this goal, recommended activities include:

1.1 Explore coordination of planned ADA compliant walkway, roadway and perimeter buffering improvements along Clay Street and Alhambra Avenue, at the Southside School over to Williams Road, and at Fairground Road as part of 1) Safe Routes to School improvements, 2) Wesley Manor Southside improvements, 3) Planned city repaving of Fairground Road, and 4) buffering of the Fairground through trees, etc. in anticipation of increased activity. (See Appendix A)

1.2 Investigate the possibility of the addition of expanded hours and/or a point-deviated route throughout the community.

Developing safer, walkable neighborhoods will assist in promoting alternative forms of transportation of pedestrian travel. Most specifically, pedestrian access along major roadways, near the fairground, school, hospital, and future senior housing development 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/>. According to the site,

“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 also a key aspect to creating safe, accessible transit locations. Providing alternative modes of transportation within the City provides low-income and disabled residents an alternative, but also creates a more economically viable community while improving the environment. The existing on-demand system is a valuable resource to the community. It would be worthwhile to explore the expansion of this service through expanded hours and services to meet specific community needs. Point deviated routes would provide vehicles that will stop at designated stops at scheduled times, but during the time in between scheduled

## Section 6: Livability Assessment & Action Plan

stops drivers will pick up and drop off passengers with advanced reservations over a dispersed area. This is a hybrid approach often used in rural areas seeking service beyond on-demand that do not have the ridership needed to sustain a fixed route system. Operating one deviated service rather than two separate services (fixed route and demand response) is a cost-effective transportation alternative.

*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
- Desire by residents to retain the primary use of the area as single family residential
- Low crime
- Low number of vacant units
- Long-term residents located in project area
- Proximity to St. Vincent Frankfort Hospital, Blue Ridge Primary and Green Meadows Intermediate schools, Dorner Park, and downtown
- Affordable properties for low- to moderate-income residents
- Harvard Terrace and South Frankfort Historic Districts

Housing Needs:

- Rehabilitation of existing aged housing stock
- Additional affordable senior 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 Encourage the rehabilitation or production of affordable senior rental housing.
- 2.3 Promote existing Residential Abatement Program.

## Section 6: Livability Assessment & Action Plan

The southeast side of Frankfort contains housing stock that is primarily over fifty years old. The area has a majority of single-family homes. Many homes are generally in an affordable price range for the lower-to moderate-income population. Reinvestment in housing within existing neighborhoods is an effective means of spurring additional investment, improving community pride, promoting public safety, breaking the cycle of neighborhood decline, and enabling senior citizens to age in place. Much of the existing housing in the study area, albeit owner-occupied or rental, is in need of improvements. Rehabilitation programs funded through U.S. Department of Housing and Urban Development Community Development Block Grants as administered by the Indiana Housing Community Development Authority can target specific areas for “priority consideration”. Although not a rehabilitation program, the Area IV Agency administers the Weatherization Program which provides energy audits of homes in order to help the occupant conserve energy and save money. Local Banks may also be open to partnering with programming requests through their Community Reinvestment Act requirements.

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 St. Vincent/Frankfort 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:

- Planning area located near state highway and southern “gateway” into the community
- Proximity to the hospital and medical facilities
- Easy access of downtown
- Clinton County Fairgrounds located in project area

### Economic Competitiveness Needs:

- More commercial services
- Grocery store & restaurants

## Section 6: Livability Assessment & Action Plan

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

To achieve this goal the recommended activities include:

- 3.1 Create an “identity” for the area through signage and streetscape improvements along S. Jackson Street (Southern Gateway).
- 3.2 Preserve St. Vincent Frankfort Hospital as a critical care access hospital and promote expansion of the emergency room.
- 3.3 Promote future medical service businesses in the area.
- 3.4 Support enhancements and elevated use of the Clinton County Fairgrounds as an event center, perhaps in collaboration with interior space of nearby schools for large scale activities.
- 3.5 Promote neighborhood friendly improvements such as perimeter tree plantings to buffer noise and dust at the fairgrounds.
- 3.6 Explore expanding the option of a local or neighborhood business zoning designation along Jackson Street to promote more commercial neighborhood business options.

Economic development is no longer just about “chasing smokestacks”. Investment in community development projects such as southern gateway improvements and capitalizing on a community’s assets and opportunities such as the St. Vincent Frankfort Hospital, surrounding health related businesses/agencies, and the Clinton County Fairgrounds, shows community pride and a sense of “place” that businesses look for when locating in a community.

*Support Existing Communities, Coordinate Policies & Leverage Investment*

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

Existing Community Strengths:

- Built capacity of community to obtain and manage federal funds
- Comprehensive planning completed to manage growth, development, and redevelopment

## Section 6: Livability Assessment & Action Plan

### Existing Community Needs:

- Continued 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 Implement planned complete streets and bike and walkway improvements as funding allows through Safe Routes to Schools and other U.S. Department of Transportation funding.
- 4.3 Address stormwater needs along S. Prairie Street from Hackett's to East Freeman Street.
- 4.4 Support Clinton County's Fairground investments and supportive stormwater needs.
- 4.5 Support Police & Fire Department applications for continued & enhanced public safety resources.

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.

### *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
- Code enforcement is manageable
- Low crime area
- Location of hospital, schools & Learning Network of Clinton County within or directly adjacent to project area.
- Other community services available

## Section 6: Livability Assessment & Action Plan

### Community & Neighborhood Needs:

- Access to fresh food
- More walkable neighborhoods

### *Goal 5: Facilitate the coordination of community services in the area*

To achieve this goal the recommended activities include:

- 5.1 Promote the expansion of the existing community gardens and/or farmer's market in the area.
- 5.2 Establish the opportunity for congregate meals open to the public at the Wesley Manor Site.
- 5.3 Re-evaluate the city's shared sidewalk improvement program to ensure maximum use of appropriated dollars.

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.

Fresh food access is an important element of neighborhood. Community gardens and farmer's markets are excellent ways to enhance resident's ability to grow their own fresh food, or have easy access to locally grown food. Within the project area these activities could be held at Doner's Park, the hayfield to the north of the Wesley Manor Southside site, or at the Clinton County Fairgrounds. The 4-H Club possibly could help with the promotion of these activities and well as through offering canning classes to preserve food through the winter months. The hospital cafeteria is also a location where healthy meals can be received by residents of the neighborhood. Through collaborative efforts such as the meal voucher program, this opportunity can be marketed and incentivized.

Aside from larger planned walkway improvements, the city also budgets \$50,000 a year to share in the expense of replacing sidewalks. This program has been underutilized in the past. The existing match is 50/50. This program should be evaluated to improve participation with residents throughout the community.

Through the planning process for the Southeast Neighborhood 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.

## *Section 6: Livability Assessment & Action Plan*

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 (2015)

Mid-term: 1 – 3 years (2016 – 2018)

Long-term: 4 – 10 years (2018 – 2025)

Section 6: Livability Assessment & Action Plan

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

Recommended Activities	Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Responsible Party	Implementation Measure
#1.1 Explore coordination of planned ADA compliant walkway, roadway and perimeter buffering improvements along Clay Street, Alhambra Avenue, at the Southside School over to Williams Road, and at Fairground Road as part of 1) Safe Routes to School improvements, 2) Wesley Manor Southside improvements, 3) Planned city repaving of Fairground Road, and 4) buffering of the Fairground through trees, etc. in anticipation of increased activity. (See Appendix A)	X			\$75,000	INDOT Safe Routes to School City of Frankfort Clinton County	City of Frankfort	Improved, ADA Compliant walkways, Roadway and Fairground buffering
#1.2 Investigate the possibility of the addition of expanded hours and/or a point-deviated route throughout the community.			X	\$50,000	Federal Transit Authority INDOT City of Frankfort Clinton County	Paul Phillippe Resource Center	Determination to move forward with pursuit of funding

Goal 2: Promote more equitable, affordable housing options

Recommended Activities	Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Responsible Party	Implementation Measure
#2.1 Pursue owner-occupied rehabilitation of housing funding opportunities for low-to moderate-income residents.		X		\$300,000	Indiana Housing and Community Development Authority (IHCDA)	City of Frankfort	Obtained funding to implement projects for low-income residents
#2.2 Encourage the rehabilitation or production of affordable senior rental housing.	X			\$7,600,000	Low Income Housing Tax Credits (IHCDA) Affordable Housing program (Federal Home Loan Bank) Deferred Developer Fee, Traditional Mortgage	Wesley Manor Keller Development	Obtained funding to implement Senior housing project
#2.3 Promote existing Residential Abatement Program	X			N/A	N/A	City of Frankfort	Increased program participation

Section 6: Livability Assessment & Action Plan

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

Recommended Activities	Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Responsible Party	Implementation Measure
#3.1 Create an “identity” for the area through signage and streetscape improvements along S. Jackson Street (Southern Gateway).		X		\$25,000	City of Frankfort	City of Frankfort	Completion of southern gateway improvement
#3.2 Preserve St. Vincent Frankfort Hospital as a critical care access hospital and promote expansion of the emergency room.	X	X	X	N/A	N/A	City of Frankfort Clinton County	Retained Presence
#3.3 Promote future medical service businesses in the area.	X	X	X	N/A	N/A	City of Frankfort Clinton County	Additional Business
#3.4 Support enhancements and elevated use of the Clinton County Fairgrounds as an event center, perhaps in collaboration with interior space of nearby schools for large scale activities.	X	X	X	TBD	Clinton County	Clinton County	Increased use of Fairground through collaboration
#3.5 Promote neighborhood friendly improvements such as perimeter tree plantings to buffer noise and dust at the Fairgrounds.	X	X		\$15,000	Clinton County	Clinton County	Perimeter improvements completion
#3.6 Explore expanding the option of a local or neighborhood business zoning designation along Jackson Street to promote more commercial neighborhood business options.	X			N/A	N/A	City of Frankfort Plan Commission	Construction as part of Zoning Ordinance update

Section 6: Livability Assessment & Action Plan

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

Recommended Activities	Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Responsible Party	Implementation Measure
#4.1 Update the city's grant strategy (capital improvement plan).	X			N/A	N/A	City of Frankfort	Strategy Completion
#4.2 Implement planned complete streets and Prairie Creek walkway improvements as funding allows.		X	X	TBD	U.S. Department of Transportation City of Frankfort Local Fundraising	City of Frankfort	Projects Completed
#4.3 Address stormwater needs along S. Prairie Street from Hackett Street to East Freeman Street.		X	X	TBD	Stormwater Utility Office of Community & Rural Affairs (CDBG Funds)	City of Frankfort	Project Completed
#4.4 Address Clinton County's Fairground supportive stormwater needs.		X	X	TBD	Clinton County Office of Community & Rural Affairs (CDBG Funds)	Clinton County	Collaborative Conversation & Project Completion
#4.5 Support Police & Fire Department applications for continued & enhanced public safety resources.	X	X	X	TBD	City of Frankfort U.S. Department of Justice U.S. Department of Homeland Security	City of Frankfort Police & Fire	Obtained funding for resources

Section 6: Livability Assessment & Action Plan

Goal 5: Facilitate the coordination of community services in the area

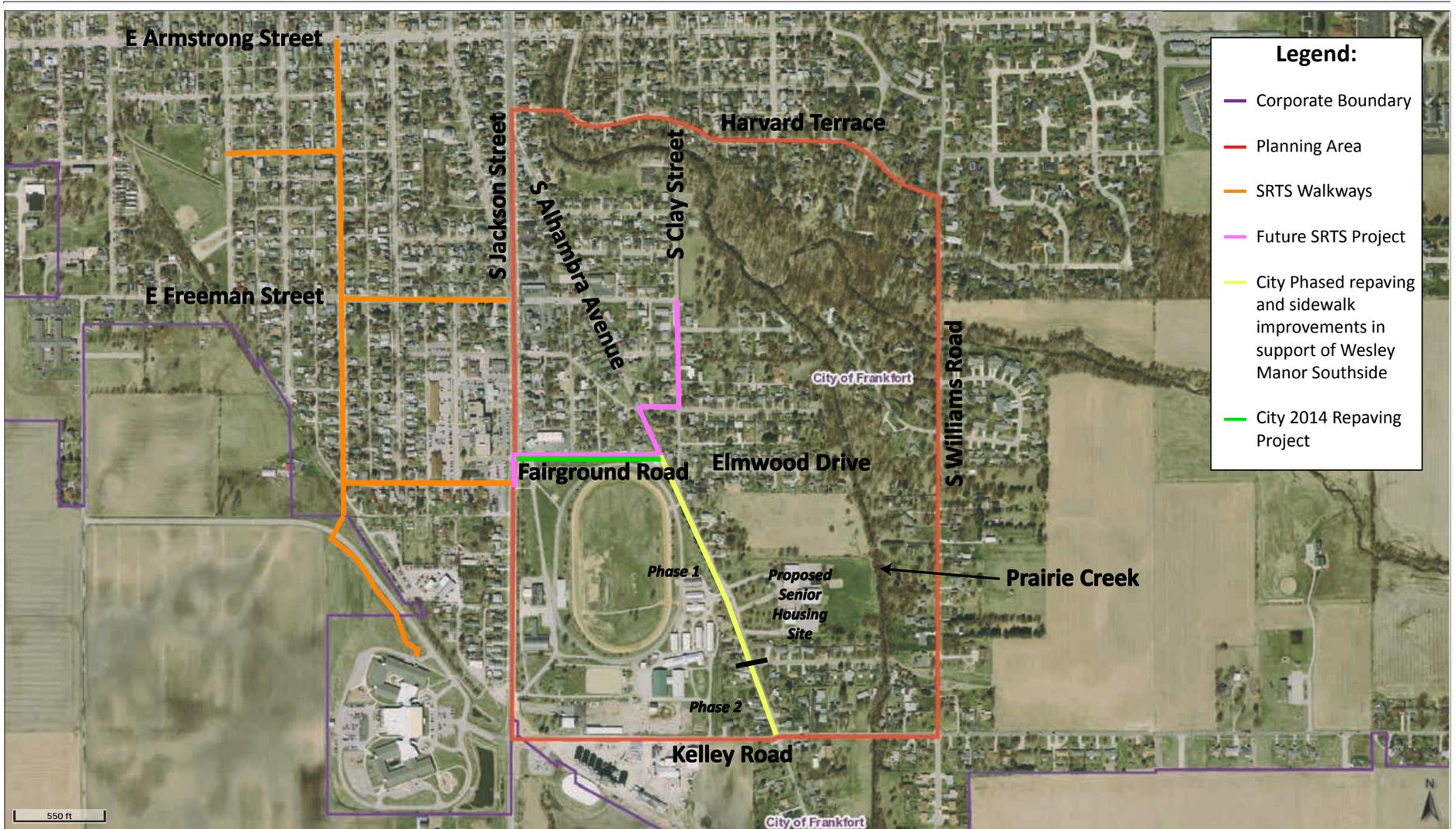
Recommended Activities	Immediate	Mid-term	Long-term	Estimated Cost	Potential Funding	Responsible Party	Implementation Measure
#5.1 Promote the expansion of the existing community gardens and/or a farmer's market in the area.		X		N/A	N/A	City of Frankfort	Increased opportunities for fresh fruit access in project area
#5.2 Establish the opportunity for congregate meals open to the public at the Wesley Manor Site.		X		N/A	N/A	Wesley Manor	Program Established
#5.3 Re-evaluate the city's current shared sidewalk improvement program to ensure maximum use of appropriated dollars.	X			N/A	N/A	City of Frankfort	Decision made on program changes



*Appendix*

# Frankfort Southeast Neighborhood Street and Sidewalk Improvement Map

Date Created: 7/17/2014



## Transportation

### *Bicycle and Pedestrian Program*

The Federal Highway Administration provides legislation and policy for the Bicycle and Pedestrian Program through the promotion of more walkable and bicycle-friendly communities. The program promotes non-motorized transportation alternatives that include funding for trails, bicycle friendly infrastructure, and providing bicycle access to transit. Funding opportunities are detailed on the FHWA website.

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

### *Transportation Alternatives Program*

The Indiana Department of Transportation (INDOT) provides funding for the Transportation Alternatives Program which is a combination of the previous Transportation Enhancement (TE) Program and the Safe Routes to School Program (SRTS). There are 12 eligible activities under the TE 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. The SRTS 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.

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

### *Recreational Trails Program (RTP)*

The Indiana Department of Natural Resources provides funding for this program from the Federal Highway Administration. Funds for this program must be used in ways that provide access to trails. Types of assistance include: new or rehabilitation of trails, trailheads and trail linkages; multi-use trails; acquisition and easement for trails; stream/river access sites; bridges, boardwalks, and crossings; signage; other support facilities; and 5 percent of the State's funds can be used for educational programs to promote safety and environmental protection of trails.

Match: 80% grant/20% local

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

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

### *PeopleForBikes Community Grant Program*

The PeopleForBikes Community Grant Program offers grant funding to encourage important and influential bicycle programs and projects. This program is used for federal funding leverage and includes projects such as: bike paths and rail trails, mountain

## Appendix B: Potential Funding Sources

bike trails, bike parks, BMX parks, and large-scale bicycle advocacy initiatives. Non-profit agencies can apply.

Funding Range: up to \$10,000

<http://www.peopleforbikes.org/pages/community-grants>

### *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/>

## Housing

### *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/myihcda/2479.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.

<http://www.in.gov/myihcda/2482.htm>

### *Rental Housing Tax Credits (RHTC)*

The Indiana Housing and Community Development Authority is the grant funding agency that manages the RHTC program.

## Appendix B: Potential Funding Sources

Section 42 housing under this program is set forth by requirements in the Internal Revenue Code. The developer applies for the tax credits through Qualified Allocation Plan.

<http://www.in.gov/myihcda/2483.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/myihcda/2354.htm>

### *Self-help Homeownership Opportunity Program (SHOP)*

SHOP grant funds are through the U.S. Department of Housing and Urban Development (HUD). The funds are eligible to national and regional non-profit organizations and consortia that purchase home sites for development for sweat-equity projects for low-income persons or families. Homeowners must commit sweat-equity into the construction of the home and then not be able to become homeowners otherwise.

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/affordablehousing/programs/shop](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/programs/shop)

### *Other Housing Resources*

#### *Joint Center for Housing Studies*

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

## Planning

### *Community Development Block Grant (CDBG)*

Community Development Block Grants are 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://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](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 are to promote community and economic development and assist in redevelopment of abandoned or underused industrial or commercial sites.

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/BEDI](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 and Economic Adjustment Assistance programs that provide assistance for construction, non-construction, technical assistance, and revolving loan fund projects. 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.

<http://www.eda.gov/funding-opportunities/>

## 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 20-year loan terms.

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

### *Water and Waste Disposal Direct Loans and Grants*

The U.S. Department of Agriculture (USDA) – Rural Development, offers funding for water and waste disposal for communities with less than 10,000 in population. Loan rates are issued and up to 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/UWP-dispdirectloansgrants.htm>

## Community Facilities

### *Community Development Block Grant (CDBG)*

A variety of funding programs are disbursed and administered through the Indiana Office of Community and Rural Affairs using CDBG funds. 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/2331.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.

## Appendix B: Potential Funding Sources

[http://www.rurdev.usda.gov/HAD-CF\\_Loans.html](http://www.rurdev.usda.gov/HAD-CF_Loans.html)  
[http://www.rurdev.usda.gov/HAD-CF\\_Grants.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](http://www.epa.gov/dced/sg_implementation.htm)

##### *Smart Growth Resources*

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

**COMMON COUNCIL  
CITY OF FRANKFORT, INDIANA**

**RESOLUTION NO. 14-18**

**A RESOLUTION OF THE CITY COUNCIL OF FRANKFORT, INDIANA,  
APPROVING THE "SOUTHEAST NEIGHBORHOOD LIVABILITY STUDY"  
COMMUNITY REVITALIZATION PLANNING DOCUMENT**

**WHEREAS**, the City of Frankfort has identified adequate reason to analyze the livability needs of residents of southeast Frankfort; and

**WHEREAS**, Sturtz Public Management Group, LLC, has been hired through partnership with Wesley Manor and Keller Development, Inc., to define and describe the issues, advise of its options, and make recommendations to address these issue in the near future; and

**WHEREAS**, the City of Frankfort has reviewed the process and the completed Southeast Neighborhood Livability Study, 2014 (the "Plan"), thoroughly and is satisfied with the services performed, methodology applied, and information contained therein; and

**WHEREAS**, the Frankfort Plan Commission has held a public meeting to consider the plan and certified the plan as being in alignment with the Frankfort Comprehensive Plan; and

**WHEREAS**, the City has received five (5) copies of the plan for its records and will keep them on file in the city offices for future reference.

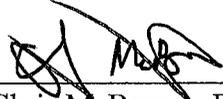
**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Frankfort that the Southeast Neighborhood Livability Study, 2014, is hereby approved.

This resolution shall be effective from and after its passage.

**DULY ADOPTED BY THE COMMON COUNCIL OF THE CITY OF FRANKFORT, INDIANA**, on this 22 day of September, 2014.

COMMON COUNCIL  
CITY OF FRANKFORT

BY:

  
Chris McBarnes, President

ATTEST:

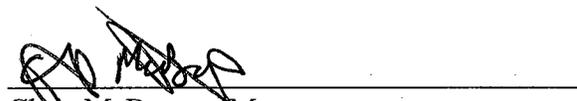
  
\_\_\_\_\_  
Judith E. Sheets

DATE: September 22, 2014

Presented by me to the Mayor of the City of Frankfort, Indiana, for approval and signature, this 22 day of September, 2014 at 7:00 P.M.

  
\_\_\_\_\_  
Judith E. Sheets, Clerk-Treasurer

Approved and signed by the undersigned as Mayor of the City of Frankfort, Indiana, this 22 day of September, 2014, at 7:00 P.M.

  
\_\_\_\_\_  
Chris McBarnes, Mayor



— 2014 —