

VIII. EXHIBITS & REFERENCES

Clinton County Housing Plan Telephone Survey Results

1. Are you currently living in a home or a rental property?

423 - 85% Home 77 - 15% Rental

2. **Home:**

A. Do you presently have a mortgage or is your home paid for?

204 - 48% Mortgage 217 - 52% Paid For

B. Overall, how do you feel about your present housing situation?

205 - 49% 206 - 49% 9 - 2% 2 - 0.5%
Very Satisfied Satisfied Dissatisfied Very Dissatisfied

C. Which best describes the condition of your home?

150 - 36% 263 - 62% 10 - 2%
Excellent Good Poor

D. How many bedrooms does your home have? 3.09 Average

E. For your household, is the size of your home?

43 - 11% 320 - 77% 51 - 12%
Too Small Just Right Too Large

3. **Rental:**

A. Which best describes the rental you live in?

39 - 51% 5 - 6% 3 - 4% 30 - 39%
House House Unit Duplex Apartment Building

B. Overall, how do you feel about your present housing situation?

26 - 34% 43 - 56% 6 - 8% 2 - 2%
Very Satisfied Satisfied Dissatisfied Very Dissatisfied

C. Which best describes the condition of your rental?

35 - 46% 38 - 49% 4 - 5%
Excellent Good Poor

D. For your household, is the size of you rental?

6 - 8% 70 - 91% 1 - 1%
Too Small Just Right Too Large

E. How many bedrooms does your rental have? 2.05 Average

F. Do you pay more or less than (\$Fair Market) a month for your rental?

4 - 6% More 68 - 94% Less

Fair Market: 0BR-\$344.00 1BR-\$438.00 2BR-\$583.00 3BR-\$811.00 4BR-\$958.00
5BR-\$1,101.00 6BR or More-\$1,254.00

Clinton County Housing Plan Telephone Survey

3. Rental (Continued):

G. Are utilities included in your rent?

21 - 28% Yes 53 - 72% No

4. How many people live in your household? 2.63 Average

5. Is your household income more or less than (\$Low-Income Limit) annually?

235 - 55% More 193 - 45% Less – Total Units

215 - 60% More 143 - 40% Less – Housing Units

20 - 29% More 50 - 71 % Less – Rental Units

Low-Income Limit based on Number of Persons in Household:

1-\$28,800 2-\$32,900 3-\$37,000 4-\$41,100

5-\$44,400 6-\$47,700 7-\$51,000 8-\$54,300

Clinton County Phone Survey Results														
Question	Colfax		Frankfort		Kirclin		Michigantown		Mulberry		Rossville		Total	
1 - Home	36	72%	206	82%	44	88%	47	94%	44	88%	46	92%	423	85%
1 - Rental	14	28%	44	18%	6	12%	3	6%	6	12%	4	8%	77	15%
2A - Mortgage	22	61%	105	51%	22	50%	19	40%	15	34%	21	46%	204	48%
2A - Paid For	14	39%	99	49%	22	50%	28	60%	29	66%	25	54%	217	52%
2B - Very Satisfied	15	42%	97	47%	23	52%	23	49%	21	48%	26	57%	205	49%
2B - Satisfied	21	58%	104	51%	18	41%	21	45%	23	52%	19	41%	206	49%
2B - Dissatisfied	0	0%	3	1.5%	2	5%	3	6%	0	0%	1	2%	9	2%
2B - Very Dissatisfied	0	0%	1	0.5%	1	2%	0	0%	0	0%	0	0%	2	0.5%
2C - Excellent	8	22%	80	39%	11	25%	20	43%	14	32%	17	37%	150	36%
2C - Good	27	75%	121	59%	33	75%	23	49%	30	68%	29	63%	263	62%
2C - Poor	1	3%	5	2%	0	0%	4	8%	0	0%	0	0%	10	2%
2D - # of Bedrooms	2.94		3.05		3.23		3.04		3.16		3.28		3.09	
2E - Too Small	3	8%	22	11%	7	16%	6	13%	1	2%	4	9%	43	11%
2E - Just Right	32	89%	153	78%	30	68%	38	81%	31	71%	36	78%	320	77%
2E - Too Large	1	3%	22	11%	7	16%	3	6%	12	27%	6	13%	51	12%
3A - House	4	29%	26	59%	5	83%	2	67%	0	0%	2	50%	39	51%
3A - Unit within a house	1	7%	2	5%	1	17%	0	0%	1	17%	0	0%	5	6%
3A - Duplex	1	7%	0	0%	0	0%	1	33%	0	0%	1	25%	3	4%
3A - Apartment Building	8	57%	16	36%	0	0%	0	0%	5	83%	1	25%	30	39%
3B - Very Satisfied	5	36%	13	30%	2	33%	1	33%	2	33%	3	75%	26	34%
3B - Satisfied	8	57%	24	54%	4	67%	2	67%	4	67%	1	25%	43	56%
3B - Dissatisfied	0	0%	6	14%	0	0%	0	0%	0	0%	0	0%	6	8%
3B - Very Dissatisfied	1	7%	1	2%	0	0%	0	0%	0	0%	0	0%	2	2%
3C - Excellent	5	36%	18	41%	3	50%	3	100%	3	50%	3	75%	35	46%
3C - Good	8	57%	23	52%	3	50%	0	0%	3	50%	1	25%	38	49%
3C - Poor	1	7%	3	7%	0	0%	0	0%	0	0%	0	0%	4	5%

Question	Colfax		Frankfort		Kirklin		Michigantown		Mulberry		Rossville		Total	
3D - Too Small	0	0%	5	11%	0	0%	0	0%	1	17%	0	0%	6	8%
3D - Just Right	13	93%	39	89%	6	100%	3	100%	5	83%	4	100%	70	91%
3D - Too Large	1	7%	0	0%	0	0%	0	0%	0	0%	0	0%	1	1%
3E - # of Bedrooms	1.43		2.16		2.67		2.67		1.5		2.5		2.05	
3F - More than FMR	1	7%	2	5%	0	0%	0	0%	0	0%	1	25%	4	6%
3F - Less than FMR	13	93%	37	95%	6	100%	3	100%	6	100%	3	75%	68	94%
3G - Yes, Utilities Paid	2	14%	11	27%	2	33%	0	0%	4	67%	2	50%	21	28%
3G - No, Utilities Paid	12	86%	30	73%	4	67%	3	100%	2	33%	2	50%	53	72%
4 - # in Household	2.64		2.53		2.67		2.74		2.64		2.9		2.63	
5 - More than Low-Income	26	59%	105	50%	30	63%	19	46%	26	62%	29	67%	235	55%
5 - Less than Low-Income	18	41%	105	50%	18	37%	22	54%	16	38%	14	33%	193	45%

**Clinton County Housing Plan
Community Input Survey**

Please complete these questions to the best of your ability as it pertains to housing in your community, particularly with an emphasis on low/moderate income individuals and families. It is our goal to integrate information gathered from this questionnaire and through research to develop a comprehensive housing plan for your community.

1. Where do you live? (Indicate the city/town you live in, or the township, if you live in an unincorporated and/or rural area.) _____

2. The following categories are types of housing assistance programs. Please rank these six categories based on housing needs in your community. (1-Most Important to 6-Least Important, when ranking use each number 1-6 only once.)

Avg.						
2.90	Homeowner Rehabilitation:	1(6-20.0%)	2(8-26.7%)	3(5-16.7%)	4(7-23.3%)	5(2-6.7%) 6(2-6.7%)
2.66	Rental Rehabilitation:	1(10-33.3%)	2(9-30.0%)	3(3-10.0%)	4(0-0.0%)	5(5-16.7%) 6(3-10.0%)
3.70	Home Purchase Counseling/Guidance for the Home Purchasing Process:	1(3-10.0%)	2(3-10.0%)	3(7-23.3%)	4(7-23.3%)	5(7-23.3%) 6(3-10.0%)
3.63	Home Purchase Assistance/Low-interest Loans and Mortgage Buy Downs	1(3-10.0%)	2(3-10.0%)	3(11-36.7%)	4(6-20.0%)	5(5-16.7%) 6(2-6.7%)
3.93	New Construction of Homes	1(5-16.7%)	2(4-13.3%)	3(2-6.7%)	4(5-16.7%)	5(5-16.7%) 6(9-30.0%)
4.20	New Construction of Rental Properties	1(4-13.3%)	2(4-13.3%)	3(2-6.7%)	4(4-13.3%)	5(4-13.3%) 6(12-40.0%)

3. Of the following housing issues, which are a problem in your community? (Circle the number that corresponds with your response.)

Avg.		Not a Problem	Minor Problem	Major Problem	Don't Know
2.12	Availability of homes/rentals	1(7-21.2%)	2(15-45.5%)	3(11-33.3%)	4(0-0.0%)
2.06	Affordable homes for sale	1(6-17.6%)	2(20-58.8%)	3(8-23.5%)	4(0-0.0%)
2.31	Affordable rental units	1(5-14.7%)	2(12-35.3%)	3(15-44.1%)	4(2-5.9%)
2.33	Subsidized/assisted housing	1(4-11.8%)	2(12-35.3%)	3(14-41.2%)	4(4-11.8%)
2.25	Housing for the elderly	1(3-8.6%)	2(18-51.4%)	3(11-31.4%)	4(3-8.6%)
2.34	Poor, dilapidated housing	1(7-18.9%)	2(9-24.3%)	3(19-51.4%)	4(2-5.4%)
1.97	Vacant/ abandoned housing	1(8-22.9%)	2(16-45.7%)	3(7-20.0%)	4(4-11.4%)

4. Would you say that it is difficult for the following population groups to find appropriate and affordable housing in your community? (Circle the number that corresponds with your response.)

Avg.		Not Difficult		Somewhat Difficult		Very Difficult
2.30	Single persons living alone	1(9-27.3%)	2(7-21.2%)	3(15-45.5%)	4(2-6.1%)	5(0-0.0%)
3.50	Single person with children	1(0-0.0%)	2(3-8.3%)	3(21-58.3%)	4(3-8.3%)	5(9-25.0%)
1.89	Married couples w/o children	1(13-37.1%)	2(15-42.9%)	3(5-14.3%)	4(2-5.7%)	5(0-0.0%)
2.97	Married couples with children	1(3-8.6%)	2(10-28.6%)	3(10-28.6%)	4(9-25.7%)	5(3-8.6%)
3.42	People with disabilities	1(4-11.1%)	2(3-8.3%)	3(12-33.3%)	4(8-22.2%)	5(9-25.0%)
3.40	Elderly persons	1(2-5.7%)	2(8-22.9%)	3(8-22.9%)	4(8-22.9%)	5(9-25.7%)

5. List locations in your community with blight and deteriorated housing. (ie., street names or sections of town)

Northwest and Southwest sides. - Center Township

Kyger School District, E. Washington, Gentry and John St., Columbia St., Clay St., trailor parks, E. Clinton. - Frankfort

N. Columbia, corner of Main and Barner. - Frankfort

N. Columbia, N. Gentry, N. Clay, rental properties. - Frankfort

S. Jackson, W. Washington, N. Main, N. Columbia. - Frankfort

N. Main St., N. Columbia, N. Clay, W. Barner, W. Green. - Frankfort

N. Main, N. Columbia, Paris, N. Clay, W. Barner, W. McClurg, John, Northwest side. - Frankfort

W. Green, N. Columbia, auto salvage on SR 28, for Exide production facility. - Frankfort

Jackson St. between Walnut St. and Armstrong St., Walnut (SR 28) from the West edge of the city to 1st St., Clinton St. West of Columbia. - Frankfort

West side, East SR 28, Hawthorne. - Frankfort

North/South Main, Barner, Morrision, N. Columbia, parts of Southwest side, Northwest side, S. 1st, 2nd, 3rd, 4th, 5th, etc. - Frankfort

North and West end. - Frankfort

Southwest section, South First and South 2nd St. - Frankfort

Sections of Walnut, Harrison to Clay, Washington, Clinton, Jackson, Main, and Taylor St. - Frankfort

Jefferson St., Northwest area of town. - Frankfort

Most areas of the city have deteriorated houses. It is common to have a very poorly maintained house and nicer dwellings. This causes a loss in resale value for those homes that are maintained. More control of this problem by governmental agencies is needed. Frankfort's housing standards are deteriorating at a rapid rate. - Frankfort

Southwest quadrant. - Frankfort

City government in Frankfort has been ineffective in cracking down on sub-standard housing, particularly rental units. If we don't get a hold on improving the basic living conditions in this town, we will not be attractive to anyone. We must enforce housing standards. Blight seems to be in all sections of town except Southeast. - Frankfort

East and West Washington, W. Clinton, West side of town. - Jackson Township

N. Illinois St., E. Madison St. - Kriklin

Northeast part of town with old trailers and more dilapidated houses. - Kirklin

West side. - Michigan Township

Back St. (East St.), 3rd St. (3 houses). - Michigantown

6. List areas within or adjacent to your community that are either currently zoned or ideal for new housing and residential development.

Northwest, South, East, Southwest sides. - Center Township

Suncrest School area. - Frankfort

Former Lincoln School ground. - Frankfort

Kelley Road, Maish Road. - Frankfort

Downtown, 2nd and 3rd stories of downtown buildings, new condos behind main block of downtown buildings. - Frankfort

N. SR 75, N. SR 38, W. Freeman St. - Frankfort

S. Maish Rd., E. Kelley Rd. - Frankfort

East of town. - Frankfort

South and East of town. - Frankfort

East edge of town, Northeast edge of town, between Williams and Maish, Maiden and Kelley. - Frankfort

Northeast section of town should be developed. - Frankfort

Some agricultural areas, near Suncrest, near school and Bunnel Cemetery. - Jackson Township

All edges of town. - Kirclin

Two lots at the corner of S. Main and Kirk St. - Kirclin

Not sure, town is pretty much surrounded by farm land. - Kirclin

Don't know unless in Frankfort and Kirclin. - Michigantown

Northwest area. - Rossville

Possible addition to west of town. - Rossville

West and North of town. - Rossville

7. Do you think the preservation of historical properties is important in your community? If so, what is the condition of the historic districts and/or historic structures?

We need a historic district. A lot of those are falling down. - Center Township

Yes, both commercial and residential structures are losing character and becoming dilapidated. - Frankfort

Yes, not too bad. - Frankfort

Yes, a few are taken care of but most are rentals and run down. - Frankfort

Yes, many once great homes are deteriorating. - Frankfort

Yes, many historical structures have become rental properties that are not properly maintained. - Frankfort

Yes, some areas are fine. Most of the historical homes are in bad shape or have been turned into run down apartments. - Frankfort

Yes, there is no specific historic district that I know of? - Frankfort

I think it is vital, particularly when a community like ours has so many handsome historical structures. Our main historic district, the main downtown, is not in good shape. Many historic homes are also in poor condition. - Frankfort

There are many beautiful older homes with potential. - Frankfort

Yes, they need work. - Frankfort

Somewhat important, but how far can you go? - Frankfort

Yes, enthusiasm is needed to restore and some financial incentives. - Frankfort

I don't think it is as important as appropriate and adequate housing for those who need it. - Frankfort

Yes, I think it would be great if historic buildings were preserved. However I am not sure where money can be obtained for this project. - Frankfort

Yes, becoming dilapidated. - Frankfort

Yes, certain historical properties should be saved, but we are short of money. - Frankfort

Yes, historic structures in downtown area, especially rental properties need rehabilitation. - Jackson Township

Library is in good condition, but the cemetery is in very poor condition. - Kirclin

Library is in good shape. The old school is gone. Main St. buildings (store fronts) could use some work. - Kirclin

Yes, Frankfort is doing well with this. - Michigantown

No. - Rossville

Yes, downtown buildings. - Rossville

8. List any local individuals or agencies other than elected officials, that could provide beneficial input on the housing needs and development of a housing plan for your community. (ie., bankers, realtors, ministers, social service agencies, etc.)

Fred Carter; Rev. Juan Martinez, Children's Welfare; Ron Fisher; Fred Castor; Jim Goar, Spanish Assistance; Methodist Church; Historic Preservation of Clinton County; Hispanic Community Services; Social Services; Linda Tegardes; Barbara Kinsler; Chamber of Commerce; Citizens Bank; Farmer's Bank; Board of Health; Building Inspector; City Planner; Realtors; Ministerial Association. - Frankfort

Lincoln Federal; The Farmers Bank; Citizens Square Bank. - Jackson Township

Pam Clements, Farmers Back; Bob Hawley, Village Square Realty; Minister for Church of God; Minister for Christian Church; Sherry McKinney, Kirklin Landlord. - Kirklin

Court; Probation; Welfare Dept.; Area IV. - Michigan Township

Habitat Services. - Michigantown

9. Additional Comments:

There are too many homes with 2-13 units. Landlords do not care about upkeep, and the conditions that the tenants live in. The current rental properties need to be renovated back to single family homes or demolished. The slum lords in town should be held accountable. - Frankfort

Much newspaper print about cleaning up the town but nothing seems to happen. - Frankfort

City Council has refused subsidized housing and has done minimal to change housing codes. Slumlords do not have to invest anything in properties. - Frankfort

The town is going downhill, once nice areas are unkept. - Frankfort

Something needs to be done about landlords that do not maintain their properties. There is also a great deal of property tax inequality. - Frankfort

Rundown apartments should be closed down. Provide subsidized housing. - Frankfort

Rental property that is within income range of local labor is often substandard on the interior. Landlords complain that renters tear up improvements, but many improvements are done by less than qualified trades. - Frankfort

There are a lot of homeless families in Frankfort. Several two parent families both working, have no affordable and liveable places to live. - Frankfort

There are many substandard rental properties. Landlords do not maintain them. - Frankfort

Funds should be made available for those who are and want to maintain their independence. - Frankfort

Landlord doesn't keep apartment up and lack smoke detectors. How can I report him? - Frankfort

Downtown Frankfort has a lot of beautiful older homes, but they need rehabilitation. Upper stories on the square need rehabilitation as well. - Jackson Township

Kirclin is a good community with a mix of homes. Many are older homes that have been well maintained, but there are several trailers scattered throughout that need work. There is also a lack of rental properties. - Kirclin

Really concerned about housing for people with disabilities, need assisted wing housing. Also, rental properties that have safety as a priority for tenants. - Kirclin

Clinton County Housing Inventory Results

Incorporated City and Town Inventory Results										
City/Town	"1" Rating		"2" Rating		"3" Rating		"4" Rating		Total	
Colfax	163	55.4%	100	34.0%	28	9.5%	3	1.0%	294	4.2%
Frankfort	3,841	73.5%	1,016	19.4%	370	7.1%	0	0.0%	5,227	74.8%
Kirklin	110	38.6%	121	42.5%	53	18.6%	1	0.4%	285	4.1%
Michigantown	115	66.1%	45	25.9%	14	8.0%	0	0.0%	174	2.5%
Mulberry	326	74.6%	95	21.7%	15	3.4%	1	0.2%	437	6.3%
Rossville	470	82.2%	76	13.3%	26	4.5%	0	0.0%	572	8.2%
Total	5,025	71.9%	1,453	20.8%	506	7.2%	5	0.07%	6,989	100.0%

**"1" Good
Condition**

**"2" Minor
Repairs**

**"3" Major
Repairs**

**"4" Condemn
/Unsafe**

Township Inventory Results										
Township	"1" Rating		"2" Rating		"3" Rating		"4" Rating		Total	
Center	4,169	74.6%	1,037	18.6%	383	6.9%	0	0.0%	5,589	48.0%
Forest	205	58.9%	95	27.3%	46	13.2%	2	0.6%	348	3.0%
Jackson	345	75.8%	83	18.2%	27	5.9%	0	0.0%	455	3.9%
Johnson	110	45.6%	88	36.5%	41	17.0%	2	0.8%	241	2.1%
Kirklin	243	47.7%	183	36.0%	81	15.9%	2	0.4%	509	4.4%
Madison	531	75.3%	146	20.7%	25	3.5%	1	0.1%	705*	6.1%
Michigan	443	72.5%	121	19.8%	44	7.2%	3	0.5%	611	5.3%
Owen	220	65.1%	79	23.4%	39	11.5%	0	0.0%	338	2.9%
Perry	352	63.2%	141	25.3%	61	11.0%	3	0.5%	557	4.8%
Ross	771	79.2%	140	14.4%	62	6.4%	0	0.0%	973	8.4%
Sugar Creek	107	54.9%	59	30.3%	27	13.8%	2	1.0%	195	1.7%
Union	316	82.9%	43	11.3%	22	5.8%	0	0.0%	381	3.3%
Warren	140	53.6%	93	35.6%	26	10.0%	2	0.8%	261	2.2%
Washington	372	78.3%	80	16.8%	21	4.4%	1	0.2%	475*	4.1%
County Total	8,324	71.5%	2,388	20.5%	905	7.8%	18	0.20%	11,638	100.0%

* - The total contains homes that were not rateable.

Clinton County Housing Plan Realtor Housing Survey Results

Please complete these questions to the best of your ability as it pertains to housing in your community, particularly with an emphasis on low/moderate income individuals and families. It is our goal to integrate information gathered from this survey and through research to develop a housing plan for your community.

Realtor (name and title): _____

Organization: _____

Street/P.O. Box: _____

City: _____ State: _____ Zip Code: _____

- Identify the following conditions that exist, which are serious problems in the housing market of your community. (Check all that apply)

Shortage of affordable rental housing:

Yes (1-20%) No (4-80%)

Limited numbers of affordable homes for sale:

Yes (1-20%) No (4-80%)

Available, affordable homes are poor quality or too small:

Yes (2-40%) No (3-60%)

Potential buyers don't have the money required for a down payment on a home:

Yes (2-40%) No (3-60%)

Potential buyers are unable to qualify for a mortgage at today's interest rates and home prices:

Yes (0-0%) No (5-100%)

Families have difficulty in qualifying for home financing because of credit rating:

Yes (1-20%) No (4-80%)

Other, explain:

- Do you agree that your community has any of the following housing problems?

		Disagree (Not a Problem)	Agree (Minor Problem)	Definitely Agree (A major Problem)	Don't Know
Avg.					
1.00	Different dwelling types	1 (5-100%)	2 (0-0%)	3 (0-0%)	4 (0-0%)
1.80	Affordable homes for sale	1 (2-40%)	2 (2-40%)	3 (1-20%)	4 (0-0%)
2.25	Affordable rental units	1 (1-20%)	2 (1-20%)	3 (2-40%)	4 (1-20%)
1.50	Subsidized/assisted housing	1 (2-40%)	2 (2-40%)	3 (0-0%)	4 (1-20%)
2.00	Housing for the elderly	1 (2-40%)	2 (1-20%)	3 (2-40%)	4 (0-0%)
1.40	Poor, dilapidated housing	1 (3-60%)	2 (2-40%)	3 (0-0%)	4 (0-0%)
1.20	Vacant/abandoned housing	1 (4-80%)	2 (1-20%)	3 (0-0%)	4 (0-0%)

3. Would you say that it is difficult for the following people to find appropriate and affordable housing in your community?

		Not Difficult		Somewhat Difficult		Very Difficult
Avg.		1	2	3	4	5
2.00	Single persons living alone	(3-60%)	(0-0%)	(1-20%)	(1-20%)	(0-0%)
2.80	Single persons with children	(2-40%)	(0-0%)	(1-20%)	(1-20%)	(1-20%)
1.40	Married couples w/o children	(4-80%)	(0-0%)	(1-20%)	(0-0%)	(0-0%)
1.40	Married couples with children	(4-80%)	(0-0%)	(1-20%)	(0-0%)	(0-0%)
2.60	People with disabilities	(2-40%)	(0-0%)	(2-40%)	(0-0%)	(1-20%)
2.20	Elderly persons	(2-40%)	(0-0%)	(3-60%)	(0-0%)	(0-0%)

4. What is the average time period that a home is for sale on the market?

- Less than 30 days (1-20%)
- Two - Three months (4-80%)
- Four - Five months (0-0%)
- Other, please specify if Six months or longer (0-0%)

5. What is the average time period that a rental is for sale on the market?

- Less than 30 days (3-100%)
- Two - Three months (0-0%)
- Four - Five months (0-0%)
- Other, please specify is Six months or longer (0-0%)

6. The following categories are types of housing assistance programs. Please rank these six categories based on housing needs in your community. (1-Most Important 6-Least Important, when ranking use each number 1-6 only once.)

Avg.

Homeowner Rehabilitation						
2.60	1(1-20%)	2(2-40%)	3(1-20%)	4(0-0%)	5(1-20%)	6(0-0%)
Rental Rehabilitation						
2.20	1(2-40%)	2(1-20%)	3(1-20%)	4(1-20%)	5(0-0%)	6(0-0%)
Home Purchase Counseling/Guidance for the Home Purchasing Process						
4.00	1(1-20%)	2(0-0%)	3(1-20%)	4(1-20%)	5(0-0%)	6(2-40%)
Home Purchase Assistance/Low-interest Loans and Mortgage Buy Downs						
3.20	1(2-40%)	2(0-0%)	3(1-20%)	4(0-0%)	5(1-20%)	6(1-20%)
New Construction of Homes						
4.00	1(0-0%)	2(2-40%)	3(0-0%)	4(0-0%)	5(2-40%)	6(1-20%)
New Construction of Rental Properties						
3.80	1(1-20%)	2(1-20%)	3(0-0%)	4(1-20%)	5(0-0%)	6(2-40%)

7. Please list any questions or comments that you think would be beneficial to the housing plan in the space provided.

Housing not important. Prefer low housing costs. - Frankfort
Need less difficulty in Planning and Zoning. - Rossville
Ample supply in low end market. - Frankfort
Must pre qualify for loan to be eligible. - Frankfort

- H. What is the average price/cost for homes you sell?

\$70,000.00 - \$80,000.00
\$85,000.00 - \$105,000.00
\$75,000.00 - \$85,000.00
\$100,000.00

- I. What price range is high in demand with a low supply of homes?

\$50,000.00 - \$60,000.00
\$75,000.00 - \$100,000.00
\$40,000.00 - \$65,000.00
\$80,000.00 - \$100,000.00

Clinton County Housing Planning Banker/Creditor Housing Survey Results

Please complete these questions to the best of your ability as it pertains to housing in your community, particularly with an emphasis on low/moderate income individuals and families. It is our goal to integrate information gathered from this survey and through research to develop a comprehensive housing plan for your community.

Name and Title: _____

Organization: _____

Street/P.O. Box: _____

City: _____ State: _____ Zip Code: _____

- Identify the following conditions that exist, which are serious problems in the housing market of your community. (Check all that apply)

Shortage of affordable rental housing:

Yes (4-50%) No (4-50%)

Limited numbers of affordable homes for sale:

Yes (3-37.5%) No (5-62.5%)

Potential buyers don't have the money required for a down payment on a home:

Yes (6-75%) No (2-25%)

Potential buyers are unable to qualify for a mortgage at today's interest rates and home prices:

Yes (2-25%) No (6-75%)

Families have difficulty in qualifying for home financing because of credit rating:

Yes (7-87.5%) No (1-12.5%)

Other, explain:

- Do you agree that your community has any of the following housing problems?

		Definitely			
		Disagree	Agree	Agree	
		(Not a	(Minor	(A major	Don't
		Problem)	Problem)	Problem)	Know
Avg.		1	2	3	4
1.63	Affordable homes for sale	(4-50%)	(3-37.5%)	(1-12.5%)	(0-0%)
2.00	Affordable rental units	(2-25%)	(3-37.5%)	(2-25%)	(1-12.5%)
1.00	Subsidized/assisted housing	(4-50%)	(0-0%)	(0-0%)	(4-50%)

3. Would you say that it is difficult for the following people to find appropriate and affordable housing in your community?

		Not Difficult	2	Somewhat Difficult	3	4	Very Difficult	5
Avg.		1						
1.75	Single persons living alone	(5-62.5%)	(1-12.5%)	(1-12.5%)	(1-12.5%)	(1-12.5%)	(0-0%)	
2.88	Single persons with children	(1-12.5%)	(2-25%)	(2-25%)	(2-25%)	(3-37.5%)	(0-0%)	
1.25	Married couples w/o children	(6-75%)	(2-25%)	(0-0%)	(0-0%)	(0-0%)	(0-0%)	
2.00	Married couples with children	(3-37.5%)	(2-25%)	(3-37.5%)	(0-0%)	(0-0%)	(0-0%)	
3.13	People with disabilities	(1-12.5%)	(0-0%)	(4-50%)	(3-37.5%)	(0-0%)	(0-0%)	
1.88	Elderly persons	(4-50%)	(2-25%)	(1-12.5%)	(1-12.5%)	(0-0%)	(0-0%)	

4. The following categories are types of housing assistance programs. Please rank these six categories based on housing needs in your community. (1-Most Important through 6-Least Important, when ranking use each number 1-6 only once)

Avg.	Homeowner Rehabilitation:							
3.50	1(1-12.5%)	2(1-12.5%)	3(3-37.5%)	4(1-12.5%)	5(0-0%)	6(2-25%)		
	Rental Rehabilitation:							
3.63	1(0-0%)	2(2-25%)	3(2-25%)	4(1-12.5%)	5(3-37.5%)	6(0-0%)		
	Home Purchase Counseling/Guidance for the Home Purchasing Process:							
3.25	1(2-25%)	2(1-12.5%)	3(0-0%)	4(3-37.5%)	5(2-25%)	6(0-0%)		
	Home Purchase Assistance/Low-interest Loans and Mortgage Buy Downs:							
3.25	1(1-12.5%)	2(1-12.5%)	3(3-37.5%)	4(2-25%)	5(0-0%)	6(1-12.5%)		
	New Construction of Homes:							
2.75	1(2-25%)	2(3-37.5%)	3(0-0%)	4(1-12.5%)	5(2-25%)	6(0-0%)		
	New Construction of Rental Properties:							
4.63	1(2-25%)	2(0-0%)	3(0-0%)	4(0-0%)	5(1-12.5%)	6(5-62.5%)		

5. Are the median values of homes tending to increase/decrease in value? Yes/No
 Yes(8-100%) No(0-0%)

6. Are there barriers to affordable housing such as:
 Cost and availability of construction financing
 Yes(4-50%) No(4-50%)
 Escalating land costs
 Yes(3-37.5%) No(5-62.5%)
 Construction of units which attract higher income individuals
 Yes(3-37.5%) No(5-62.5%)
 The inability of prospective homeowners to pay fees related to purchasing a home
 Yes(4-50%) No(4-50%)
 Inability to accumulate capital to cover the down payment
 Yes(7-87.5%) No(1-12.5%)
 Underwriting criteria
 Yes(2-25%) No(6-75%)
 The inability of the owner to pay maintaining costs
 Yes(3-37.5%) No(5-62.5%)

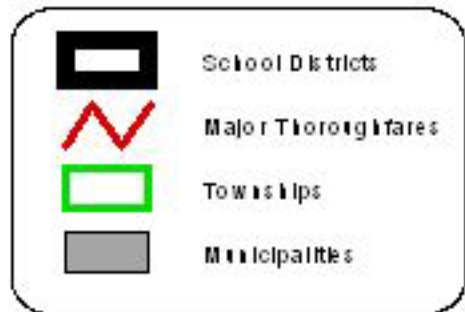
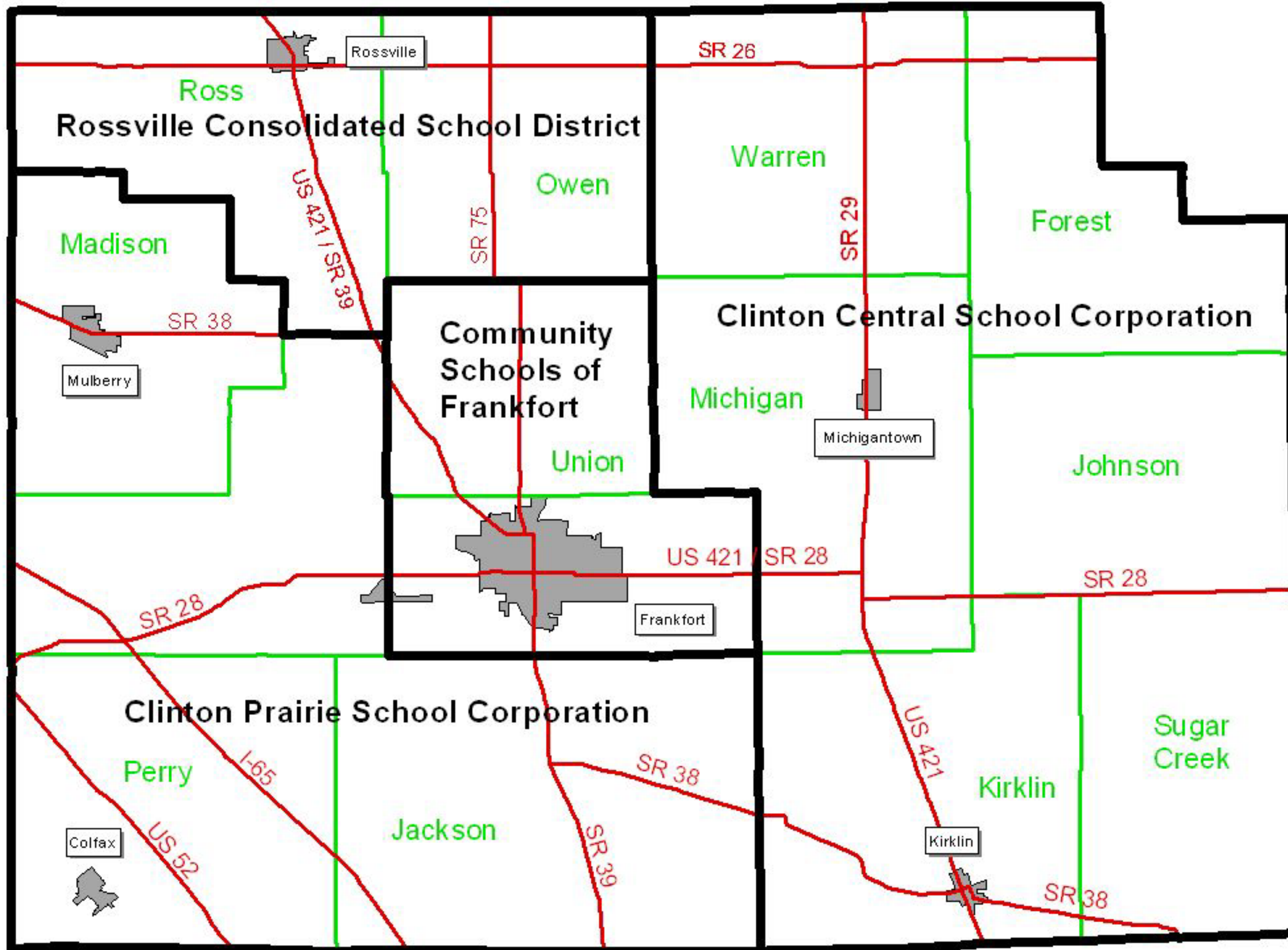
7. Please list any questions or comments that you think would be beneficial to the housing plan in the space provided.

Employment is good so people are taking advantage of the opportunity. - Michigantown

Wide variety of requests for mortgages because of different income ranges. - Kirclin

Clinton County School Districts

Clinton County Housing Plan



Character of the District [A]
Clinton (center), Washington (N), Young (E), Walnut (S), and Jackson (W)

Land Use Mix	<ul style="list-style-type: none"> • Residential • Some office and commercial uses in converted residences • Institutional/Civic uses on Walnut (City Hall, Jail, Fire Station)
Natural Features	<ul style="list-style-type: none"> • River at west end of district running north/south
Major Transportation Routes	<ul style="list-style-type: none"> • SR28 (Walnut Street) • Major gateway to the Downtown
Unique Built Features	<ul style="list-style-type: none"> • Historically and Architecturally significant homes • ‘Old Stoney’ City Building at west end of district • Close proximity to downtown
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Good – Some damaged sidewalks in scattered places • Trees in bad shape ... should consider spot removal and replacement
Condition of Residential Stock	<ul style="list-style-type: none"> • Good • Some already rehabilitated ... others with potential – mostly exterior modifications
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Good -- Well maintained
Fabric and Density	<ul style="list-style-type: none"> • Larger homes on Clinton and Walnut ... wide lots, large homes, close together, 2 stories • Smaller homes on Washington ... narrower lots, small homes, shorter setbacks, 1 story
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Single family dwellings • Scattered few duplex and multi-plex units • Difficult to determine the conversion of large home into multi-units when driving by
Majority of Architectural Styles	<ul style="list-style-type: none"> • Refer to report
Cultural and Historic Amenities	<ul style="list-style-type: none"> • Historic homes • ‘Old Stoney’ • Walking proximity to Downtown
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Walking proximity to downtown for some specialized commercial needs (no grocery) • City building, fire department
Blighted Areas	<ul style="list-style-type: none"> • No major areas – spot rehab projects possible (from major to minor work required)
Infill Potential	<ul style="list-style-type: none"> • None ... no vacant lots or condemnable structures • Several rehabbed and preserved on Clinton and Walnut – some rehab underway in district
Possible Target Areas	<ul style="list-style-type: none"> • Existing target area and continuing on Clinton to the east • Possibility: Washington Street (north side) between O’Neil and Aughe ... several 4-Square homes in a row can be grouped and restored ... appears to be mostly minor exterior modifications that are necessary – great potential

**Character of the District [B]
Walnut (N), Williams (E), Hoke (E), and Boone (S)**

Land Use Mix	<ul style="list-style-type: none"> Residential School located in center of neighborhood Commercial facilities located to east of district
Natural Features	<ul style="list-style-type: none"> None
Major Transportation Routes	<ul style="list-style-type: none"> SR28 (Walnut Street) to the north
Unique Built Features	<ul style="list-style-type: none"> School building as a center of the neighborhood – especially with the expansive play and sports fields
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> Good Not many street trees in grass strips ... trees located in front yards
Condition of Residential Stock	<ul style="list-style-type: none"> Good
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> Good : Well maintained Chain-link fence surrounding the school’s sport fields does not allow access to the site by neighborhood residents – not inviting
Fabric and Density	<ul style="list-style-type: none"> Smaller scale homes than those on Clinton and Walnut Narrower lots, smaller homes, shorter setbacks, mostly 1 story, wooden and brick structures
Majority of Residential Unit Types	<ul style="list-style-type: none"> Single family dwelling
Majority of Architectural Styles	<ul style="list-style-type: none"> T-plan, bungalows, ranch
Cultural and Historic Amenities	<ul style="list-style-type: none"> School building and associated property
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> School building and associated property Strip commercial to the east
Blighted Areas	<ul style="list-style-type: none"> None – not much need for rehabilitation
Infill Potential	<ul style="list-style-type: none"> None identified
Possible Target Areas	<ul style="list-style-type: none"> None – no exceptional stock or rehab potential

**Character of the District [C]
Homewood (N), Hoke (E), Forest (S), and Williams (W)**

Land Use Mix	• Residential
Natural Features	• None
Major Transportation Routes	• Williams and Hoke (both running north/south) • Curvy streets that divert from the established city grid • Cul-de-sacs that divert from the grid system of connected streets
Unique Built Features	• None
Condition of Roads and Sidewalks	• Good • No sidewalks along the curved street
Condition of Residential Stock	• Good • Newer stock
Condition of Properties and Open Spaces	• Good • Well maintained
Fabric and Density	• Wider frontages and narrower lots – supporting ranch-style homes • Very suburban in layout and density • Primarily single story dwellings – those on cul-de-sacs are split levels @ 1 and 2 stories
Majority of Residential Unit Types	• Single family dwelling with attached garages
Majority of Architectural Styles	• Ranch-style • Homes located on cul-de-sacs are larger and higher (1 ½ to 2 stories)
Cultural and Historic Amenities	• None
Community Amenities (social, health, safety, civic, commercial)	• None
Blighted Areas	• None ... relatively new area
Infill Potential	• None
Possible Target Areas	• Not necessary

Character of the District [D]

Williams (center), Coin (E), and Ridgewood (W)

Land Use Mix	<ul style="list-style-type: none"> Residential Creek running east/west through district Considerable open space on Coin side
Natural Features	<ul style="list-style-type: none"> River at west end of district running north/south
Major Transportation Routes	<ul style="list-style-type: none"> Williams
Unique Built Features	<ul style="list-style-type: none"> None
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> Good No sidewalks
Condition of Residential Stock	<ul style="list-style-type: none"> Good -- Relatively new ... Ridgewood slightly older than Coin
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> Good -- Well maintained
Fabric and Density	<ul style="list-style-type: none"> Suburban/rural in density and massing, curved streets
Majority of Residential Unit Types	<ul style="list-style-type: none"> Coin: garden units with garages on street, duplexes, no delineated yards Ridgewood: Single family dwelling detached
Majority of Architectural Styles	<ul style="list-style-type: none"> Ranch and ranch-style duplexes and garden units Some unique architectural styles/details in both additions
Cultural and Historic Amenities	<ul style="list-style-type: none"> None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> None
Blighted Areas	<ul style="list-style-type: none"> None – relatively new area
Infill Potential	<ul style="list-style-type: none"> None Possible extension to the south of the Coin addition
Possible Target Areas	<ul style="list-style-type: none"> None Relatively new housing stock

Character of the District [E]
Williams (center), Maish (E), Kelley (S), and Alhambra (W)

Land Use Mix	<ul style="list-style-type: none"> • Residential • Agricultural
Natural Features	<ul style="list-style-type: none"> • Creek crossing Kelley • Open agricultural lands within and surrounding the district to the south and east
Major Transportation Routes	<ul style="list-style-type: none"> • Kelley, Maish, and Williams
Unique Built Features	<ul style="list-style-type: none"> • None
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Good roads • No sidewalks and no street trees
Condition of Residential Stock	<ul style="list-style-type: none"> • Good • Older stock needs maintenance and minor rehabilitation
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Good • Some maintenance required around older homes
Fabric and Density	<ul style="list-style-type: none"> • Mostly residential units on recent agricultural lands lining county roads ... farmland surrounds • Some subdivisions ... either partially developed (recent) or still in planning stages (Turkey Trot) • Southridge: (addition) Single family dwelling with extended garages, new stock, landscaping not matured • Meadowbrook: (Addition) some homes developed, lots for sale, no sidewalks, no landscaping, 1 and 2 story homes
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Single family dwelling
Majority of Architectural Styles	<ul style="list-style-type: none"> • Ranch along Williams – old and new • Bungalows and manufactured homes – nothing too significant
Cultural and Historic Amenities	<ul style="list-style-type: none"> • None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • None
Blighted Areas	<ul style="list-style-type: none"> • None
Infill Potential	<ul style="list-style-type: none"> • None
Possible Target Areas	<ul style="list-style-type: none"> • Further develop existing and planned subdivisions • Further development potential on agricultural lands in close proximity to the city.

Character of the District [F]

Wilshire (center), Wabash—SR28 (N), Maish (E), Haven (S), and Hoke (W)

Land Use Mix	<ul style="list-style-type: none"> Residential Scattered Religious-Institutional Strip commercial (retail, services, restaurants) along Wabash (SR28)
Natural Features	<ul style="list-style-type: none"> Open agricultural lands within (south-west) and surrounding the district to the east
Major Transportation Routes	<ul style="list-style-type: none"> Maish and SR 28
Unique Built Features	<ul style="list-style-type: none"> None
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> Good roads No sidewalks and no street trees
Condition of Residential Stock	<ul style="list-style-type: none"> Good
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> Good
Fabric and Density	<ul style="list-style-type: none"> Suburban style layout Some apartment structures that add to the density
Majority of Residential Unit Types	<ul style="list-style-type: none"> Single family dwelling Multi-unit buildings: Turtle Creek Apartments (3 stories), Friendship Village Assisted Seniors Living (1 story), Wilshire Court Apartments (1 story), and Clinton Estates Apartments (2 stories) – all located in the same general area (along Wilshire, west of Maish)
Majority of Architectural Styles	<ul style="list-style-type: none"> Ranch, mostly brick, 1 story Definite distinction between older (wooden siding) and newer (brick, standard + unique designs)
Cultural and Historic Amenities	<ul style="list-style-type: none"> None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> None
Blighted Areas	<ul style="list-style-type: none"> None
Infill Potential	<ul style="list-style-type: none"> None
Possible Target Areas	<ul style="list-style-type: none"> None

**Character of the District [G]
Hot Dog (center), Primrose (center), and Wabash—SR28 (N)**

Land Use Mix	<ul style="list-style-type: none"> • Residential • Strip commercial along SR28 • Agricultural
Natural Features	<ul style="list-style-type: none"> • None • Agricultural lands to the east and south
Major Transportation Routes	<ul style="list-style-type: none"> • SR 28 and Maish
Unique Built Features	<ul style="list-style-type: none"> • None
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Good roads • No sidewalks and no street trees
Condition of Residential Stock	<ul style="list-style-type: none"> • Good • Relatively new
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Good
Fabric and Density	<ul style="list-style-type: none"> • Suburban style layout – especially with curved streets • A grouping of apartment structures (off Hot Dog) that add to the density
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Single family dwelling • Multi-unit buildings: 2 stories (1 up/1 down configuration)
Majority of Architectural Styles	<ul style="list-style-type: none"> • Ranch, mostly brick, 1 story
Cultural and Historic Amenities	<ul style="list-style-type: none"> • None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Close proximity to high school and retail
Blighted Areas	<ul style="list-style-type: none"> • None
Infill Potential	<ul style="list-style-type: none"> • Potential to extend Primrose to the south
Possible Target Areas	<ul style="list-style-type: none"> • None

**Character of the District [H]
Crescent (N and W), Maish (E), Wabash (S), and Fudge (W)**

Land Use Mix	<ul style="list-style-type: none"> • Residential • Strip commercial along SR28 • Park/open space (Lawrence Farrell Park – pocket park and ballfield)
Natural Features	<ul style="list-style-type: none"> • None
Major Transportation Routes	<ul style="list-style-type: none"> • SR 28 and Maish
Unique Built Features	<ul style="list-style-type: none"> • None
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Good roads • Narrow sidewalks with planting strips • Lighting in residential areas not a human scale
Condition of Residential Stock	<ul style="list-style-type: none"> • Good and bad • Older stock shows signs of wear ... lack of maintenance
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Well maintained
Fabric and Density	<ul style="list-style-type: none"> • Old suburban density and massing, homes closer to the street, smaller units, shallow lots
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Single Family Dwelling
Majority of Architectural Styles	<ul style="list-style-type: none"> • National Homes – pre-fab homes – wood • Ranch and central passage styles with attached garages
Cultural and Historic Amenities	<ul style="list-style-type: none"> • Close proximity to school
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Close proximity to high school and retail • Park space within district
Blighted Areas	<ul style="list-style-type: none"> • Scattered sites – minor external maintenance
Infill Potential	<ul style="list-style-type: none"> • None
Possible Target Areas	<ul style="list-style-type: none"> • Rehabilitation potential for some of the homes (scattered)

Character of the District [I]
Washington Ave. (N), Fudge (E), Wabash (S), and Young/Williams (W)

Land Use Mix	<ul style="list-style-type: none"> • Residential • Strip commercial along SR28 and some along Washington Ave. (car oriented) • Industrial uses at Washington Ave./Kelly (vacant site) • Religious-institutional uses • Some scattered local commercial (home-based)
Natural Features	<ul style="list-style-type: none"> • None
Major Transportation Routes	<ul style="list-style-type: none"> • SR 28, Washington Ave., and Hoke
Unique Built Features	<ul style="list-style-type: none"> • Rail lines
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Good streets and roads • Sidewalks on E/W streets with street trees • Lane ways look in good condition
Condition of Residential Stock	<ul style="list-style-type: none"> • Good • Scattered rehabilitation potential
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Well maintained
Fabric and Density	<ul style="list-style-type: none"> • Small scale homes, smaller lot sizes, older housing stock, stick built, 1 to 1 1/2 stories
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Mostly single family dwelling
Majority of Architectural Styles	<ul style="list-style-type: none"> • T-plan, central passage, gable front
Cultural and Historic Amenities	<ul style="list-style-type: none"> • None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • None
Blighted Areas	<ul style="list-style-type: none"> • Scattered problem areas – minor rehab (external modifications)
Infill Potential	<ul style="list-style-type: none"> • Rehab underway on several sites
Possible Target Areas	<ul style="list-style-type: none"> • On Hoke from Walnut to Washington St.

Character of the District [J]

Maish (center), Washington Ave. (N), Rosebud (E), Maple Leaf (W), and Kelly (W)

Land Use Mix	<ul style="list-style-type: none"> • Residential • Industrial and commercial sales on Washington Ave. • Religious-Institutional use • Agricultural to the east
Natural Features	<ul style="list-style-type: none"> • None
Major Transportation Routes	<ul style="list-style-type: none"> • Maish and Washington Ave.
Unique Built Features	<ul style="list-style-type: none"> • None
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Good – scatter plantings in strip • Street lights out of scale with development
Condition of Residential Stock	<ul style="list-style-type: none"> • Good – newer • Older stock along Washington – mixed with commercial uses
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Good -- Well maintained
Fabric and Density	<ul style="list-style-type: none"> • Suburban character in density and design • Additions not fully developed and not matured
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Single family dwelling • Frankfort Place (55+ Seniors – 2 story) • Kenmar Townhouses (on Autumn St. – 2 story)
Majority of Architectural Styles	<ul style="list-style-type: none"> • Single family dwelling – mostly ranch (new style 1 and 1 ½ stories) and manufactured • Newer homes on Rosebud (not totally developed)
Cultural and Historic Amenities	<ul style="list-style-type: none"> • None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • School nearby
Blighted Areas	<ul style="list-style-type: none"> • None
Infill Potential	<ul style="list-style-type: none"> • Rosebud not totally developed (infill potential) • Considerable amount of ag land and open space in the area to develop housing
Possible Target Areas	<ul style="list-style-type: none"> • None

**Character of the District [K]
Kyger/Green (N), Burlington (E), Washington Ave. (S), and Main (W)**

Land Use Mix	<ul style="list-style-type: none"> • Residential • Industrial and commercial sales along Washington Ave. • Religious-Institutional use • Agricultural to the north • Golf course to the east
Natural Features	<ul style="list-style-type: none"> • Creek to the north of the railway tracks • Natural area to north of site
Major Transportation Routes	<ul style="list-style-type: none"> • Washington Ave/Michigantown Road. and Main
Unique Built Features	<ul style="list-style-type: none"> • Some houses and railway tracks
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Ok = roads / OK to poor curbs and sidewalks
Condition of Residential Stock	<ul style="list-style-type: none"> • OK to good = some rehab underway ... need to improve exterior appearance • Area has potential
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Good to fair • Mostly older stock
Fabric and Density	<ul style="list-style-type: none"> • Small size housing stock on small lots • Mostly 1 to 1 ½ stories
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Single Family Dwelling – detached • Attached Condos – poorly designed and modulars at end of street (Townhouse Court) • Several converted SFD into multi-units • Apartment structure • Several older duplexes
Majority of Architectural Styles	<ul style="list-style-type: none"> • Mostly t-plan, Gable ell, newer ranch and ‘chateau’, townhouses • Some 4 squares (2 stories)
Cultural and Historic Amenities	<ul style="list-style-type: none"> • Proximity to downtown
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Proximity to downtown and associated amenities
Blighted Areas	<ul style="list-style-type: none"> • Scattered sites – majority can be easily rehabilitated ... very good stock
Infill Potential	<ul style="list-style-type: none"> • These listed below are mostly redevelopment and rehab potential • Manufactured home on Washington St. could be replaced with 2 houses on the one site with greater density (2 stories) and with better configuration (located near Van Buren St.) • Washington St. just west of O’Neil : 5 houses (t-plans) some are and have been rehabilitated. Could work with the owners to coordinate details and landscaping to tie the units together. • Similar potential for structures across the street – all modest and well built homes (in comparison to project on Clinton St.)
Infill Potential (Continued)	<ul style="list-style-type: none"> • Washington St. just west of East St. : 4 four-square homes that require minor modifications (paint and fixing trim) – seem in

	<p>excellent structural condition ... could also turn north on East St. to rehab the others in this area.</p> <ul style="list-style-type: none">• Create a gateway into the Downtown along Jackson St. – rehab houses along the corridor to act as a catalyst for redevelopment activity in the district
Possible Target Areas	<ul style="list-style-type: none">• Those mentioned above• Scattered sites• Most require rehabbing the appearance – structure and property

Character of the District [L]

Burlington (Center), Street Dept. St./Fireside/Orchard (Cross)

Land Use Mix	<ul style="list-style-type: none"> • Residential • Vacant Industrial • Institutional (Clinton County Highway Department, National Guard, Humane Society, Frankfort Streets Department, Park View House – estate turned school) • Agricultural • Recreational with golf course and park to the west
Natural Features	<ul style="list-style-type: none"> • Creek • Open space of the golf course
Major Transportation Routes	<ul style="list-style-type: none"> • Washington Ave/Michigantown Road. and Burlington
Unique Built Features	<ul style="list-style-type: none"> • Park View Home (former residential estate)
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Roads = OK • Sidewalks = poor ... none to the north of the district
Condition of Residential Stock	<ul style="list-style-type: none"> • Good • Some spot minor rehab required, especially nearer to Washington Ave.
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Good to fair
Fabric and Density	<ul style="list-style-type: none"> • Small size housing stock on larger lots (exception = Park View House) • Density significantly decreases to north of district (stark comparison with downtown) • Mostly strip development along east side of Burlington
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Single family dwelling – detached
Majority of Architectural Styles	<ul style="list-style-type: none"> • Variety of t-plan, Gable ell, (stick built) nearer Washington • Newer brick ranch-style houses on Burlington
Cultural and Historic Amenities	<ul style="list-style-type: none"> • Park View House (estate)
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Humane Society, Streets Dept., proximity to golf course and park space
Blighted Areas	<ul style="list-style-type: none"> • Scattered sites – majority can be easily rehabilitated (primarily on Burlington near Washington Ave.
Infill Potential	<ul style="list-style-type: none"> • Potential development to north of district (open and agricultural lands) • Vacant factory site could be converted to non-residential use and act as a catalyst to draw residential uses to the area
Possible Target Areas	<ul style="list-style-type: none"> • None

Character of the District [M]
Walnut (N), Williams (E), Armstrong (S), and Jackson (W)

Land Use Mix	<ul style="list-style-type: none"> Residential
Natural Features	<ul style="list-style-type: none"> Creek cutting through district
Major Transportation Routes	<ul style="list-style-type: none"> Williams, Jackson, Walnut (SR28)
Unique Built Features	<ul style="list-style-type: none"> Residences
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> Roads = good Sidewalks = good ... some spot curb replacement required
Condition of Residential Stock	<ul style="list-style-type: none"> Good = some spot minor rehab required
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> Good = well kept
Fabric and Density	<ul style="list-style-type: none"> Large and small size housing stock = alternating the grain of the fabric = good mix Mostly larger homes along Clay and Jackson(2 stories) District contains a good mix of 1, 1 ½, and 2 story homes
Majority of Residential Unit Types	<ul style="list-style-type: none"> Single family dwelling – detached Single family dwelling converted to multi-units on Jackson Apartment units on South Street (between Harrison/Jade)
Majority of Architectural Styles	<ul style="list-style-type: none"> Variety of t-plan, Gable ell, (stick built) Check interim report and data base
Cultural and Historic Amenities	<ul style="list-style-type: none"> Houses, Old Stoney, School (east of district)
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> Proximity to downtown retail and services, fire station
Blighted Areas	<ul style="list-style-type: none"> Scattered sites – majority can be easily rehabilitated Majority of problem areas are at the E/W street crossings along Jackson
Infill Potential	<ul style="list-style-type: none"> On Wabash by Williams On South Street
Possible Target Areas	<ul style="list-style-type: none"> Clay Street (south of Walnut) = good building stock worth rehabbing and preserving Jackson (as gateway to downtown) = good stock – can make an effective statement Harrison and South Sts. = good, stately stock – requires only minor external repairs and painting (appearance)

Character of the District [N]
Armstrong (N), Williams (E), Harvard Terrace (S), and Jackson (W)

Land Use Mix	<ul style="list-style-type: none"> Residential Park and open space
Natural Features	<ul style="list-style-type: none"> Creek cutting through district
Major Transportation Routes	<ul style="list-style-type: none"> Williams, Jackson, Clay
Unique Built Features	<ul style="list-style-type: none"> Unique houses (various ‘exotic’ styles) Curve of Harvard Terrace St.
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> Roads = good Sidewalks = good ... contains street trees Interesting street lights along Harvard Terrace
Condition of Residential Stock	<ul style="list-style-type: none"> Good to excellent
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> Good = very well kept
Fabric and Density	<ul style="list-style-type: none"> Large, stately housing stock on smaller lots = good urban form and density Mostly larger homes along Harvard Terrace District contains a good mix of 1, 1 ½, and 2 story homes
Majority of Residential Unit Types	<ul style="list-style-type: none"> Single family dwelling – detached
Majority of Architectural Styles	<ul style="list-style-type: none"> Interesting mix of styles and building materials ... stately Variety of 4-square, bungalows, chateaus – mostly 2 stories Some ranch houses (1 story) = well-kept and very well detailed/landscaped – fit into district
Cultural and Historic Amenities	<ul style="list-style-type: none"> Houses
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> Proximity to downtown retail and services Lion’s club park
Blighted Areas	<ul style="list-style-type: none"> None
Infill Potential	<ul style="list-style-type: none"> None
Possible Target Areas	<ul style="list-style-type: none"> None = houses in good to excellent condition May have scattered few (mixed throughout) that could be slightly modified for a ‘better fit’

Character of the District [O]
Alhambra (diagonal), Clay (E), Ricker (S), and Jackson (W)

Land Use Mix	<ul style="list-style-type: none"> • Residential • Scattered Commercial and Institutional (hospital) on Jackson • Churches on Alhambra and Clay • Close proximity to fairgrounds
Natural Features	<ul style="list-style-type: none"> • Creek cutting through district (potential to ‘develop’ as amenity – trails) • Park and open space
Major Transportation Routes	<ul style="list-style-type: none"> • Alhambra, Freeman, Jackson
Unique Built Features	<ul style="list-style-type: none"> • None
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Roads = ok • Sidewalks = ok ... some repair work for those on Jackson
Condition of Residential Stock	<ul style="list-style-type: none"> • Ok = some older stock
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Ok
Fabric and Density	<ul style="list-style-type: none"> • Density not as tight as in the immediate downtown area • More ‘urban’ to north of district and around Jackson ... larger homes on small lots • More ‘suburban’ to south of district ... smaller homes on larger lots
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Mostly Single family dwelling – detached ... some duplexes • Key Apartment building on Jackson • Some Single family dwelling conversions into multiple units along Jackson
Majority of Architectural Styles	<ul style="list-style-type: none"> • Stately, large homes on Jackson ... t-plan, 4 Square ... 1 ½ and 2 story homes • Majority older modular homes (central passage/ hall+parlor) ... 1 story • Fisher St. = new addition, large, suburban style homes • Ricker St. = ranch style homes
Cultural and Historic Amenities	<ul style="list-style-type: none"> • Park and churches
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Park, cemetery, churches, school (south of site), fairgrounds, grocery on Jackson, hospital, doctor’s offices
Blighted Areas	<ul style="list-style-type: none"> • None = scattered minor rehab potential sites
Infill Potential	<ul style="list-style-type: none"> • None
Possible Target Areas	<ul style="list-style-type: none"> • Jackson at hospital = gateway into downtown = larger building stock ... some converted into doctor’s offices that could be reconverted into dwellings – good condition

Character of the District [P]

Indiana/Armstrong (N), Jackson (E), White (S), and Third/Corporate limit (W)

Land Use Mix	<ul style="list-style-type: none"> • Residential • Commercial and Institutional (hospital) on Jackson
Natural Features	<ul style="list-style-type: none"> • None • Open space
Major Transportation Routes	<ul style="list-style-type: none"> • Freeman and Jackson
Unique Built Features	<ul style="list-style-type: none"> • None
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Roads = ok to poor
Condition of Residential Stock	<ul style="list-style-type: none"> • OK to poor
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Ok to poor
Fabric and Density	<ul style="list-style-type: none"> • More ‘urban’ to north of district and around Jackson
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Mostly Single family dwelling – detached • Some Single family dwelling conversions into multiple units along Jackson
Majority of Architectural Styles	<ul style="list-style-type: none"> • Stately, large homes on Jackson ... t-plan, 4 Square ... 1 ½ and 2 story homes • Majority older stick-built -- t-plan, gable front, modular homes ... 1 story
Cultural and Historic Amenities	<ul style="list-style-type: none"> • None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Hospital, doctor offices, auto-related commercial, grocery on Jackson, close proximity to fairgrounds
Blighted Areas	<ul style="list-style-type: none"> • Along First St. south of Freeman = stock needing major rehab, (Along with roadways, sidewalks, landscaping, properties)
Infill Potential	<ul style="list-style-type: none"> • On First Street south of Freeman – several houses to be removed (fire damage)
Possible Target Areas	<ul style="list-style-type: none"> • Not showcase areas ... rather, rehab as a ‘commonplace’ area • First Street south of Freeman • West side of Main St.

**Character of the District [Q]
Walnut (N), Main (E), Indiana (S), and Third (W)**

Land Use Mix	<ul style="list-style-type: none"> Residential
Natural Features	<ul style="list-style-type: none"> None
Major Transportation Routes	<ul style="list-style-type: none"> Walnut (SR28), Armstrong, Columbia, Freeman, Jackson
Unique Built Features	<ul style="list-style-type: none"> Some houses – decorative yet modest
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> Roads = ok to good – street trees on major roads Sidewalks = ok Curbs = a problem in many places – some places no curb exists
Condition of Residential Stock	<ul style="list-style-type: none"> Fairly good – some already rehabbed and some under rehab
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> Ok to poor – a lot of clutter in private yards
Fabric and Density	<ul style="list-style-type: none"> Part of downtown fabric Smaller homes on smaller lots ... mostly 1 story Some larger homes on Columbia ... 1 ½ to 2 story homes
Majority of Residential Unit Types	<ul style="list-style-type: none"> Single family dwelling Some Single family dwelling conversions into multiple units
Majority of Architectural Styles	<ul style="list-style-type: none"> Majority older stick-built -- t-plan, gable-el, bungalow
Cultural and Historic Amenities	<ul style="list-style-type: none"> None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> Some commercial (to the north)
Blighted Areas	<ul style="list-style-type: none"> Scattered sites – no one area sticks out
Infill Potential	<ul style="list-style-type: none"> Along Armstrong between First and Third streets All along Second street
Possible Target Areas	<ul style="list-style-type: none"> East side of First Street (south of Boone) = similar style I-houses (Or t-plan) 1 story = cluster of like house in fairly good condition (showcase modest home rehab.) West side of Columbia St. (south of Sullivan) = several t-plan houses with good decorations and details ... 1 already rehabbed and other in ok to good shape (showcase + catalyst) Both sides of Columbia (north of Boone) = good housing stock with good variety in style and fabric = minor rehab could act as a catalyst that would spread rehab and revival. into The surrounding neighborhood Along Main St. (North and south of Boone) = stately homes that could become a gateway for the downtown with minor rehab and appearance maintenance

Character of the District [R]
Morrison (N), River (E), Walnut (S), and Columbia (W)

Land Use Mix	<ul style="list-style-type: none"> • Residential (?!?) = check • Commercial = retail and services and offices • Institutional = government offices, library
Natural Features	<ul style="list-style-type: none"> • River/creek to east of site – forming east boundary
Major Transportation Routes	<ul style="list-style-type: none"> • Walnut (SR28), Jackson, Main
Unique Built Features	<ul style="list-style-type: none"> • Old Stoney, Court House, Commercial Buildings • District has been designated by national and state landmarks as a historic area
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Roads = ok to good • Sidewalks = ok
Condition of Residential Stock	<ul style="list-style-type: none"> • None
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Good
Fabric and Density	<ul style="list-style-type: none"> • Part of downtown fabric • Buildings are two to three stories (or higher) • Center of the city containing landmark structures
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Potential above some shops in vacant and unused spaces
Majority of Architectural Styles	<ul style="list-style-type: none"> • Commercial structures
Cultural and Historic Amenities	<ul style="list-style-type: none"> • Old Stoney, Court House
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Commercial (retail/services) and restaurant • Library and government offices
Blighted Areas	<ul style="list-style-type: none"> • None – some commercial buildings should be rehabbed for a mix of uses (commercial at grade and residential above) • Some vacant structures could be converted into residential uses
Infill Potential	<ul style="list-style-type: none"> • Potential to place residential units above shops in vacant spaces
Possible Target Areas	<ul style="list-style-type: none"> • Typical above-shop rehab and re-use

**Character of the District [S]
Kyger (N), Columbia/Main (E), Walnut (S), and Railroad Tracks (W)**

Land Use Mix	<ul style="list-style-type: none"> • Residential • Commercial = retail and services • Institutional = churches (2) • Industrial feel with railway tracks
Natural Features	<ul style="list-style-type: none"> • None
Major Transportation Routes	<ul style="list-style-type: none"> • Walnut (SR28), Main, Kyger, Delphi
Unique Built Features	<ul style="list-style-type: none"> • Older homes, fire house, railway tracks
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Roads = good to fair • Sidewalks = good to fair
Condition of Residential Stock	<ul style="list-style-type: none"> • Good to fair – scattered rehab sites
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Good
Fabric and Density	<ul style="list-style-type: none"> • Part of downtown fabric • Residences are mostly 1 and 1 ½ stories (some 2) • Smaller residences on smaller lots • Fabric somewhat disjointed by railway lines
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Single family dwelling • Single family dwelling converted into multiple units • Apartment complex (2?!?)Ivy Courtyard Apts.
Majority of Architectural Styles	<ul style="list-style-type: none"> • Check with inventory and interim report
Cultural and Historic Amenities	<ul style="list-style-type: none"> • Proximity to Old Stoney, Court House, downtown
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Commercial (retail/services) CVS and Hardware • Firehouse • Proximity to downtown
Blighted Areas	<ul style="list-style-type: none"> • Scattered sites – mostly well kept
Infill Potential	<ul style="list-style-type: none"> • Scattered sites – near rail yard
Possible Target Areas	<ul style="list-style-type: none"> • Several sites along Clinton Street • Along Main Street – several larger homes with rehab potential • Gentry/Jefferson (N/W corner) = large structure – rehab potential • Morrison at John (N) = few houses with rehab potential • Morrison at Railroad = few houses with rehab potential • Taylor/Clinton (N) = 2 brick houses at the intersection for rehab – wonderful project site

Character of the District [T]

Avery/80 North (N), Main/Delphi (E), Kyger (S), and Railroad Tracks (W)

Land Use Mix	<ul style="list-style-type: none"> Residential
Natural Features	<ul style="list-style-type: none"> None
Major Transportation Routes	<ul style="list-style-type: none"> Walnut (SR28), Main, Kyger, Delphi
Unique Built Features	<ul style="list-style-type: none"> None
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> Roads = good to fair West of Delphi = poor
Condition of Residential Stock	<ul style="list-style-type: none"> Good to fair = scattered rehab sites West of Delphi = poor and needs rehabilitation
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> Good to fair
Fabric and Density	<ul style="list-style-type: none"> Outside of the downtown fabric – urban fringe Residences are mostly 1 and 1 ½ stories Older and smaller residences on smaller lots
Majority of Residential Unit Types	<ul style="list-style-type: none"> Mostly Single family dwelling Apartment complexes (2)Pines and Brownsfield on Delphi
Majority of Architectural Styles	<ul style="list-style-type: none"> Stick built – t-plan, gable ell ... Some ranch-style along Delphi (newer stock)
Cultural and Historic Amenities	<ul style="list-style-type: none"> None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> Laundromat at John St.
Blighted Areas	<ul style="list-style-type: none"> Scattered sites along John and Gentry – most need minor rehab
Infill Potential	<ul style="list-style-type: none"> None – ag land to north for future development
Possible Target Areas	<ul style="list-style-type: none"> At Kyger and John = minor rehab required.

**Character of the District [U]
Service/Main (N), Main (E), Avery (S), and Delphi (W)**

Land Use Mix	<ul style="list-style-type: none"> Residential Institutional
Natural Features	<ul style="list-style-type: none"> None Some open space within the district Agricultural lands nearby
Major Transportation Routes	<ul style="list-style-type: none"> Main , Delphi
Unique Built Features	<ul style="list-style-type: none"> None
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> Good – well maintained
Condition of Residential Stock	<ul style="list-style-type: none"> Good
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> Good
Fabric and Density	<ul style="list-style-type: none"> Low density – suburban feel = 1 story structures and curved streets – diverges from established grid in older parts of the city
Majority of Residential Unit Types	<ul style="list-style-type: none"> Single family dwelling Multi-unit/single-level seniors homes Multi-unit/multi-level seniors’ units (large structure)
Majority of Architectural Styles	<ul style="list-style-type: none"> Ranch-style = singles, duplexes, even six-plexes!!
Cultural and Historic Amenities	<ul style="list-style-type: none"> None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> Seniors complex (Wesley Village and Wesley Manor)
Blighted Areas	<ul style="list-style-type: none"> None
Infill Potential	<ul style="list-style-type: none"> None Could extend Westwood and Carlyle to the north for new (like) development
Possible Target Areas	<ul style="list-style-type: none"> None

Character of the District [V]**Rossville (N), Rossville (E), Morrison (S), and Norris/Walsh (W)**

Land Use Mix	<ul style="list-style-type: none"> • Residential • Some commercial • Institutional = boys/girls club • Recreational/open space = park space at circle (Central/Kyger) and Luther Lowe Park
Natural Features	<ul style="list-style-type: none"> • Agricultural lands nearby – to the north and west
Major Transportation Routes	<ul style="list-style-type: none"> • Rossville, Kyger, Barner
Unique Built Features	<ul style="list-style-type: none"> • None – railroad tracks and watertower
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Ok – maintained • Sidewalk+curb = poor or non-existent in many places
Condition of Residential Stock	<ul style="list-style-type: none"> • Fair to poor
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Ok = many properties that should be better maintained (tidy, minor clean-up)
Fabric and Density	<ul style="list-style-type: none"> • Low density – mostly 1 story structures = smaller homes on small lots
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Single family dwelling • Stewart manor Mobile Home Park – older and in poor condition • Gable front oriented duplexes
Majority of Architectural Styles	<ul style="list-style-type: none"> • Ranch-style (newer) • Mobile homes in park • Manufactured homes between Barner/Blinn/ Pratt • Mix of styles (inventory) – older stock in poor to fair condition – some good
Cultural and Historic Amenities	<ul style="list-style-type: none"> • None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Gas station, auto sales, extended care, churches (2), fire station, radio Broadcasting, boy's/girl's club
Blighted Areas	<ul style="list-style-type: none"> • Considerable vacant industrial lands – potential to develop • Has a real 'run-down' feeling – widespread appearance problems • Scattered sites for total rehab
Infill Potential	<ul style="list-style-type: none"> • Some infill along western ends Barner and Green • Development potential into open lands to the north and west of the district
Possible Target Areas	<ul style="list-style-type: none"> • Yes – requires a closer look (check inventory) • First look at sites along the Blinn corridor • Some attention to be paid to the mobile home park

Character of the District [W]
North/Quigley (N), McKinley (E), Walnut (SR28)/McKinley (S), and West (W)

Land Use Mix	<ul style="list-style-type: none"> • Some Residential • Auto-related commercial • Institutional = church • Large portion (in Blinn and North area) = scrap yard (tires, metal, cars, buses) • Adjacent to very active industrial area
Natural Features	<ul style="list-style-type: none"> • None
Major Transportation Routes	<ul style="list-style-type: none"> • SR28 (Walnut)
Unique Built Features	<ul style="list-style-type: none"> • None – railway tracks (N), water tower, oil tanks
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Ok – maintained ... some gravel roads • Sidewalk non-existent in many places
Condition of Residential Stock	<ul style="list-style-type: none"> • Fair to poor – some require exterior rehab
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Very poor = major environmental problems
Fabric and Density	<ul style="list-style-type: none"> • Low density – definitely urban fringe ... bleeds off into open space • Small houses – 1 story
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Single family dwelling
Majority of Architectural Styles	<ul style="list-style-type: none"> • Older modular and manufactured • Some older stick built -- t-plan and double pile
Cultural and Historic Amenities	<ul style="list-style-type: none"> • None
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Church
Blighted Areas	<ul style="list-style-type: none"> • Most definitely
Infill Potential	<ul style="list-style-type: none"> • Minimal development towards railway tracks (north) • Development potential to the south of the district (south of SR28)
Possible Target Areas	<ul style="list-style-type: none"> • Yes – target a clean-up of the junk yard area • Tighten up development and mark the western part of the site as a gateway into the community

Character of the District [X]
Walnut (SR28)/McKinley (N), Third (E), Freeman (S), and Eighth (W)

Land Use Mix	<ul style="list-style-type: none"> • Residential • Institutional = church, 2 schools (one vacant), religious camp buildings • Agricultural lands to the south and west • Recreational = park
Natural Features	<ul style="list-style-type: none"> • Parks • Natural open space in camp area
Major Transportation Routes	<ul style="list-style-type: none"> • SR28 (Walnut), Freeman, Armstrong
Unique Built Features	<ul style="list-style-type: none"> • Cabins at the camp
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Ok – maintained ... some gravel roads • Sidewalk non-existent in many places • Small street trees in some places
Condition of Residential Stock	<ul style="list-style-type: none"> • Fair to poor – some require exterior rehab
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Fair – some are trashy
Fabric and Density	<ul style="list-style-type: none"> • Low density – north of district is definitely part of the urban fabric • Small houses on small lots – 1 story
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Single family dwelling • Mobile home park • Church cabins – seasonal residences • School building converted into apartments • Convalescence center at the west of district
Majority of Architectural Styles	<ul style="list-style-type: none"> • Some older stick built -- t-plan and double pile, gable el
Cultural and Historic Amenities	<ul style="list-style-type: none"> • Camp
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Church, school, camp, convalescence center
Blighted Areas	<ul style="list-style-type: none"> • Trailer park • Along Fifth Street
Infill Potential	<ul style="list-style-type: none"> • Yes – could extend urban grid to the west • Scattered sites throughout the district
Possible Target Areas	<ul style="list-style-type: none"> • Rehab projects along Fifth street – minor rehab • Apartment structures near camp grounds – minor rehab • Cabins at camp ground need rehab, landscaping, minor repairs for seasonal use

Character of the District [Y]
(SR28) – running east and west through Frankfort
Overlapping District

Land Use Mix	<ul style="list-style-type: none"> • Industrial • Commercial • Residential
Natural Features	<ul style="list-style-type: none"> • Crossed by creek (s?)
Major Transportation Routes	<ul style="list-style-type: none"> • SR28
Unique Built Features	<ul style="list-style-type: none"> • Churches in the downtown area, churches and schools at eastern end • Railway lines crossing route
Condition of Roads and Sidewalks	<ul style="list-style-type: none"> • Road in good condition • Sidewalks not present at extreme eastern and western ends • Sidewalks not visible under existing snow conditions
Condition of Residential Stock	<ul style="list-style-type: none"> • Refer to district discussions
Condition of Properties and Open Spaces	<ul style="list-style-type: none"> • Refer to district discussions
Fabric and Density	<ul style="list-style-type: none"> • Refer to district discussions
Majority of Residential Unit Types	<ul style="list-style-type: none"> • Refer to district discussions
Majority of Architectural Styles	<ul style="list-style-type: none"> • Refer to district discussions
Cultural and Historic Amenities	<ul style="list-style-type: none"> • Route runs along the southern portion of the downtown • Proximity to historic buildings
Community Amenities (social, health, safety, civic, commercial)	<ul style="list-style-type: none"> • Fire protection services • Scattered commercial, concentrated commercial in downtown and at eastern end of the route
Blighted Areas	<ul style="list-style-type: none"> • Infill or build-out potential at eastern and western ends and near the railway tracks • No real blighted residential areas – some scatter rehab (refer to district discussions)
Infill Potential	<ul style="list-style-type: none"> • Infill potential as mentioned above
Possible Target Areas	<ul style="list-style-type: none"> • Consider gateways into the community • Consider gateways into the downtown district along SR28 and the other routes.

Domestic Architectural Types of Clinton County

Vernacular Linear Plan Houses

The linear plan structure had its beginning as one of the simplest and most basic forms of housing types. Most of the other vernacular forms are a derivation of this architectural type that were modified to meet new user needs and trends in housing. The linear plan structure originated with the **single-pen**, which consisted of a small, single, multi-purpose room with one entrance, one chimney, and few window openings. The single-pen was eventually expanded horizontally by two rooms to form a double-pen and/or by two rooms and hallway to form a central passage. It was also extended vertically from one to two stories to form an I-house.

The linear plan structure is classified as ‘linear,’ or rectangular, because it is typically one room deep, has a spatial division into two rooms that are connected or flank a hallway, includes a chimney at the gable end to serve upper and lower rooms, and contains the principal entrance on the long facade that is parallel to the ridge line. A structure of this type can be one, one and one half, or two stories in height depending on the sub-type, size, and location of the dwelling. This type of structure was also used as a model for post WWII mass-produced housing as found in Frankfort.

Double Pen

The easiest method of expanding the single-pen log house was to simply add an identical pen to one of the gable ends to form a double pen. In many cases, the original gable wall remained intact with no access on the interior. Therefore, two exterior doors were required for the two pens, giving the structure its distinguishing feature.

Hall and Parlor

The hall and parlor house is composed of two rooms of unequal dimension arranged side by side with the primary entrance into the larger room. Oftentimes, these dimensions resulted in a house that was slightly off-center with an asymmetrical facade. This architectural type is related to the medieval English house of the same name. In this case, the ‘hall’ is not a passageway, but a large multi-purpose room, and the smaller ‘parlor’ is more private and used for sleeping. In many cases, the hall and parlor has an extension at the rear of the structure for kitchen and/or storage uses. This architectural type normally consists of one to one and one-half story structures.

Central Passage

Similar to the hall and parlor in its two room linear plan, the central passage type differs as the central passage (hallway) runs between the two rooms and is centrally aligned with the principal facade. The rooms are typically of equal size, and the facade is symmetrical with door and window openings in proportion to the overall length of the structure. With the centrally located doorway and balanced fenestration, this architectural type can also be designated as a ‘Federal’ or ‘Greek Revival’ style depending on the formality of the facade. Central Passages can be one to one and one-half story structures (with the latter identified as an I-house).

I-House

The natural progression of housing types from the simple one story hall and parlor house to a full two-story structure culminated with the development of the I-house. The addition of the second story onto the basic floor plan of the hall and parlor/central passage reflected the growing prosperity of the agrarian economy. The I-house was the predominant housing type in rural areas of Indiana, Illinois, and Iowa - hence the name ‘I’-house’.

The I-house is typically two stories, at least two rooms wide, and contains a facade that is symmetrical with a central entry in a three or five bay configuration. Variety comes in the form of building materials, architectural details, and modifications (primarily extensions at the rear for a kitchen). Despite these modifications, the basic form remains unchanged. Because of the simplicity of the I-house’s form, decorative details representing a diversity of architectural styles could be freely applied to the house. The reactions to popular architectural styles bridged the gap between the rural, folk-derived building types and the architect-designed structures of the County’s urban areas. In urban settings, the I-house is found on narrow lots with the gable oriented towards the street and the entrance remaining on the long side. The I-house was interpreted in its simple form with Greek and Gothic Revival, Federal, and Italianate details and elements, and with other regional characteristics such as the **Carolina I-house** with a partially covered porch. The I-House is normally one and one-half to two stories in height.

Vernacular Gable Front Houses

While the linear-plan houses have gable ends that form the sides of the structure, the gable front house is oriented so that its principal facade is located at the gable end. The gable front structure is rectangular in plan, commonly one and one-half stories in height, and contains an interior chimney. In its basic form, the structure consists of a series of rooms that are placed back to back within the rectangular shape, with a progression of rooms from public (gathering) to private (kitchen or sleeping). While the gable front formed the basic shape, adaptations were made with the addition of extensions to create additional living space in an ‘L’-shape (gable-ell) and ‘T’-shape (t-plan).

Gable front houses were designed to be reminiscent of Greek temples that created a classical pediment by placing the principal entrance/facade on a gable end. Although the temple-front was common in earlier-settled areas of the country, all stylistic pretenses diminished as the gable front was adopted by settlers moving into the rural areas and towns of Clinton County. It is suitable for urban areas with narrow lots and is adaptable to a variety of architectural styles (Greek, Gothic, Italianate). The Gable Front also influenced the internal organization of rooms for several modern housing types including the mobile home and A-frame.

Gable Front

As described in the reference above, this sub-type is found throughout Clinton County with symmetrical and asymmetrical openings in the principal facade. Many have porches that extend along the entire front of the structure, and several have balconies formed in the upper half story.

Shotgun

This narrow gable-front sub-type is one room wide and only two to three rooms deep. The rooms are all-purpose, placed back to back, and all doorways align with the main entrance. Its name was derived from the notion that "...if a gun were fired through the front door, the bullet would pass through all the rooms in a straight line and go out the back door". The shotgun sub-type is associated with southern US architecture, spread north and westward with migration patterns, and was primarily used for workers'/tenants' housing.

Gabled-Ell

The gabled-ell type is essentially a gable-front house with a side extension forming an L-shape plan. Gabled-ell houses can be one, one-and-one half, or two stories in height, and in all cases the ell (or side extension) is an integral component with the same roof line as the gable front portion of the house. The entrance of the dwelling is rarely at the gable end, and the structure often contains a porch to create areas of shade and to denote the entrance.

T-Plan

A gable-front house with a perpendicular rear portion that forms a 'T'-shape is referred to as a T-plan house. Though these structures are usually one and one-half stories tall, the T-plan can be found in a variety of heights. Both front and rear portions of the T-plan houses are integrated with a common roof line. This architectural type is often associated with Queen Anne, Gothic Revival, and Italianate architectural styles.

Vernacular Massed Plan Houses

The massed plan structure naturally evolved from the linear (rectangular) plan by expanding in the depth of the structure to create a plan that was two rooms deep, thus creating a square. This architectural type is also known also as the 'double pile'. The massed plan house is square in nature, one to two and one-half stories in height, two rooms wide, two rooms deep, and flanks a central entrance/passageway. The windows along the primary facade and other facades are not symmetrical; rather, they reflect the internal arrangement of rooms within the structure. Due to the depth of the structure, this architectural type usually exhibits hipped, pyramid, or cross plan roof shapes that are able to span the perimeter and to facilitate snow and rain run-off. The chimney placement varies depending on the prevailing winds. Because massed plan houses are generally more robust and are better suited for large families, these structures are often associated with prominence and prosperity, reflecting the changing needs of a household.

One- and Two-Story Massed Plan

The simple massed plan structure consists of a double-pile, single story cottage with four rooms flanking a central entrance. It was extremely easy to build and reproduce; thus, it was often found in industrial areas as workers' housing in order to maximize the buildable area of the lot and to create a greater number of bedrooms. The basic structure has a steeply-pitched pyramid shaped roof and a central chimney through the apex. The form was also built as two story structures on larger urban lots with stylistic add-ons and ornamentation to create a structure with a grander appearance.

American Four-Square

Often referred to as the “cube house,” “cornbelt cube,” or “2-story square,” the American Four-Square dwelling type was enormously popular due to its relative simplicity in form and practically in function. Unlike other dwelling types, it is found in both urban and rural areas with very few modifications made due to location. The standard American Four-square house is a two-story structure with a medium-pitch hipped roof with attic dormers, wide enclosed eaves, and a one story porch spanning the width of the front facade. Interestingly, many four-squares were pre-fabricated structures and were marketed through sales catalogues.

Saltbox

This architectural type refers to the distinctive roof line (an asymmetrical roof pitch) that is created by the hybrid of double pile on the first floor and a linear plan on the second story. It was originally designed to deal with severe winters by preventing snow accumulation. In Indiana, the form resembles an I-house, as most of the rear rooms were afterthoughts with the roof extended in the rear to form a continuous plane.

Queen Anne (also considered Free Classic)

This architectural type represents a free and eclectic combination of forms and details including odd roof lines, bay windows, patterned shingles, verandas, turrets, and various elaborate ornamental cutouts. The floor plan reflects an irregular square with projecting sections (bays) and a free interior arrangement of rooms. In Clinton County, the majority of Queen Anne dwellings are found in Frankfort and represent an impressive grouping of structures. The houses are two to two and a half stories in height, and the combination of various architectural features often creates a unique silhouette.

Bungalow

The bungalow was considered to be a modern example of architecture at the turn of the century that represented an American-created dwelling type. The dwelling is typically a one and a half story structure with a wide, overhanging roof, deep porch, dormer windows, and a simple, open interior. The homes were relatively inexpensive to build and were sometimes purchased as a kit or plan from a woman’s magazine. Presently, they are found in both urban and rural areas.

Modern Housing Types

Housing design in the post-war era placed a new emphasis on comfort, efficiency, and informal “one-story living.” The single story house permitted shorter plumbing lines and heating ducts, eliminated annoying stairs, and allowed easy access to the yard or garden. As labor, land, and material prices climbed in the 1950s and 1960s, the search for more space at less cost eliminated halls and yielded multi-use spaces. These experiments in open planning coincided with new developments in mass-produced materials including reinforced concrete, long-span beams, particle board, laminated wood, and plywood.

Ranch

Ranch homes were perhaps the ultimate symbol of the postwar American dream: a safe, affordable home promising efficiency and casual living. Introduced in California in the 1930s, this “close to the ground” form was based on the one story plan of the Spanish Rancho. By the late 1940s, this housing type had caught on across the country, still remaining popular today in the stick built and pre-fab forms. The ranch home was geared towards the changing needs of the family with open kitchen and living areas. Another key selling point was the desirable indoor/outdoor living promised by the one story layout, featuring sliding glass doors, picture windows, terraces and patios. The ranch house is a linear structure that is one story in height, has a low pitch roof, oftentimes an attached garage, and is designed for a wider frontage suburban lot.

Manufactured

A severe housing shortage resulted in a market for pre-fabricated industrial homes that could be arranged in temporary settlements located outside existing urban development. Not only were manufactured homes affordable, but they could also be put up quickly. The house could be constructed, serviced, and furnished within three hours of delivery. This form of affordable housing can be found on single lots and in entire parks within urban and rural areas. While the majority are ranch styles with a central or off-set entrance, increasingly other styles are offered that are less detectable as manufactured housing (cape cod, bungalow, log cabin). These styles fit into their surroundings better than past versions.

Modular

Modular homes had an inauspicious start as cheap, temporary housing units on empty urban lots and in trailer parks. Encampments of this housing form were used to house thousands of workers in and around war-production centers, gaining popularity in the 1950s when retirees began to relocate into these semipermanent communities. When this housing type was outfitted with better bathroom facilities and additional rooms, the trailer gained mainstream credibility but was still associated with undesirable living conditions. For the most part, this type of dwelling continues to be designed and built as a temporary housing option regardless of the often long term tenure by residents.

Examples of Domestic Architectural Types



LINEAR: Hall and Parlor



LINEAR: I-House



MASSED: American Four Square



MASSED: Queen Anne

Examples of Domestic Architectural Types



GABLE FRONT: Gable Front



GABLE FRONT: T-Plan



MODERN: Manufactured

Community Input Meeting #1

Colfax, Indiana

Location: Colfax Fire Dept.

Date: June 21, 1999

Time: 7:00 p.m.

Speakers: Jerry Bridges, MCCOG
David Smith, MCCOG

Attendees:	Jeff Barrett	Steve Davis	Roberta Davis
	Betty Stambaugh	Chantel Lehr	Phyllis Benefeil
	George Benefeil	T.A. Suell	Bill Campbell
	Deborah Polsten	Bob Stambaugh	Robert Mathus
	Rickie Goff	Jeff Moore	Mick Harlan

Minutes:

After a brief presentation and introduction of the Clinton County Housing Plan by Jerry Bridges and David Smith, those in attendance were asked for input concerning current and future housing issues within their community. Housing issues discussed during meeting are as follows:

- **Additional Comments**
 - need for single family detached housing within the community
 - housing needed for both first time and other types of home buyers
 - there is not a lot of open space in town
 - low/mod income housing both needed and preferred
 - have sewer and water capacity to expand but sewer plant must be upgraded
 - county handles all zoning within Colfax
 - no one from town sits on the zoning board
 - introduction and mid-range housing opportunities preferred for development
 - most of the population of Colfax works outside the town

Community Input Meeting #2

Colfax, Indiana

Location: Choose not to participate in 2nd meeting

Date: N/A

Time: N/A

Speakers: N/A

Attendees: N/A

Minutes:

Housing issues discussed during the 1st meeting are as follows:

- **Additional Comments**
 - need for single family detached housing within the community
 - housing needed for both first time and other types of home buyers
 - there is not a lot of open space in town
 - low/mod income housing both needed and preferred
 - have sewer and water capacity to expand but sewer plant must be upgraded
 - county handles all zoning within Colfax
 - no one from town sits on the zoning board
 - introduction and mid-range housing opportunities preferred for development
 - most of the population of Colfax works outside the town

Community Input Meeting #1

Frankfort, Indiana

Location: Frankfort Community Library

Date: September 22, 1999

Time: 7:00 p.m.

Speakers: Bret Lott, MCCOG
Scott Collins, MCCOG

Attendees: Daniel Sheets Carol Stewart Ron Fischer
Gary Schable Kevein Montgomery Joyce Elferdink
Don Stock

Minutes:

After a brief presentation and introduction of the Clinton County Housing Plan by Bret Lott, those in attendance were asked for input concerning current and future housing issues within their community. Housing issues discussed during meeting are as follows:

- **Positive Characteristics of Frankfort**
 - school system is good
 - good opportunity for new housing
 - nice parks, some might need some minor improvement
 - diversified job opportunities (industrial park)
- **Negative Characteristics of Frankfort**
 - many landlords do not take care of their rentals
 - some rental units are overcrowded with too many people living in units
 - too many single family homes are being converted into multifamily units
 - property taxes are too high
 - ordinances are not enforced and some may be out of date
- **Ideas and Opportunities to Address Housing Issues**
 - rental rehabilitation program to bring substandard rentals up to code
 - better coordination between police, building inspectors, etc. in enforcing zoning and ordinances
 - housing ordinances probably need to be updated and enforced better
 - development of neighborhood organizations to address housing problems and encourage community pride
 - encourage new single family development, (ie. tax abatement, new construction funding assistance)
 - education and marketing of what programs are available
 - provide training to teach people how to maintain and take care of their homes

Community Input Meeting #2

Frankfort, Indiana

Location: Frankfort Neighborhood Center

Date: January 26, 2000

Time: 7:00 p.m.

Speakers: Bret Lott, MCCOG
Jerrold Bridges, MCCOG

Attendees: There were no attendees for the 2nd Community Input Meeting.

Minutes:

Housing issues discussed during the 1st meeting are as follows:

- **Positive Characteristics of Frankfort**
 - school system is good
 - good opportunity for new housing
 - nice parks, some might need some minor improvement
 - diversified job opportunities (industrial park)
- **Negative Characteristics of Frankfort**
 - many landlords do not take care of their rentals
 - some rental units are overcrowded with too many people living in units
 - too many single family homes are being converted into multifamily units
 - property taxes are too high
 - ordinances are not enforced and some may be out of date
- **Ideas and Opportunities to Address Housing Issues**
 - rental rehabilitation program to bring substandard rentals up to code
 - better coordination between police, building inspectors, etc. in enforcing zoning and ordinances
 - housing ordinances probably need to be updated and enforced better
 - development of neighborhood organizations to address housing problems and encourage community pride
 - encourage new single family development, (ie. tax abatement, new construction funding assistance)
 - education and marketing of what programs are available
 - provide training to teach people how to maintain and take care of their homes

Community Input Meeting #1

Kirklin, Indiana

Location: Kirklin Town Hall

Date: June 14, 1999

Time: 7:00 p.m.

Speakers: Bret Lott, MCCOG
Christina Tizzard, MCCOG

Attendees:	Ernie Lafferty	Ivan Judy	Robert King
	Ivan Smith	Bryon Padgett	Gary Ladd
	Marla Miller	W. Minnick	Kenneth Smith
	Louis Evans	Archie Maxwell	Markham Hines
	Patricia Quick	Mary King	

Minutes:

After a brief presentation and introduction of the Clinton County Housing Plan by Bret Lott and Christina Tizzard, those in attendance were asked for input concerning current and future housing issues within their community. Housing issues discussed during meeting are as follows:

- **Current Stock**
 - like stock as is
- **New Homes**
 - manufactured homes
 - very few 'stick' homes constructed
- **Additional Comments**
 - need assistance to fix homes
 - new park; 21 homes in land lease
 - manufactured homes are affordable
 - would like to see more 'stick' homes constructed
 - most people commute to Lafayette, Kokomo, Indianapolis
 - town landlocked by agricultural land
 - few sites for development in town
 - comp. plan states 2 mi. growth radius; has not happened
 - town has qualified for low income grants
 - Indianapolis is approaching
 - places are falling behind and not giving residents chances
 - new water and sewer
 - would like to keep the land for agriculture
 - town does not have natural gas; deterrent for movers

Community Input Meeting #2

Kirklin, Indiana

Location: Kirklin Town Hall

Date: January 11, 2000

Time: 7:00 p.m.

Speakers: Bret Lott, MCCOG
Jeff Collins, MCCOG

Attendees:	Bruce Evans	Teresa Mitchell	Bryon Padgett
	David Evans	Ken Smith	Wart Minnick
	Markham Hines	Patricia Quick	Mary King
	David Fruits		

Minutes:

After a brief overview of demographic information and survey results by Bret Lott, those in attendance were asked for further input concerning current and future housing issues within their community. Additionally, they were asked for ideas on goals and strategies that address the communities housing needs. Housing issues discussed at 1st meeting on June 14, 1999 are as follows:

- **Current Stock**
 - like stock as is
- **New Homes**
 - manufactured homes
 - very few 'stick' homes constructed
- **Additional Comments**
 - need assistance to fix homes
 - new park; 21 homes in land lease
 - manufactured homes are affordable
 - would like to see more 'stick' homes constructed
 - most people commute to Lafayette, Kokomo, Indianapolis
 - town landlocked by agricultural land
 - few sites for development in town
 - comp. plan states 2 mi. growth radius; has not happened
 - town has qualified for low income grants
 - Indianapolis is approaching
 - places are falling behind and not giving residents chances
 - new water and sewer
 - would like to keep the land for agriculture
 - town does not have natural gas; deterrent for movers
- **Housing issues and goals discussed at 2nd meeting are as follows:**
 - Residents need assistance to fix/improve their homes. Fixed incomes make it difficult

Community Input Meeting #2 (Continued)

Kirklin, Indiana

to keep a house up without help.

- Kirklin is not necessarily “land locked” by agricultural areas. Not necessarily all residents want to maintain all farmland. In order to become more urban, some farmland will have to be developed.

- A board member is opposed to using tax money in general to help refurbish houses. Churches, Habitat for Humanity, etc. should be the ones that are helping.

Community Input Meeting #1

Michigantown, Indiana

Location: Michigantown Town Hall

Date: May 11, 1999

Time: 7:30 p.m.

Speakers: Bret Lott, MCCOG
Jerrold Bridges, MCCOG

Attendees:	Barbara Catron	David Collins	Jeff Stay
	Linda Ingram	Judy Rule	Donald Russell
	Bridget Gunn	Johna Hawling	Cledis Dean, Jr.

Minutes:

After a brief presentation and introduction of the Clinton County Housing Plan by Bret Lott and Jerrold Bridges, those in attendance were asked for input concerning current and future housing issues within their community. Housing issues discussed during the meeting are as follows:

- **Current Stock**
 - housing stock in fair/moderate condition, several rentals in need of rehabilitation
 - many lot sizes are small and homes are too close in proximity
- **New Homes**
 - limited space in town for new development
 - new development of housing probably will grow on northside of town
- **Positive Characteristics of Michigantown**
 - rural/small town character
 - bedroom community
- **Additional Comments**
 - no senior facilities, Frankfort is closest senior facilities
 - poor water quality, possible need of water tower
 - downtown buildings with upper story units, possible need of restoration and rehabilitation

Community Input Meeting #2

Michigantown, Indiana

Location: Michigantown Town Hall

Date: January 11, 2000

Time: 7:30 p.m.

Speakers: Bret Lott, MCCOG
Scott Collins, MCCOG

Attendees:	Barbara Catron	David Collins	Jeff Stay
	Joe Olson	Judy Rule	Donald Russell
	Nancy Olson	Wanda Surber	Mike Woodard

Minutes:

After a brief overview of demographic information and survey results by Bret Lott, those in attendance were asked for further input concerning current and future housing issues within their community. Additionally, they were asked for ideas on goals and strategies that address the communities housing needs. Housing issues discussed at the 1st meeting on May 11, 1999 are as follows:

- **Current Stock**
 - housing stock in fair/moderate condition, several rentals in need of rehabilitation
 - many lot sizes are small and homes are too close in proximity
- **New Homes**
 - limited space in town for new development
 - new development of housing probably will grow on northside of town
- **Positive Characteristics of Michigantown**
 - rural/small town character
 - bedroom community
- **Additional Comments**
 - no senior facilities, Frankfort is closest senior facilities
 - poor water quality, possible need of water tower
 - downtown buildings with upper story units, possible need of restoration and rehabilitation
- **Housing issues and goals discussed at the 2nd meeting are as follows:**
 - need more housing and rentals in town, but no real place to develop
 - don't think people in town will sell land that could be used
 - would like to see the development of a small apartment complex
 - interested in funding sources to improve the quality of the existing housing stock

Community Input Meeting #1

Mulberry, Indiana

Location: Mulberry Town Hall

Date: June 8, 1999

Time: 7:30 p.m.

Speakers: Bret Lott, MCCOG
Christina Tizzard, MCCOG

Attendees: Rex Crenshaw Max Whitlock Gordon Ward
Amy Myers Vince Sanmur Beth Havek
Johnne Hammel Jim Scott Patsy King
Andrew Prater Jerry Stillings Paul Smith

Minutes:

After a brief presentation and introduction of the Clinton County Housing Plan by Bret Lott and Christina Tizzard, those in attendance were asked for input concerning current and future housing issues within their community. Housing issues discussed during meeting are as follows:

- **Current Stock**
 - real estate market is good with nice homes
 - few historic structures of significance
 - rental housing is scarce and at a premium
- **New Homes**
 - some development on east edge of town over the past 15 years; north of SR 38
 - 15 duplexes within Lutheran home cottages
- **Positive Characteristics of Rossville**
 - bedroom community
- **Additional Comments**
 - excess capacity for water and sewage hookup
 - downtown space is full
 - floor above drugstore is vacant
 - HUD housing at home program
 - commuters to Lafayette, Kokomo, Indianapolis

Community Input Meeting #2

Mulberry, Indiana

Location: Mulberry Town Hall

Date: January 11, 2000

Time: 7:30 p.m.

Speakers: Jerry Bridges, MCCOG
Allan Henderson, MCCOG

Attendees: Jerry Stillings Amy Jo Maish Andrew Praten
Ted Johnson Jimmie Scott Gordy Ward
Marla Miller Glenn Wilson Randy Cooper

Minutes:

After a brief overview of demographic and survey results by Jerry Bridges, those in attendance were asked for further input concerning current and future housing issues within their community. Additionally, they were asked for ideas on goal and strategies that address the communities housing needs. Housing issues discussed at the 1st meeting on June 8, 1999 are as follows:

- **Current Stock**
 - real estate market is good with nice homes
 - few historic structures of significance
 - rental housing is scarce and at a premium
- **New Homes**
 - some development on east edge of town over the past 15 years; south of SR 38
 - 15 duplexes within Lutheran home cottages (Not within town limits)
- **Positive Characteristics of Rossville**
 - bedroom community
- **Additional Comments**
 - excess capacity for water and sewage hookup
 - downtown space is full
 - floor above drugstore is vacant
 - HUD housing at home program
 - commuters to Lafayette, Kokomo, Indianapolis
- **Housing issues and goals discussed at the 2nd meeting are as follows:**
 - like having a safe and quiet community
 - drug store, historic with re-use potential
 - old school and old grain elevator, re-use potential
 - new library being built east edge of town and south of S.R. 38
 - convenient location for commuters to Indy, Lafayette, and Kokomo

Community Input Meeting #1

Rossville, Indiana

Location: Rossville Town Hall

Date: May 12, 1999

Time: 7:00 p.m.

Speakers: Bret Lott, MCCOG
Christina Tizzard, MCCOG

Attendees: Margaret Davis W. Horn Allen Remaly
Eugene Glenn B. Mohler Bruce Kampenger

Minutes:

After a brief presentation and introduction of the Clinton County Housing Plan by Bret Lott and Christina Tizzard, those in attendance were asked for input concerning current and future housing issues within their community. Housing issues discussed during meeting are as follows:

- **Current Stock**
 - housing stock in good shape
 - no real historic structures and/or districts
- **New Homes**
 - most subdivisions in town are full
 - new development of housing seems to be in the northwest area of town
 - recent purchase of 15 acres for the purpose of development
 - application submitted for new 60 unit subdivision just outside of Rossville (proposal for water/sewer hookup from Rossville, development not adjacent to town so annexation currently is not an option)
- **Positive Characteristics of Rossville**
 - good school system
 - bedroom community, small town character
 - new library
 - current housing stock and new homes are well maintained and aesthetically pleasing
- **Additional Comments**
 - church involvement with home repairs for elderly
 - food pantry in town, services people mainly from outside of Rossville
 - assisted living wing in nursing home
 - some subsidized units in town
 - downtown buildings with upper story units, possible need of restoration and rehabilitation

Community Input Meeting #2

Rossville, Indiana

Location: Rossville Town Hall

Date: January 11, 2000

Time: 7:00 p.m.

Speakers: Jerry Bridges, MCCOG
Allan Henderson, MCCOG

Attendees:	Margaret Davis	David Baker	Allen Remaly
	Patricia McIlrath	B. Mohler	Eric D.
	Donald Box	Don Kessler	

Minutes:

After a brief overview of demographic information and survey results by Jerry Bridges, those in attendance were asked for further input concerning current and future housing issues within their community. Additionally, they were asked for ideas on goals and strategies that address the communities housing needs. Housing issues discussed at the 1st meeting on May 12, 1999 are as follows:

- **Current Stock**
 - housing stock in good shape
 - no real historic structures and/or districts
- **New Homes**
 - most subdivisions in town are full
 - new development of housing seems to be in the northwest area of town
 - recent purchase of 15 acres for the purpose of development
 - application submitted for new 60 unit subdivision just outside of Rossville (proposal for water/sewer hookup from Rossville, development not adjacent to town so annexation currently is not an option)
- **Positive Characteristics of Rossville**
 - good school system
 - bedroom community, small town character
 - new library
 - current housing stock and new homes are well maintained and aesthetically pleasing
- **Additional Comments**
 - church involvement with home repairs for elderly
 - food pantry in town, services people mainly from outside of Rossville
 - assisted living wing in nursing home
 - some subsidized units in town
 - downtown buildings with upper story units, possible need of restoration and rehabilitation

Community Input Meeting #2 (Continued)

Rossville, Indiana

- **Housing issues and goals discussed at the 2nd meeting are as follows:**
 - sewer not at capacity, can handle development to northwest & southwest
 - water is not at capacity either
 - land speculation to the east (family is deciding)
 - would like to see modest growth
 - land division for anything less than 20 acres needs plat review
 - bedroom community, workforce goes to Lafayette & Kokomo
 - ideal for small business