

2014
October

Bates-Hendricks Newsletter



Landlord Accountability Law Enacted

by Rep. Justin Moed

I am pleased to report back to you that Proposition 195 to establish a landlord registry for rental property in Indianapolis has been signed into law.

Your calls, emails, and attendance at committee meetings over the past two years made this effort possible. Over 43 neighborhood and community groups voiced their support for the ordinance.

Effective January 1, 2015:

- Out-of-State and overseas landlords must have an in-state agent responsible for their property for law enforcement and city officials to communicate with.
- Landlords must provide the city with their name, phone number, and address and pay a nominal \$5 registration fee (per landlord).
- Property being registered as rental property cannot have outstanding code violations or unpaid taxes.

While this won't address every problem related to rentals, it does mark an important first step in empowering residents to take back their neighborhoods from negligent landlords in our city.

I want to thank City Councilors Zach Adamson, John Barth, and Jeff Miller for their tireless work to pass this ordinance. Working together, we can accomplish great things for our city.

As always, please do not hesitate to contact me with any issues or questions you may have. You can follow me on Twitter [@justinmoed](#) and add me on Facebook at: www.facebook.com/justinmoed

Sincerely,

Rep. Justin Moed, cell: (317) 997-4914

SEND Names New President

Southeast Neighborhood Development Inc. (SEND), a community development corporation serving the southeast side of Indianapolis, is pleased to announce that Paul F. Smith has been named its President, effective October 20, 2014. He succeeds Darrell Unsworth, who is retiring. Mr. Smith brings 38 years of financial management, real estate development, and neighborhood development experience to his new role. He is a graduate with a B.S. in accounting from the University of Georgia and has spent his last 22 years as Real Estate Manager for the City of Indianapolis.



"After a very deliberate search to find someone to build on Darrell's legacy at SEND, we are very excited to have a leader with Paul's background, experience, and exemplary recommendations joining our organization", said Mike McCormick, Board Chair: "SEND has established a strong reputation for our work and our efforts addressing critical issues in our community and we are confident that he will further increase our impact".

Mr. Smith said of his new role at SEND, "Since moving to Indianapolis 38 years ago and residing in the Old Northside for all but one of those years, I have witnessed the amazing transformation of downtown Indianapolis. I look forward to playing a significant leadership role in the continuing development of the near southeast quadrant of the city and participating in the next chapter of SEND's work".

SEND is a Community Development Corporation founded in 1983. CDCs are catalysts for community-led neighborhood rebirth through housing revitalization, economic development, and partnerships with self-sufficiency programs. CDCs maximize public funds through alliances with financial institutions, equity investors, and individual donors. SEND's core service area is the southeast side of Indianapolis, including the Fountain Square retail, residential, and cultural district. Committed to helping neighborhoods direct their own economic destiny, SEND believes long-term revitalization of urban neighborhoods is most successful when it is resident-driven.

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Letter from the President

For those who have not heard, the Bates-Hendricks float won the Community Spirit Award in the Art Squared Art Parade for the second year in a row! This was truly a community effort and I think that we can all be proud of the collaboration from so many people.

Special thanks go to Greg Allen for coordinating all of the meetings and for the inspiring idea of “Bates-Hendricks: An Indianapolis Garden District” that was used for both the Miracle Mile Parade and Fountain Square Art Parade. This is a tagline that has the potential to highlight our neighborhood in a way that no other neighborhood in the City has been able to define themselves.



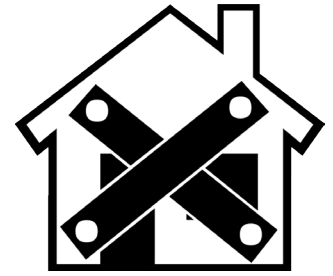
BHNA President, John Winter

I would also like to thank everyone that showed up to the planning meetings, helped to purchase items for the float, and walk with it during the parades! Between the two parades and the planning, there were over 30 people that helped the float come together! –John Winter



Bates-Hendricks 2014 Abandoned Housing Report

Every summer for the past four years, Bates-Hendricks residents have fanned out across the neighborhood to identify, count, and rate the vacant and abandoned housing in our neighborhood. This information has allowed us to create an annual “problem property” list of the worst properties, as well as keep abreast of trends in our neighborhood. In addition, it has positioned us to better inform and influence City policy around demolition and rehabilitation in our neighborhood. Based on the recent survey, we can draw many conclusions about housing trends.



In September of 2013, there were 157 vacant or abandoned houses in our neighborhood. In the past year:

- 11 were rehabbed, repaired
- Only 1 was demolished
- 22 are now occupied, though some of these may not have been repaired
- 33 of those now occupied from last year were merely vacant (0 points)
- Average condition of the vacant houses has gotten better; this is partially due to the fact that homes are being stabilized prior to rehab

The big takeaway that excites me about this is that for the second time in recent memory, more homes have been rehabbed than demolished. Even more exciting is that in the previous years much of the rehab work was spurred by non-profits working in the area. This year, the rehabs were all taken up by private investors and/or homeowners.

This September, we found 168 vacant and abandoned houses. This is an increase of 11 abandoned houses or 6 percent. In the past year, 38 houses became vacant or abandoned; the average condition of these houses was less than 6 points. This actually means that many of the newly vacant properties are in better condition than what they were in the past. I feel that this is partly due because many of the homes in better condition are being rented/sold much more quickly. This is also apparent since 67 became newly vacant or abandoned in the 2013 survey.

Of the present 168 vacant or abandoned houses:

- 51 are in serious disrepair
- 47 are in some disrepair
- 47 are vacant, but in repair

Of these 168 vacant and abandoned houses, one is severely burnt and is planned to be demolished as part of the “Hardest Hit Fund”. Fortunately, due to efforts put forth through the Marion County Surplus Auctions, many of the roughest houses on the list have been sold. In the past year and a half, over 60 properties have been moved through the Surplus Sales. Many of these have already been fixed up and many more will be rehabbed in the next year.

A second tool that shows great potential is Renew Indianapolis. Each of the properties sold through their process has an intended final use. So far, only 1 property sold through Renew Indianapolis is planned to be a rental. There is 1 property that will be homeowner-rehabbed and there will be 8 properties that will be fixed up over the next year by investors from the Indianapolis area!

The Abandoned Housing Taskforce will meet Monday, October 6 at 6:00pm, just before the Neighborhood Association meeting, to further discuss the results from the survey and to determine the strategy for our worst houses. For more details, please contact John Winter at (317) 414-9108 or housingtaskforce@BatesHendricks.org.

Bates-Hendricks Neighborhood Association

The Bates-Hendricks Neighborhood Association strives to improve the quality of life of those living in the neighborhood through efforts to assure safety, to maintain or improve the living environment, and to enhance the spirit of cooperation and neighborliness among all residents. We meet monthly on the first Monday of the month at the Immanuel United Church of Christ at the corner of East and Prospect at 6:30pm. Annual dues are \$3 for individuals, \$5 for families, and \$25 for businesses. Please mail dues to Kate Reinhardt, 1407 S. New Jersey Street, Indianapolis, IN 46225. More information about the neighborhood can be found online at bateshendricks.org.



Like Bates-Hendricks Neighborhood Association on Facebook!
www.facebook.com/bateshendricks

Newsletters Online

This newsletter and previous newsletters available online at bateshendricks.org/news

Monthly Calendar

- Oct 6** **Bates-Hendricks Neighborhood Association Meeting, 6:30pm, Immanuel United Church of Christ.**
- Oct 9** Afternoon Book Discussion, Fountain Square Library, 1:30pm. Adults are invited to this monthly book discussion program. The book to be discussed is "A Constellation of Vital Phenomena" by Anthony Marra.
- Oct 10 & 24** Senior Euchre, The Burrello Family Center at Garfield Park, 1:00pm, Free or \$1 to play in prize fund.
- Oct 20** Not-So-Scary Animal Show!, Fountain Square Library, 11:00am. Children 6 years old and younger and an adult are invited to learn about and make friends with some often misunderstood animals during this interactive program presented by Silly Safaris.
- Oct 21** Family Game Night, Fountain Square Library, 6:00pm to 7:30pm. Families are invited to play a variety of fun and educational games, including Wii Brain Academy, with their children.
- Oct 25** Google Glass, Fountain Square Library, 2:00pm. As part of Teen Read Week, teens are invited to participate in a demonstration of the exciting new technology, Google Glass, in this two-hour hands-on makerspace session.
- Oct 29 & 30** Ghoulish Garfield, Garfield Park. Two days of Halloween-themed activities for kids to enjoy: Ghoulish Games at the Family Center, make ghoulish slime at the Arts Center, and visit the haunted house (with non-scary hours available) at the Conservatory.
- Oct 31** Halloween!
- Oct 31** Scare in the Square, Fountain Square, Free. Bring your little ghouls and goblins and follow the Trick-or-Treat Trail to Fountain Square Merchants. Participating merchants will hand out goodies from 4:00pm to 6:00pm. Pick up your Trail Map and Treat Bag at the Plaza at Shelby and Prospect Streets!

