

2016  
October

# Bates-Hendricks Newsletter



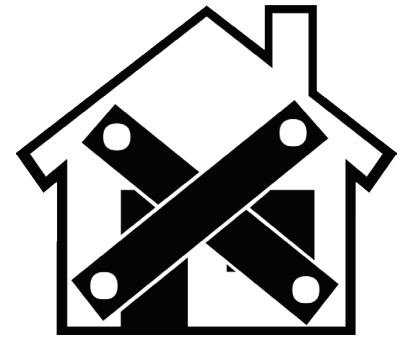
## Volunteer to Help with Good Neighbor Weekend!

On Saturday, October 15 and Sunday, October 16, Bates-Hendricks will once again be flooded with hundreds of volunteers from Northview Church in Carmel to help us with a number of our projects. We're asking neighborhood residents to come out to help as well. For details, contact Laura at [vicepresident@bateshendricks.org](mailto:vicepresident@bateshendricks.org) and/or follow our news feed on Facebook at [www.facebook.com/bateshendricks](http://www.facebook.com/bateshendricks).

## BHNA 2016 Abandoned Housing Report

By John Winter

Every year for the past 8 years, Bates-Hendricks residents have fanned out across the neighborhood to identify, count, and rate the vacant and abandoned housing in our neighborhood using a standardized grading sheet. 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 2015, there were 165 vacant or abandoned houses in our neighborhood. In the past year:

- At least 23 were rehabbed / repaired
- 1 was demolished

This September, we found 155 vacant and abandoned houses, which is a decrease of 10 vacant houses from 2015. In the past year, 38 new houses have become vacant or abandoned; the average condition of these houses was just over 7.3 points, up from 6 points in 2015. This shows that the recent properties coming vacant are a bit worse off than they have been in the past. This is a similar trend as what we've seen this year in the average condition of the vacant houses. I think that much of this is due to the fact that many of the houses that have been kept by people that couldn't take care of them have now fallen vacant. Fortunately, many of the houses that are becoming vacant are being picked up by investors and soon will have homeowners in them!

Of the present 155 vacant or abandoned houses:

- 58 are in serious disrepair
- 34 are in some disrepair
- 51 are vacant, but in repair
- 12 are vacant, but are in good shape

The big takeaway that excites me about this is that for the fourth year in a row, many more homes have been rehabbed than demolished. In fact, 23 is almost as many as have been rehabbed in the previous 2 years combined. In addition, there are at least 23 more properties that are under major rehab right now! Even more exciting is that many of the rehabbed properties are selling quickly, which will hopefully keep the progress moving along!

The Abandoned Housing Survey will be discussed in detail on Monday, October 3 as part of the Neighborhood Association Meeting (6:30pm at Immanuel United Church, 402 Prospect Street). After the meeting, we can further discuss the results from the survey and determine the strategy for our worst houses.

For more details, please contact John Winter at (317) 414-9108 or [housing@BatesHendricks.org](mailto:housing@BatesHendricks.org).

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## Letter from the President

Hi Neighbors,

Fall is finally here and has brought us that nice, cool weather with falling leaves. It's a perfect time of year to get outside in your yard and clean it up before winter. It's also a perfect time to go for a walk, bike ride, or enjoy a picnic at one of our many parks!

This month, I want to encourage you to try something you might have never thought about – taking the bus. Did you know our neighborhood has access to three IndyGo bus routes? We have Route 13, which goes up East Street, Route 22 which travels down Shelby Street, and Route 31, which travels along Madison Avenue. All of these routes are what's considered "infrequent", meaning the bus just doesn't come by very often. Buses on Route 13 only come by every hour to two hours... Do you know why it comes by so little?

The answer is simple: IndyGo lacks significant funding. In fact, IndyGo ranks 86th in the country for transit funding despite Indianapolis being the 12th largest city. Did you also know that you have the ability to improve the transit service here? On the national ballot this November, you will have the choice whether or not to vote to support increased transit funding for IndyGo. If the ballot measure passes, that would mean Route 13 becomes a "frequent" route, where the buses would come every 15 minutes. This impact is huge – it means that for those who have to take the bus, they can now work an extra hour because they aren't making their work schedule around the bus. For those who have a choice, it means they might choose to get rid of a car and save an extra \$5,000 per year (according to AAA). Increased transit spending will also mean more freedom for those looking to retire and not worry about driving anymore.

I'm going to be voting "Yes!" to increased transit spending. Don't just take my word for it though. If you want to see Bates-Hendricks Neighborhood have improved access to transit, you can learn more about the updated transit plan by visiting [IndyGo.net/transitplan](http://IndyGo.net/transitplan).

Happy Fall Neighbors!

–Lance Boehmer



**BHNA President, Lance Boehmer**



## Neighbors Enjoy September Cookout



We had approximately 50 neighbors come out to our annual September cookout in Hendricks Park last month. We had great weather and company and enjoyed an assortment of dishes that neighbors brought to share. We also have an increasing amount of families with children coming year over year, which is an encouraging sight to see for the neighborhood!

## Bates-Hendricks Residents Show Their Pride at Art Squared

On Saturday, September 17, nearly 30 Bates-Hendricks residents (and 2 dogs!) walked with Bates-Hendricks Neighborhood in the annual Art Squared Parade in Fountain Square. Neighbors showed their neighborhood spirit by wearing their Bates-Hendricks t-shirts and brandishing colorful paper flowers made by our Treasurer, Kate Kilgore. Fortunately, the rainy weather broke just in time for the parade. Afterwards, many from the group went out to Mr. Tequila's to continue the festivities.



# 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 Kilgore, 1425 S. East Street, Indianapolis, IN 46225. More information about the neighborhood can be found online at [bateshendricks.org](http://bateshendricks.org).



Like Bates-Hendricks Neighborhood Association on Facebook!  
[www.facebook.com/bateshendricks](http://www.facebook.com/bateshendricks)

## Newsletters Online

This newsletter and previous newsletters available online at [bateshendricks.org/news](http://bateshendricks.org/news)

## Monthly Calendar

- Oct 3** Bates-Hendricks Neighborhood Association Meeting, 6:30pm, Immanuel United Church of Christ (402 Prospect Street).
- Oct 13** Afternoon Book Discussion, Fountain Square Library, 1:30pm. Adults are invited to this monthly book discussion program. This month's book: "Tell the Wolves I'm Home" by Carol Rifka Brunt.
- Oct 13** Pumpkin-Palooza, Garfield Park Conservatory, 2:00pm to 3:00pm, \$6, ages 3-12. Celebrate autumn's arrival with all things pumpkin with a story, craft, and more. Registration required.
- Oct 14 & 28** Senior Euchre, The Burrello Family Center at Garfield Park, 1:00pm, Free or \$1 to play in prize fund.
- Oct 14 & 28** Friday Night Swing Dance, Fountain Square Theater Building, 1111 Prospect Street, Lesson: 7:30pm to 8:30pm, Dance: 8:30pm to 11:30pm, \$10, or \$12 with lesson.
- Oct 14** IndyProv Sketch Comedy, White Rabbit Cabaret, 8:00pm.
- Oct 18** Family Game Night, Fountain Square Library, 6:00pm to 7:30pm. Families are invited to come together to play old-fashioned board games, as well as Minecraft and Wii Big Brain Academy.
- Oct 21** Third Friday Music on the Plaza!, Fountain Square Plaza, 6:00pm to 9:00pm, Free. A concert series featuring live local bands. This month: Lisa Frank & the Trapper Keepers/ TBA.
- Oct 26** Haunted Conservatory, Garfield Park Conservatory, 5:30pm to 8:30pm, \$2, all ages. Get spooked as you walk through this year's Haunted Conservatory! It will be less scary from 5:30pm to 7:00pm, with the real haunting beginning at 7:00pm (recommended for ages 8+). Make sure to check out other fun (and free!) events at the Arts Center and Family Center as a part of Ghoulish Garfield!
- Oct 31** Creepy Creatures, Garfield Park Conservatory, 10:00am to 11:00am, \$5, ages 2-5. Put on your Halloween costume and learn about some creepy and not-so-creepy creatures! Have fun meeting live critters and doing a craft. Registration required. Fee includes Conservatory admission for child and an accompanying adult.

