

Owner-Occupied Housing

Housing Redevelopment in Historic Near-Downtown Neighborhoods

LOCATION MAP



HISTORIC PHOTO



PROPOSED
Some of the homes are historic, have beautiful proportions and design, but are in need of repair and updated siding materials.

Project Description

PROJECT VISION

Housing growth in Delphi has generally been to the south of the City near the Delphi Community School Corporation campus. The construction of the primary Hoosier Heartland Highway interchange in this area will serve to attract more residential in that area. While the City has already implemented a zoning overlay district in this area to manage growth, additional investment is needed in Delphi's historic neighborhoods so that they continue to be the preferred residential area in the City.

This project will implement a homeowner rehabilitation program that will improve the housing in these core neighborhoods, making them more attractive for residents to remain and invest in their community.

Many of the homes are historic, dating back to the 1800s. By restoring them, the City hopes to retain and enhance the historic feel of the community. The areas targeted for the homeowner rehabilitation program are also areas included in the city's architectural walking tours. Organized by the Delphi Preservation Society, the walking tours highlight many of the beautiful old homes and structures located in the community. The rehabilitated homes will further enhance this important cultural attraction for the City.

PROJECT READINESS

A boundary of the area for the owner occupied housing project has been completed. An evaluation has also been completed and it has been determined that there are 324 homes in the area with a population of 788 persons (about 25% of the city's population). Over 48% of these are owner-occupied. Upon Stellar award, the City will procure a grant administrator for this work and being to implement the program.

PROJECT BUDGET

\$500,000

PROJECT SCHEDULE

2012: Complete procurement and grant application.
2013: Conduct awareness campaign for project, bid and construct project.

EXISTING



PROPOSED
Funding will allow improvements to both historic homes and adjacent residences.



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