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Mayor, Martindale-Brightwood community kick-off neighborhood revitalization effort

Inspired by Fall Creek Place, project will create more than 100 new housing opportunities through new construction and rehab of vacant properties

INDIANAPOLIS – Mayor Bart Peterson today joined Martindale-Brightwood community leaders and residents in kicking-off a neighborhood revitalization plan that will result in the new construction and renovation of more than 100 homes on the city’s near northeast side. The announcement of the Martindale-Brightwood Single-Family Housing Initiative came as project partners cut the ribbon on two new model homes that will help attract families of various income levels to the area. The project will place an emphasis on families with incomes at or below 80 percent of the area’s median income, which is $63,800 for a family of four.

Inspired by the success of Fall Creek Place - a neighborhood just to the west being transformed through the building and rehabilitation of nearly 400 homes - the Martindale-Brightwood revitalization effort is a three to five-year initiative led by Martindale-Brightwood, LLC in partnership with the Martindale-Brightwood Community Development Corporation (MBCDC).

“While the unique Fall Creek Place model cannot necessarily be duplicated, our hope has been that its success would inspire community leaders and private developers to take the lead on applying similar rebuilding concepts to lift up other Indianapolis neighborhoods,” said Mayor Peterson. “Martindale-Brightwood, LLC and the MBCDC have done just that, and the city is proud to provide its support to help breathe new life into the community.”

The Martindale-Brightwood Single-Family Housing Initiative will create at least 75 newly constructed homes and rehabilitate more than 25 vacant or abandoned houses. Also, dozens of current homeowners will receive assistance with repairs and home improvement projects, and a neighborhood clean-up program will be organized to keep streets and sidewalks free of debris and provide landscaping aid to area residents.

“The Martindale-Brightwood housing initiative is not just about building homes, it’s about rebuilding a community with an already proud tradition,” said Mike Higbee, principal with Martindale-Brightwood, LLC.

The early phases of the project will focus primarily on the 1600, 1700 and 1800 blocks of Yandes Street. This area was chosen due to its concentration of vacant houses and lots adjacent to well-built, well-maintained homes, according to Higbee.

“This revitalization effort truly started at the grassroots level with neighborhood residents working together to improve their community,” said MBDCD Board President Elizabeth Gore.

Project partners include the City of Indianapolis, which will grant $700,000 of community development funding from the United States Department of Housing and Urban Development for down payment assistance for low-income homebuyers, and Citizen’s Gas and Clarian Health Partners each providing a $250,000 low interest revolving line of credit. Other contributing organizations include National City Bank, Indianapolis Neighborhood Housing Partnership and Keep Indianapolis Beautiful. For more information on the Martindale-Brightwood Single-Family Housing Initiative, call 262-9347.

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