MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

Documentation of Conditions,
Data and Plans Referenced in the
Martindale Industrial Redevelopment Area
and Tax Increment Financing Allocation District

June 20, 2007

City of Indianapolis
Division of Planning
Department of Metropolitan Development
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

MARTINDALE INDUSTRIAL REDEVELOPMENT AREA SYNOPSIS

The redevelopment area consists of approximately 13 industrial or business buildings on approximately 38 acres. It is located in the western portion of the Martindale-Brightwood neighborhood, northeast of downtown. It is in the vicinity of JTV Hill Park and the new housing redevelopment area called Martindale on the Monon.

MARTINDALE INDUSTRIAL REDEVELOPMENT AREA TAX INCREMENT FINANCING ALLOCATION DISTRICT SYNOPSIS

The Martindale Industrial Redevelopment Area and The Martindale Industrial Redevelopment Area Tax Increment Financing Allocation District have the same boundaries and characteristics.
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

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A. BOUNDARIES
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX_INCREMENT FINANCING ALLOCATION DISTRICT

BOUNDARIES

The Martindale Industrial Redevelopment Area is bounded as shown on MAP 1. The area is located northeast of downtown Indianapolis and is approximately 38 acres in size. The Martindale Industrial Redevelopment Area is located in the western portion of the Martindale-Brightwood neighborhood. Refer to the maps on pages A2 and A3.

The written description of the boundaries of the Martindale Industrial Redevelopment Area is as follows:

Starting at the southwest corner, at the point of intersection of the south right-of-way line of East 19th Street and the west right-of-way line of Dr. Andrew J. Brown Avenue, which is the point of beginning; and then proceeding clockwise; then, proceeding north along the west right-of-way line of Dr. Andrew J. Brown Avenue to the point of intersection with the projected north property line of the Parcel labeled RRR 1033 (approximately 1,570 feet); then, proceeding easterly along the north property line of the Parcel labeled RRR 1033 to the point of intersection with the east right-of-way line of Alley 1525E (approximately 540 feet); then, proceeding north along the east right-of-way line of Alley 1525E which is coincident with and the continuation of the property line of the Parcel labeled RRR 1033 (approximately 50 feet); then, proceeding east along the north property lines of the parcels labeled RRR 1033 and RRR 1029 to the point of intersection with the projected west right-of-way line of Hovey Street as established by the bearing of that right-of-way line at Hovey Street and East 21st Street (approximately 390 feet); then, proceeding west along the south right-of-way line of East 21st Street to the point of intersection with the east right-of-way line of Sheldon Street (approximately 262 feet); then, proceeding south along the east right-of-way line of Sheldon Street to the point of intersection with the north property line of the Parcel labeled 1045132 (approximately 315 feet); then, proceeding east along the north property line of the Parcel labeled 1045132 projected to the point of intersection with the east right-of-way line of Hovey Street (approximately 175 feet); then, proceeding south along the east right-of-way line of Hovey Street to the point of intersection with the south right-of-way line of East 19th Street (approximately 905 feet); and then, proceeding west along the south right-of-way line of East 19th Street to the point of beginning, enclosing an area of 38.45 acres.

The Martindale Industrial Redevelopment Area Tax Increment Financing District has the same boundaries as the Martindale Industrial Redevelopment Area.
MAP 1 - PROJECT BOUNDARIES: REDEVELOPMENT AREA AND TIF ALLOCATION DISTRICT
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

MAP 2 - AERIAL PHOTOGRAPH

MARTINDALE INDUSTRIAL REDEVELOPMENT AREA
CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT

A3
B. EXISTING CONDITIONS
SITE CONDITIONS

The following site description is taken from Limited Subsurface Soil Investigation Southern Portion of the former Ertel Manufacturing Facility 2045 Dr. Andrew J. Brown Avenue Indianapolis, Indiana, prepared for: City of Indianapolis by Quality Environment Professionals, Inc., January 8, 2007.

This Limited Subsurface Soil Investigation report was prepared for the City of Indianapolis to evaluate potential subsurface soil impacts throughout the southern portion of the former Ertel Manufacturing facility located at 2045 Dr. Andrew J. Brown Avenue in Indianapolis, Indiana. The property consists of an approximately 250,000 square foot former manufacturing facility with 2 associated courtyards and landscaped areas on approximately 5-acres. The area of investigation consisted of the southern portion of the manufacturing facility along with the southeastern courtyard. This soil investigation was performed under a 2006 Indiana Finance Authority (IFA) Brownfields Federal Grant Matching Incentive (FGMI) award provided to the City of Indianapolis. This document has been prepared for the use of the City of Indianapolis and the Indiana Department of Environmental Management (IDEM).

Quality Environmental Professionals, Inc. (QEPI) has performed a subsurface soil investigation for the former Ertel Manufacturing facility located at 2045 Dr. Andrew J. Brown Avenue in Indianapolis, Indiana. This investigation consisted of the advancement of 28 soil borings throughout the southern portion of the site. The investigation revealed the following:

- 5 of the 28 soil borings advanced exhibited chemical concentrations exceeding IDEM Risk Integrated System of Closure (RISC) Default Industrial cleanup objectives for tetrachloroethene (PCE) from a depth of 12 to 14 feet below ground surface (borings). Additionally 3 of the 28 soil borings advanced exhibited chemical concentrations exceeding RISC Default Industrial cleanup objectives for trichloroethene (TCE) from a depth of 12 to 14 feet borings.
- 4 of the 28 soil borings advanced exhibited concentrations exceeding RISC Default Industrial cleanup objectives for lead from a depth of 2 to 4 feet borings. Additionally 10 soil borings advanced exhibited concentrations exceeding RISC Industrial cleanup goals for arsenic from a depth of 2 to 4 feet borings. Two soil borings (SB-1 and SB-27) also exhibited concentrations exceeding industrial cleanup goals for arsenic from a depth of 12 to 14 feet borings and 6 to 8 feet borings respectively. One soil boring (SB-1O) exhibited concentrations exceeding industrial cleanup goals for antimony from a depth of 2 to 4 feet borings.

Based on the results of this limited subsurface soil investigation and a review of previously collected IDEM data, excavating in select areas of the middle-eastern and southeastern
portions of the interior of the building would be necessary to eliminate elevated metal concentrations in soil. Impacted soils also represent a potential source of impacts to groundwater, therefore additional remediation would be necessary for soil.

1.0 Introduction
QEPI was contracted by the City of Indianapolis to conduct a subsurface soil investigation throughout the southern portion of the former Ertel Manufacturing facility located at 2045 Dr. Andrew J Brown Avenue in Indianapolis, Indiana, herein referred to as the "site." This document is prepared for the use of the City of Indianapolis and IDEM.

This assessment was conducted for the purpose of evaluating subsurface soil impacts along the southern portion of the site. As defined for this Scope of Work, the southern portion of the site is considered to be bounded to the south by East 20th street, with the northern boundary being the northern edge of the large vaulted entry room, located directly west of the entrance into the facility from the northern courtyard. The investigation area within the facility is bounded by the southeastern building limit. The southern concrete courtyard located along the southeast portion of the facility is also included within the investigation area. This courtyard is bounded to the east by a steel frame storage building, to the south by East 20th Street, to the west by a small strip of landscaping leading to the main building, and to the north by landscaping and the main building.

Based on the historic use of the site and under the direction of the City of Indianapolis and IDEM, the prospective chemicals of concern (COCs) included in this investigation are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs) and modified priority pollutant metals.

QEPI advanced a total of 28 soil borings to a maximum of depth of 16 feet below ground surface (borings). Two soil samples from each soil boring advanced were submitted for laboratory analysis of VOCs, SVOCs, PCBs and modified priority pollutant metals. The first soil sample collected from each soil borings was collected from the initial subsurface interval below any concrete or building construction material. The second soil sample collected was collected from the depth encountered immediately above the first encountered saturated zone in 27 of the 28 borings. One boring advanced (SB-27) was sampled from 6 to 8 feet borings due to auger refusal in the sampling area.

The purpose of this subsurface investigation was to determine the extent of impacts to soil along the southern portion of the site and to provide the City of Indianapolis and IDEM with an approximation as to the amount of soil impacted and provide both parties with a remediation alternative and a cost estimate to clean up soil impacts. Soil investigation was limited to the parameters sampled for and limited to the depths and areas sampled. Groundwater was not sampled as part of this investigation. QEPI was provided with previously completed Phase I Environmental Site Assessments as well as previously
completed limited Phase II Site Assessments and other analytical data sets collected by IDEM and other consultants to help aide in this investigation.

2.0 Physical Description
2.1 Site Description
The subject property is located at 2045 Dr Andrew J. Brown Avenue in Indianapolis, Indiana. The site is located on east side of Dr. Andrew J. Brown Drive, directly south of East 21st Street northeast of downtown Indianapolis, Indiana. The subject property is located in Section 36, Township 16 North, Range 3 East in Marion County, Indiana. The site is represented on Figure 1 on the United States Geological Survey (USGS) 7.5 Minute Topographic Map of the Indianapolis West, Indiana Quadrangle.

The site consists of a one to three-story large former manufacturing facility with associated courtyards and landscaped areas on approximately 5 acres. The site is roughly rectangular in shape, with the building located along the western portion of the site, a courtyard located to the southeast, another to the east adjacent to the building and landscaped areas along the eastern and northern portions adjacent to the building. The site can be accessed via 2 gravel entrances into the courtyard area off of Dr. Andrew J. Brown Avenue and directly southeast of the facility, off of East 20th Street.

The main building is approximately 250,000 square feet constructed with a solid brick exterior. The building is constructed on a concrete slab foundation. The building is in a general state of disrepair and is structurally failing, with several sections of the roof collapsed.

The southern portion of the facility investigated as part of this scope of work is considered to be bounded to the south by East 20th Street, with the northern boundary being the northern edge of the large entry room located directly west of the entrance into the facility from the northern courtyard. The large entry room is identified by vaulted wooden roof supports and colored windows along the western walls. The investigation area within the facility is bounded by the southeastern limits of the facility, extending north to the entry room.

The southern portion of the facility appears to maintain the most structural stability, with only a small collapse in the roof located in the section of the building north of the southern entrance gate. A load bearing beam has fallen in the vicinity of this roof collapse. Several areas of broken or subsiding concrete are located throughout the southern portion of the facility, with standing water present during and after rain events. A significant portion of the roof has collapsed in the section of the facility just north of the investigation area. It should be noted that a structural engineering report was not completed or made available to QEPI and all statements as to the structural integrity of the building are based on visual observations, not by certified structural engineers.
The courtyard investigated to the southeast of the facility is constructed of concrete and is bound by a landscaping to the north, a steel frame storage building to the east, East 20th Street to the south and the extreme southern portion of the former Ertel facility to the west. Fencing and a small strip of landscaping with stressed vegetation separates the courtyard from the facility. Several portions of the concrete appeared cut or damaged, with evidence of trenching present.

It should be noted that several monitoring wells and gas vapor monitoring points, installed and monitored by IDEM, are located in the extreme southern portion of the facility, just north of the south entrance gate. Several 55-gallon drums of IDEM generated waste materials are also staged in the southern portion of the facility in areas appearing to be structurally sound. Neither IDEM nor QEPI was provided with a report as to the structural integrity of the building, nor was it requested as part of this Scope of Work.

2.2 Physical Setting
According to the USGS topographic map, the topography of the site is relatively flat with an elevation of approximately 720 feet above mean sea level (amsl). The site is located in the Tipton Till Plain Physiographic Region. The site is located in the White River Basin (INDNR, 1987). The area is characterized by thick glacial deposits. Surficial deposits are predominately clay till with underlying sand and gravel. Most of the surficial material was deposited during the late Wisconsin Glaciation.

The predominate soil types in the project site area are Urban Land-Fox association soils. Urban land is normally so altered and obscured by public works and structures that identification of the soils is not feasible. The Urban land-Fox complex is approximately 35% Fox soils. The Fox soils consist of nearly level to moderately sloping, well drained soils that are moderately deep over sand and gravelly sand. These soils are on outwash plains and terraces and formed in loamy outwash and underlying gravelly sand. Unconsolidated deposits in the vicinity of the subject site are approximately 100 feet thick.

Underlying bedrock consists of limestone and dolomitic limestone from the Devonian Muscatatuck Group (Gray, Ault, and Keller, 1987). In some places, it is overlain by sections of brownish-black shale from the New Albany Shale (Shaver, et al., 1986). The bedrock surface underlying the site slopes to the south-southwest (Gray, 1982).

Based upon area topography, surface drainage in the area of the site is most likely towards Pogues Run drainage way located approximately 0.75-miles southwest of the site, and the White River, located approximately 2.75-miles southwest of the site. Regional groundwater flow direction in the area of the site is most likely southwest (Beaty and Clendenon, 1987).
3.0 Summary of Findings

3.1 Sampling Methodology
A total of 28 soil borings (SB-I through SB-28) were advanced to depths ranging from 8 to 16 feet borings at the site from December 4 to December 8, 2006. All borings were advanced using direct push technology and logged on QEPI boring logs. Boring logs are provided as Appendix A Drilling activities were conducted by Midway Services, Inc. of Knightstown, Indiana under oversight by QEPI personnel. It should be noted that only 1 soil boring, SB-27, was advanced to a depth of 8 feet borings due to probe refusal. All other borings were advanced to a depth of 16 feet borings.

Soil was logged in 2-foot intervals and screened with a photo-ionization detector (PID). In 27 of the 28 borings, both the 2-foot interval at the initial soil surface and the 2-foot interval immediately above the first encountered saturated zone were submitted to Envision Laboratories, Inc. of Indianapolis, Indiana for laboratory analysis, and in 1 of the soil borings advanced (SB-27) the lower most encountered interval (6 to 8 feet) was submitted for laboratory analysis using United States Environmental Protection Agency (US EPA) SW-846 Method 8260 for VOCs, US EPA SW-846 Method 8270 for SVOCs, US EPA SW-846 Method 8082 for PCBs, and US EPA SW-846 Method 6010/7471A for modified Priority Pollutant Metals.

3.2 Sample Results

3.2.1 Volatile Organics Compounds
Soil impacts exceeding IDEM RISC Industrial cleanup objectives were encountered in 5 soil borings advanced (SB-14, SB-15, SB-17, SB-19, SB-28) for tetrachloroethene (PCE) from a depth of 12 to 14 feet borings. Additionally 3 soil borings (SB-1, SB-2, SB-28) exhibited trichloroethene (TCE) concentrations above IDEM RISC Industrial cleanup objectives from 12 to 14 feet borings. No other VOC concentration encountered exceeded industrial cleanup objectives.

3.2.2 Semi-Volatile Organic Compounds
No soil impacts were encountered exceeding IDEM RISC Residential or IDEM RISC Industrial Cleanup objectives. SVOCs do not appear to be of concern for soils in the investigation area.

3.2.3 Metals
Soil impacts exceeding IDEM RISC Industrial cleanup objectives were encountered in 4 soil borings advanced (SB-2, SB-6, SB-10, SB-28) for lead from a depth of 2 to 4 feet borings. Additionally 10 soil borings (SB-1, SB-2, SB-3, SB-4, SB-10, SB-17, SB-18, SB-22, SB-23, SB-28) exhibited arsenic concentrations above IDEM RISC Industrial cleanup objectives from 2 to 4 feet borings and 1 soil borings (SB-1) exhibited an arsenic concentration above IDEM RISC Industrial cleanup objectives from 12 to 14 feet borings. One additional soil boring, SB-27, exhibited an arsenic concentration above IDEM RISC...
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

Industrial cleanup objectives from 6 to 8 feet borings.

Soil boring SB-10 additionally exhibited an antimony concentration above IDEM RISC Industrial cleanup objectives from 2 to 4 feet borings. No other metal concentration encountered exceeded industrial cleanup objectives.

3.2.4 Polychlorinated Biphenyls
Concentrations exceeding laboratory detection limits for PCBs were not encountered in any of the soil borings advanced. PCBs do not appear to be of concern in the area of investigation.

The following site observations were made by Department of Metropolitan, Economic Development staff based on numerous site visits:

There are a number of photos on file that show the sections of the roof caving in, the extensive waste that was left in the property (hazardous materials that totaled $600,000 in removal costs completed by EPA), the current blighted condition of the abandoned property, the march by neighborhood citizens against the property’s condition on MLK Jr. Day 2006. Also available are several environmental assessment reports and documentation demonstrating the contamination in the soil and ground water at the site and the off-site migration of contaminants in the ground water 1.5 blocks west of the site in the residential neighborhood.

IDEM staff have trapped 16 stray dogs in the Ertel site. One of the last times we were on site, there were a few lame dogs as well.

In addition, information is available in the files documenting the arrest of people stealing transformers (PCBs laden) and cracking them open to get copper coils out of them for scrap (in 2004).
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

PHOTOGRAPHS Examples of Deterioration and Obsolescence

1. INDUSTRIAL WASTE
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

PHOTOGRAPHS Examples of Deterioration and Obsolescence

2. SITE CONDITIONS
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

PHOTOGRAPH Examples of Deterioration and Obsolescence

3. CONDITIONS IN BUILDING
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

PHOTOGRAPHS Examples of Deterioration and Obsolescence

4. SITE CONDITIONS
PHOTOGRAPHS Examples of Deterioration and Obsolescence

5. COLLAPSED ROOF
C. LAND USE PLAN
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

PROPOSED LAND USE

The Proposed Land Use Plan (MAP 3) for the Martindale Industrial Redevelopment Area is taken from the Martindale-Brightwood Neighborhood Plan which was adopted by the Metropolitan Development Commission in 2003. The land use proposed in the neighborhood plan for the project area is heavy industrial. Surrounding the project area, the plan shows Low Density Residential, Light Industrial, Heavy Industrial, Public/Semi-Public, and Parks and Open Space.

LAND USE DEFINITIONS

The following information describes typical uses that may be found in each land use category developed for the plan that has been adopted for portions of the Martindale Industrial Redevelopment Area and the property immediately surrounding it. Primary land use categories broadly define development by use and intensity, and should be considered the most appropriate use for the land. They are the starting point for determining the appropriateness of land use requests.

The definitions for the Land Use Plan from the Martindale-Brightwood Neighborhood Plan are as follows:

- **Low Density Residential**
  0-5 Dwelling units per acre. Single-family houses.

- **Light Industrial**
  Industries that conduct their entire operations within completely enclosed buildings and do not have objectionable characteristics that extend beyond their property lines. Some examples are jewelry manufacturing and engraving, warehousing, construction companies, upholstering, paper box and paper products manufacturing from finished paper, and manufacturing of optical goods.

- **Heavy Industrial**
  Industries that are produce smoke, noise, and have outside storage. Because of their nature, they should be located away from residential areas. Some examples are motor truck terminals, concrete manufacturing, scrap metal reprocessing, and auto and truck component manufacturing.

- **Public/Semi-Public**
  Churches, schools, government property, power substations, switching stations, non-profit agencies, nursing homes, hospitals, union halls, and cemeteries are examples.

- **Parks And Open Space**
  Parks that serve the immediately surrounding area.
MAP 3 - PROJECT AREA LAND USE PLAN

MARTINDALE INDUSTRIAL REDEVELOPMENT AREA
CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

PHOTOGRAPHS Examples of Resources and Opportunities

1. MARTINDALE ON THE MONON
   New House-1704 Yandes Street
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

PHOTOGRAPHS Examples of Resources and Opportunities

2. MARTINDALE ON THE MONON
   New House-1710 Yandes Street
D. DEMOGRAPHIC DATA
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

DEMOGRAPHIC DATA

The following report which presents 1990\(^1\) Census data for an area with similar boundaries to the Martindale-Brightwood Hillside Subarea in a narrative format is also included:

**BUREAU OF THE CENSUS USER-DEFINED AREAS PROGRAM**

**NARRATIVE PROFILE**  
**INDIANAPOLIS-MARION COUNTY**  
**MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA**

**INTRODUCTION**

The following profile is a standardized, computer produced narrative based on the results of the 1990 Census of Population and Housing. Each profile highlights general population and housing characteristics for each User-Defined Area (UDA).

MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA is one of the User-Defined Areas in the User-Defined Publication Area (UDPA) of INDIANAPOLIS-MARION COUNTY. The term "User-Defined Publication Area" used in the narrative refers to the total geographic area within which a set of "User-Defined Areas" was defined for this program. Please refer to the product maps accompanying this set of profiles for exact boundaries of the User Defined Areas and the User-Defined Publication Area.

Each section of the profile contains a brief description of possible uses of the data. The uses described are illustrative and not intended to be exhaustive. A separate text that is part of your product package will provide you with more complete explanations and definitions of the various terms used in this profile and in the tables.

The data presented in this profile are estimates derived from the sample component of the 1990 census and may differ slightly for those variables also available from the 100-percent enumeration.

The sample data are subject to both sampling and nonsampling error. The number shown in parentheses is equal to 1.6 times the standard error of the estimate. This gives the 90-percent confidence interval when added to and subtracted from the estimate. A complete discussion of confidence intervals and standard errors is in the text of your product package.

The original report included tables not contained in this document.

**GENERAL AND FAMILY CHARACTERISTICS: 1990 (TABLE 1)**

According to the census, 2,299 (±26.3) persons lived in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA on April 1, 1990. They comprised 0 (±.2) percent of the total population of 797,159 (±26.3) in INDIANAPOLIS-MARION COUNTY.

Age

The age structure of the population is an important component in the demographic analysis of the size, structure, and growth of the population. The information is essential for determining the needs of specific age groups in the population.

Among the 2,299 (±26.3) persons in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 30 (±3.5) percent, or 683 (±80.6), were under 18 years and 14 (±2.7) percent, or 315 (±60.6), were 65 years and over. The median age (half of the persons had ages below and half had ages above the median figure) in the UDA was 32.2 (30.1-33.4) years compared to 31.9 (31.4-31.6) years in INDIANAPOLIS-MARION COUNTY.

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\(^1\)A 2000 Census report is not available.
The median age of females in the UDA was 33.0 (30.2-35.7) years compared to 33.0 (32.3-32.5) years in INDIANAPOLIS-MARION COUNTY. The median age of males was 31.1 (23.6-33.6) years compared to 30.8 (30.5-30.8) years in INDIANAPOLIS-MARION COUNTY.

Household Type and Relationship
Data on household type and relationship are important for understanding household composition and for identifying changes in household structure over time, such as increases in one-person households and one-parent families.

A household includes all persons who occupy a housing unit. Persons per household is a measure obtained by dividing the number of persons in households by the number of households (householders) in the UDA. A family household consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. Of the 2,299 (±26.3) persons in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 100 (±1.0) percent lived in households, 0 (±1.0) percent lived in institutions, and 0 (±1.0) percent lived in noninstitutional group quarters.

The average was 2.52 (±2.35) persons per household in the 912 (±53.9) households in the UDA. Of the total households, 598 (±63.5), or 66 (±5.8) percent, were family households and 314 (±55.9) or 34 (±5.8) percent were nonfamily households. The average was 3.12 (±2.15) persons per family in the 598 (±63.5) family households in the UDA.

Among persons 65 years and over, 100 (±2.3) percent lived in households, 0 (±2.3) percent were institutionalized, and 0 (±2.3) percent lived in non institutional group quarters.

Among persons 65 years and over, 10 (±6.2) percent of males and 27 (±9.2) percent of females lived alone.

Family Type by Presence of Own Children
Changes in family type and the presence of own children are important measurements of the trends in family life. The data are used for studying child welfare, allocating funds for supplemental food programs, and providing services to low-income families with children.

MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA had 598 (±63.5) family households of which 35 (±7.2) percent were maintained by a married couple and 61 (±7.3) percent by a female householder with no husband present. Among 294 (±58.9) families in the UDA, with own children under 18 years, 82 (±8.2) percent were maintained by a female householder with no husband present.

Marital Status
Marital status is a variable that influences family life and its changing patterns.

Among persons 15 years and over in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 32 (±5.7) percent of 734 (±74.0) men and 20 (±4.2) percent of 1,003 (±78.7) women were married (excluding separated) at the time of the census. Comparable percentages for INDIANAPOLIS-MARION COUNTY were 56 (±4) percent for married men and 47 (±3) percent for married women.

Of the 405 (±60.5) males 15 years of age and over in the UDA who had ever been married, 32 (±7.7) percent were either currently separated or divorced compared to 17 (±3) percent in INDIANAPOLIS-MARION COUNTY. Of the 574 (±68.7) females 15 years of age and over in the UDA who had ever been married, 37 (±6.7) percent were either separated or divorced compared to 21 (±3) percent in INDIANAPOLIS-MARION COUNTY.

SOCIAL CHARACTERISTICS: 1990
(TABLE 2) Place of Birth
Data on place of birth are useful for studying migration patterns and for evaluating and designing affirmative action and other programs to assist persons born abroad.

The percent of native persons in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA born in the State of residence was 72 (±7.2), compared to 28 (±7.2) percent born in a different State, and 0 (±2.1) percent born abroad. Of all persons in the UDA 0 (±2.1) percent were foreign born. (The foreign born are first generation immigrants. Persons born in Puerto Rico, the Virgin Islands of the United States, or the Pacific Outlying Areas of the United States are not foreign born.)

Language Spoken at Home and Ability to Speak English
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

Language spoken at home and ability to speak English are important indicators of the need for bilingual education programs and the enforcement of bilingual election requirements of the Voting Rights Act. They also are important for delivering products and services to non-English speaking persons.

Of the 2,091 (±70.8) persons 5 years of age and over in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 85 (±46.6), or 4 (±2.2) percent, reported speaking a language other than English at home. Of those, 60 (±27.4) percent reported that they did not speak English "very well" and 0 (±3.2) percent were linguistically isolated. (Refer to the text that is part of your product package for an explanation of linguistic isolation.) Among the persons in this age group who spoke a language other than English at home, 31 (±25.8) percent reported that they spoke Spanish and 16 (±20.5) percent reported that they spoke an Asian or Pacific Islander language.

Of the persons 5 years and over who spoke a language other than English, the proportion who did not speak English "very well" by age group was:

- 100 (±3.2) percent of persons 5 to 17 years
- 42 (±36.7) percent of persons 18 to 64 years
- 0 (±3.2) percent of persons 65 years and over

School Enrollment and Type of School
Data on school enrollment are used for allocating funds for education, locating schools and child care services, and developing vocational and job training programs to meet the needs of selected segments of the population.

In MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 578 (±107.1) persons 3 years and over were enrolled in school. They included 30 (±28.0) in preprimary school, 427 (±96.0) in elementary or high school, and 121 (±55.1) in college. Of the students in elementary or high school, 9 (±7.1) percent were enrolled in private schools. The 121 (±55.1) persons enrolled in colleges included only those students living in the UDA while attending school. (These enrollment figures do not include students who attended schools in the UDA but lived elsewhere, or those students whose parental homes were in the UDA but lived elsewhere while attending college.)

Educational Attainment
The educational attainment of the population is an indicator of the quality of the labor market in the UDA and is usually positively correlated with income levels and earnings potential. Data on educational attainment are useful for developing products and services to meet the needs of the UDA.

Among persons 16 to 19 years of age in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 19 (±13.0) percent were dropouts; that is, they were not enrolled in school and were not high school graduates (refer to Table 4, Labor Force Characteristics).

Of persons 25 years of age and over in the UDA, 48 (±5.4) percent had not graduated from high school, and 7 (2.8) percent had a bachelor's degree or higher. Among persons 25 years and over, 9 (±3.1) percent held a degree beyond high school. For 2 (±1.5) percent, an associate's was the highest earned degree; for 3 (±1.9) percent it was a bachelor's degree; and for 4 (±2.1) percent it was a graduate or professional degree.

Fertility
The number of children ever born per 1,000 women is an important measure for studying population growth and making population projections. The fertility level needed for replacement of the population is about 2,100 births per 1,000 women by the end of their childbearing years.

The number of children ever born per 1,000 women was:

- 873 (±346.3) for women 15 to 24 years
- 1,817 (±607.9) for women 25 to 34 years
- 2,022 (±928.5) for women 35 to 44 years

Residence in 1985
Data on residence in 1985 can be used for analysis of migration patterns between counties, States, and regions of the country and from areas outside the United States.

A total of 2,091 (±96.1) persons 5 years and over were living in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA in 1990. Of those, 29 (±6.9) percent lived in a different house in the United States 5 years earlier. Among those who lived in a different house, 83 (±10.7) percent lived in the same
county; 8 (±7.7) percent lived in the same State, but a different county; and 9 (±8.1) percent lived in a different State. Data on region of previous residence and residence abroad in 1985 are found in table 2.

Means of Transportation to Work and Travel Time to Work
Data on means of transportation to work can be used by local, county, and State governments for road, highway, and public transportation planning.

Of the workers residing in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 57 (±8.0) percent drove alone to work, 22 (±6.7) percent rode to work in carpools, and 12 (±5.3) percent used some form of public transportation.

The mean (average) travel time to work for the UDA was 23.7 (±4.7) minutes, compared to 20.8 (±2.5) minutes for INDIANAPOLIS-MARION COUNTY.

Veteran Status
Data on veteran status are used to develop and implement programs to meet the needs of veterans of all ages for services such as job training and health care.

In MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 250 (±60.4) civilians 16 years and over were veterans. Of these, 28 (±11.5) percent were 65 years and over.

Disability
Data on disability are useful for designing services to meet the needs of individuals with a work disability or with mobility or self-care limitations.

In MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, among civilian noninstitutionalized persons 16 to 64 years of age, 12 (±3.2) percent had a condition which limited their mobility or their ability to care for themselves; 17 (±3.7) percent had a work disability; and 10 (±3.0) percent had a disability so severe that it prevented them from working.

Among civilian noninstitutionalized persons 65 years and over, 34 (±9.8) percent had a condition which limited their mobility or their ability to care for themselves.

Race and Hispanic Origin
Data on race and Hispanic origin are important for a wide range of purposes such as establishing and evaluating guidelines for Federal affirmative action programs, assisting minority businesses, planning education, and guaranteeing the civil rights of the population.

MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA had 1 (±1.0) percent Whites; 98 (±1.1) percent Blacks; 0 (±1.0) percent American Indians, Eskimos, or Aleuts; and 1 (±1.0) percent Asians or Pacific Islanders. Persons of Hispanic origin (who may be of any race) were 0 (±1.0) percent of the total population.

Table 3 has more detailed data on the number of American Indians, Eskimos, or Aleuts, specific Asian or Pacific Islander groups, and Hispanics by specific origin.

Ancestry
Used in conjunction with data on race, Hispanic origin, and language spoken at home, the ancestry reported by individuals gives an indication of the ethnic diversity of the population in the UDA.

Ancestry can reflect several generations of ethnic or national origin. In the 1990 census, 83 (±2.9) percent of persons in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA specified a single ancestry, 2 (±1.1) percent specified multiple ancestry, and 16 (±2.8) percent did not report ancestry.

Table 3 shows the number of persons who reported their ancestry by specific ancestral groups.

Labor Force Characteristics: 1990 (Table 4)

Labor Force Status
Labor force status indicates the working-age population considered to be economically active, and of those, the proportions employed and unemployed. Data on labor force status are used to measure labor supply and employment levels. They can be used for a variety of purposes, such as attracting industries to the area and establishing employment training programs.

Information on the economic situation of persons in the UDA begins in Table 4. In MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 55 (±4.4) percent of all working age persons (16 years and over), and 47 (±5.8)
percent of all working-age females were in the labor force. Of persons in the civilian labor force, 20 (±4.8) percent were unemployed. Of the persons 16 to 19 years and not enrolled in school, 38 (±31.6) percent were unemployed or not in the labor force; among such persons who did not graduate from high school, 43 (±34.4) percent were unemployed or not in the labor force.

Of the 15 (±14.2) own children under 6 years living with two parents in families and subfamilies, 100 (2.3) percent had both parents in the labor force; of the 207 (±50.5) living with one parent, 43 (±12.7) percent had the parent in the labor force.

Of the 92 (±34.6) own children 6 to 17 years of age in the UDA living with two parents in families and subfamilies, 95 (±8.4) percent had both parents in the labor force; of the 318 (±60.9) living with one parent, 72 (±9.3) percent had the parent in the labor force.

**Class of Worker**

Class of worker categorizes persons according to the type of ownership of the employing organization. It is the principal indicator of the relative importance of employment in the private and public sectors in the UDA.

Of the 735 (±98.7) persons employed in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 84 (±6.0) percent worked for wages or salary for a private company, business, or individual. Another 15 (±5.8) percent held Federal, State, and local government jobs. Self-employed persons represented 1 (±2.2) percent of all employed persons.

**Occupation**

Occupation describes the kind of work the person does on the job. In conjunction with data on class of worker and industry, it describes the economic base of the UDA. These data can be used to study labor supply and demand, to promote business, to allocate funds for work-related training programs, to determine eligibility for local public works projects, and for many other purposes.

MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA residents were employed in a variety of occupations in 1990. The percent distribution of persons in the six summary occupation groups listed in table 4 is:

- 10 (±4.1) percent managerial and professional specialty occupations
- 15 (±4.8) percent technical, sales, and administrative support occupations
- 37 (±6.6) percent service occupations
- 1 (±1.8) percent farming, forestry, and fishing occupations
- 7 (±3.5) percent precision production, craft, and repair occupations
- 31 (±6.3) percent operators, fabricators, and laborers

**Industry**

The industry classification of a person's job describes the main activity of the employer. Consult table 4 for the industries in which residents of this UDA were employed.

**Work Status in 1989**

Work status in 1989 refers to the usual hours and weeks worked by individuals 16 years and over who worked for 1 or more weeks in 1989. Data on work status provide an indicator of the economic utilization of human resources in the UDA.

Of persons 16 years of age and over in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 54 (±4.4) percent worked in 1989. Among those who worked, 39 (±5.9) percent usually worked 35 or more hours per week for at least 50 weeks. Table 4 also contains data for the UDA and INDIANAPOLIS-MARION COUNTY on work status by other categories of usual hours worked and number of workers in families.

**INCOME AND POVERTY STATUS IN 1989: 1990 (TABLE 5)**

**Income in 1989**

Perhaps the main indicators of a population's economic well-being are income measures. They are used by Federal, State, and local governments to allocate funds for social and other programs. They also are used by the private sector to market goods and services.

The median income in 1989 of households in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA
The median income in 1989 for families in the UDA was $12,738 ($10,049-$15,809). For nonfamily households in the UDA, the median income in 1989 was $6,349 ($6,132-$9,845). On a per capita basis, every man, woman, and child in the UDA had an average income of $6,176 ($1,762) in 1989.

Poverty Status in 1989
The poverty status of individuals and families is important for locating persons in need of public and private assistance.

The poverty definition used here is that adopted for official government use and consists of a set of money income thresholds that vary by family size and composition. Families or individuals with income below their appropriate threshold are classified as poor. The average poverty threshold for a four-person family was $12,674 in 1989. Average poverty thresholds in 1989 varied from $6,310 for a person living alone to $25,480 for a family of nine or more members.

In MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 41 (±7.4) percent of the families had income in 1989 below the poverty level. Of the 248 (±4.7) families below the poverty level in the UDA, 88 (±7.6) percent had a female householder with no husband present.

In 1989, 1,075 (±123.2) persons were below the poverty level in the UDA or 46 (±5.4) percent of all persons in the UDA for whom poverty status was determined. Of the total number of persons for whom poverty status was determined in the UDA, 23 (±4.5) percent were below 50 percent of the poverty level, and 52 (±5.4) percent were below 125 percent of the poverty level.

Among the major concerns in many areas are the economic situations of children and the older population. In 1989, 401 (±37.3) persons under 18 years were below the poverty level, or 59 (±9.7) percent of all persons under 18 in the UDA. In 1989, 138 (±58.7) persons 65 years and over were below the poverty level, or 44 (±14.4) percent of all elderly persons in the UDA.

TENURE, VACANCY STATUS, AND PHYSICAL CHARACTERISTICS OF HOUSING UNITS: 1990 (TABLE 6)
On April 1, 1990, 1,193 (±26.3) housing units were in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA. They comprised 0 (±0) percent of the 349,403 (±26.3) housing units in INDIANAPOLIS-MARION COUNTY.

Tenure by Race and Hispanic Origin of Householder
Tenure refers to the terms under which housing units are held by the occupants. Data on tenure are basic to most housing analysis. They provide a measure of the extent to which home ownership is achieved. They also can be used for determining fair market rents and housing values, home mortgage loans and insurance, supplemental rental assistance, and other assistance to construct, repair, or purchase dwelling units.

Of the 919 (±53.4) occupied housing units in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 52 (±6.1) percent were owner-occupied and 48 (±6.1) percent were renter-occupied. Of the 319,471 (±791.1) occupied housing units in INDIANAPOLIS-MARION COUNTY, 57 (±4) percent were owner-occupied and 43 (±4) percent were renter-occupied.

The percentages of owner-occupied housing units by race of the householder in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA were:
- 0 (±2.3) percent for White
- 98 (±2.4) percent for Black
- 0 (±2.3) percent for American Indian, Eskimo, or Aleut
- 2 (±2.4) percent for Asian or Pacific Islander
- 0 (±2.3) percent for other races
- 0 (±2.3) percent for those of Hispanic origin (of any race)

Comparable percentages of owner-occupied housing units by race in INDIANAPOLIS-MARION COUNTY were:
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

- 85 (±.4) percent for White
- 14 (±.4) percent for Black
- 0 (±.2) percent for American Indian, Eskimo, or Aleut
- 1 (±.2) percent for Asian or Pacific Islander
- 0 (±.2) percent for other races
- 1 (±.2) percent for those of Hispanic origin (of any race)

Vacancy Status
Vacancy status is one indicator of the availability of local housing units. Areas that have large numbers of seasonal or recreational housing units are likely to have higher vacancy rates in the census than areas that do not.

MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA had 274 (±53.4) vacant housing units: 4 (±4.4) percent were for sale only; 11 (±7.0) percent were for rent; and 0 (±2.3) percent were for seasonal, recreational, or occasional use.

Units in Structure
The number of housing units in the structure gives an idea of the types of communities in which the population lives. General socioeconomic conditions and population density may be correlated with the number of units in the structure.

Of the 1,193 (±26.3) housing units in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 58 (±5.8) percent were single detached units and 22 (±4.9) percent were single attached units. The percentages of total housing units in structures with more than 1 unit were: 5 (±2.6) percent in structures with 2 to 4 units, 2 (±1.6) percent in structures with 5 to 9 units, 9 (±3.4) percent in structures with 10 to 49 units, and 0 (±1.4) percent in structures with 50 or more units. Mobile homes and trailers made up 0 (±1.4) percent of the total number of housing units in the UDA.

Bedrooms and Rooms
The number of bedrooms and the number of rooms per housing unit are the best indicators produced by the census of the size of the housing units in the area.

Of the owner-occupied housing units in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 44 (±8.4) percent had three or more bedrooms. Of the renter-occupied housing units, 74 (±7.7) percent had two or more bedrooms.

Of the total number of housing units, 35 (±5.1) percent had four rooms or fewer, and 65 (±5.1) percent had five or more rooms. The median number of rooms per housing unit was 4.9 (5.0-5.0).

Year Structure Built
Data on the year the structures in the UDA were built are useful for determining the age of the housing stock and identifying areas with new construction. The data also can be used to identify housing units targeted for rehabilitation or demolition and to allocate funds for housing assistance.

Of the housing units in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 0 (±1.3) percent were built in 1985 or later, while 47 (±5.3) percent were built before 1940. The median year the structures were built in the UDA was 1941 (1939-1944), compared to 1962 (19611963) in INDIANAPOLIS-MARION COUNTY.

EQUIPMENT AND FUELS: 1990 (TABLE 7)
Plumbing Facilities, Source of Water, and Sewage Disposal
Data on plumbing facilities, source of water, and sewage disposal are useful for planning water and waste disposal facilities, identifying areas for housing rehabilitation, and determining the well-being of occupants of the housing units in the UDA.

Of the 1,193 (±26.3) housing units in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 98 (±1.6) percent had complete plumbing facilities compared to 100 (±.2) percent in INDIANAPOLIS-MARION COUNTY. The source of water for 100 (±1.4) percent of the housing units in the UDA was a public system or private company compared to 91 (±.2) in INDIANAPOLIS-MARION COUNTY. Public sewers were used by 99 (±1.3) percent of the housing units in the UDA for sewage disposal compared to 90 (±.2) percent in INDIANAPOLIS-MARION COUNTY.

House Heating Fuel
The data on house heating fuel refer to the type of fuel used most to heat the house or apartment. These data are useful for allocating home energy assistance,
for planning future energy supply, and for studying home energy consumption. Utility gas was used for house heating by 81 (±4.8) percent and electricity by 15 (±4.3) percent of all occupied housing units in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA.

**Kitchen Facilities and Telephones**
Data on the existence of complete kitchen facilities and telephones in the housing units give an indication of the amenities in the units and the well-being of the occupants in the units.

In MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 92 (±3.2) percent of all housing units had complete kitchen facilities and 84 (±4.9) percent of all occupied housing units had telephones.

**Vehicles**
The number of vehicles available for use by household members is useful for local transportation planning, for monitoring emission standards, and for a variety of other purposes including meeting future fuel requirements.

At least one vehicle was available for use in 67 (±8.7) percent of the owner-occupied housing units and 42 (±9.5) percent of the renter-occupied housing units in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA.

**Householders 65 Years and Over**
Among housing units in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA occupied by householders 65 years and over, 0 (±2.3) percent lacked complete plumbing facilities, 4 (±4.4) percent lacked telephones, and 49 (±11.1) percent lacked vehicles.

**Persons in Unit**
The number of persons per housing unit used in conjunction with other variables, such as: the number of persons per room, the number of rooms, and the number of bedrooms, gives an indication of the living conditions of the population in the UDA. In MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 37 (±8.1) percent of owner-occupied housing units were inhabited by one person and 9 (±4.8) percent by five or more persons. In renter-occupied housing units, 30 (±8.0) percent of the units were inhabited by one person and 16 (±6.4) percent by five or more persons.

**Persons per Room**
The number of persons per room is an indicator of how crowded the housing units are. Crowded housing is usually defined as having more than one person per room.

The percentage of housing units with more than one person per room was 2 (±2.4) for owner-occupied housing units and 7 (±4.5) for renter-occupied units in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA. Comparable statistics for INDIANAPOLIS-MARION COUNTY were 1 (±2.2) percent for owner-occupied units and 4 (±2.2) percent for renter-occupied units.

**Year Householder Moved Into Unit**
The year the householder moved into the unit is important because it is a measure of housing turnover and mobility in the area.

In MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 76 (±7.2) percent of householders in owner-occupied housing units and 31 (±8.1) percent in renter-occupied housing units had lived in their housing units 10 or more years. Of the occupied housing units, 1 (±2.3) percent of the owners and 31 (±8.1) percent of the renters moved into their units in the 15 months preceding the census.

**Age of Householder**
Age of householder is a strong correlate with the ability of households to buy a house. Generally, we expect the ability to afford a median-priced house to increase as age increases.

In MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 1 (±2.3) percent of the owner-occupied housing units were occupied by householders 15 to 24 years of age, 19 (±6.6) percent were occupied by householders 55 to 64 years of age, and 47 (±8.4) percent were occupied by householders 65 years of age and over. Of the renter-occupied housing units, 10 (±5.2) percent were occupied by householders 15 to 24 years of age, 10 (±5.2) percent were occupied by householders 55 to 64 years of age, and 11 (±5.5) percent...
were occupied by householders 65 years of age and over.

**Mean Household Income in 1989**
The mean household income in 1989 in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA was $18,796 (±$2,941) for owner-occupied units and $10,142 (±$2,026) for renter-occupied units. The comparable income in INDIANAPOLIS-MARION COUNTY was $44,663 (±$301) for owner-occupied units and $23,913 (±$221) for renter-occupied units.

**Value and Gross Rent**
The median and mean value of specified owner-occupied housing units can be used to determine the fair market value of housing units in the UDA. The number of housing units valued at selected levels gives an indication of the relative value of the housing stock in the UDA compared to other areas. Similarly, the median and mean gross rent for specified renter-occupied housing units, and the number of units per level of rent, are useful for determining the fair market rent of housing units in the UDA. Gross rent is the contract rent plus the estimated average monthly cost of utilities (fuel and water).

These data can be used by real estate, mortgage, and insurance businesses to analyze the housing market. The public sector can use the data for many purposes, such as allocating housing assistance and determining if conversion of rental units to nonrental units (condominiums, cooperatives, etc.) would have an adverse effect on housing availability for low-income and elderly tenants.

Financial data for MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA show that the median value of specified owner-occupied homes (that is, one-family houses on less than 10 acres without a commercial establishment or medical office on the property) was $16,800 ($13,974-$20,634) as compared to $60,600 ($60,172-$61,115) for INDIANAPOLIS-MARION COUNTY. Of the specified owner-occupied housing units, 98 (±2.5) percent were valued at less than $60,000, 2 (±2.5) percent from $60,000 to $99,999, and 0 (±2.3) percent at $100,000 or more. Comparable statistics for INDIANAPOLIS-MARION COUNTY were: 49 (±5) percent valued at less than $60,000, 35 (±5) percent from $60,000 to $99,999, and 16 (±4) percent at $100,000 or more.

The median gross rent paid for specified renter-occupied housing units in the UDA was $214 ($183-$253) as compared to $412 ($410-$415) for INDIANAPOLIS-MARION COUNTY. The gross rent for renter-occupied housing units in the UDA was less than $300 for 65 (±8.3) percent of the units, $300 to $599 for 26 (±7.7) percent of the units, $600 to $999 for 1 (±2.3) percent of the units, and $1,000 or more for 0 (±2.3) percent of the units.

**HOMEOWNER AND RENTAL FINANCIAL CHARACTERISTICS: 1990 (TABLE 9)**

**Mortgage Status and Selected Monthly Owner Costs**
Selected monthly owner costs include utilities and fuels, real estate taxes, insurance, mortgage payments (for units with a mortgage), and insurance. Data on the mean and median costs and the number of housing units per level of cost are useful for measuring the relative cost of owning a housing unit in the UDA compared to other areas.

In MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA, 41 (±8.6) percent of the specified owner-occupied housing units were mortgaged and 59 (±8.6) percent were not mortgaged. The median selected monthly owner housing cost for the units with a mortgage was $340 ($295-$381), and $141 ($136-$165) for units not mortgaged. (Selected monthly owner housing costs are the sum of mortgage payments, real estate taxes, property insurance, and utilities.)

**Household Income in 1989 by Selected Monthly Owner Costs as a Percentage of Household Income in 1989**
The measure of costs as a percentage of household income by selected levels of income is useful to determine the percentage of income required to own a housing unit for low-, medium-, and high-income households (that is, a measure of affordability). These data can be used to set rates of mortgage assistance and to develop housing assistance programs for low- and medium-income households.

In 1989, the median monthly owner cost as a percentage of household income for specified owner-occupied housing units with incomes less than $20,000 was 30.8 (26.4-35.8) percent in MARTINDALE-BR
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

IGHTWOOD HILLSIDE SUBAREA. For households with incomes of $50,000 or more, the median monthly owner cost was 10.0 (.8-18.2) percent of household income.

**Household Income in 1989 by Gross Rent as a Percentage of Household Income in 1989**

The measure of gross rent as a percentage of household income by selected levels of income is useful to determine the percentage of income required to rent a housing unit for low-, medium-, and high-income households (that is, a measure of affordability). These data can be used to set rates of rental assistance and to develop rental assistance programs for low- and medium-income households.

In 1989, the median gross rent as a percentage of household income for specified renter-occupied housing units in MARTINDALE-BRIGHTWOOD HILLSIDE SUBAREA (except one-family houses on 10 or more acres) with income less than $10,000 was 35.0+ (50.4-70.9) percent. For households with income of $35,000 or more, the median gross rent as a percentage of household income was 10.0 (.8-18.2).

**SELECTED CHARACTERISTICS OF PERSONS AND HOUSING UNITS (TABLES 10 AND 11)**

Table 10 has the following selected characteristics of persons by race and Hispanic origin: age by sex, family type by presence of own children, school enrollment and type of school attended, educational attainment, labor force status, and income and poverty status in 1989.

Table 11 has the following selected housing characteristics by race and Hispanic origin: tenure, mortgage status and selected monthly owner costs, gross rent, occupied housing units lacking complete plumbing facilities, and occupied housing units with no vehicle available.
E. ACQUISITION AREA
MAP 4 - ACQUISITION AREA

MARTINDALE INDUSTRIAL REDEVELOPMENT AREA
CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
MARTINDALE INDUSTRIAL REDEVELOPMENT AREA AND TAX INCREMENT FINANCING ALLOCATION DISTRICT

PROPERTY OWNERS

The following information was collected from the Center Township Assessor's files. The Assessor's file is updated annually and was last updated in March of 2007.

The information for the single property on the acquisition list is shown in the following table.

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<tr>
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<td>Owner Address</td>
<td>1436 E. 19th Street, Indianapolis, IN 46218</td>
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