



HOBART NW NEIGHBORHOOD SPOTLIGHT

KICKOFF REPORT

A Community SWOT Analysis Assessing the Northwest Side
SUMMARY OF THE INTERVIEW PROCESS & STAKEHOLDER COMMENTS

MAY 2015

HOBART NW NEIGHBORHOOD SPOTLIGHT

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GRANT BACKGROUND

In the Fall of 2014, the Hobart Family YMCA, serving as the convening organization and in partnership with the City of Hobart, Hobart Chamber of Commerce, Concerned Citizens of Hobart, Indiana Landmarks, American Legion Post 54, and Friends of Robinson Lake, submitted a request for Neighborhood Spotlight funding to the Legacy Foundation.

The collaborative, multi-agency application requested Spotlight funding to assess and develop a wide-ranging plan to improve the northwest quadrant of Hobart. The Hobart NW Neighborhood Spotlight footprint comprises a land area of 1,522 acres generally following Ridge Road to the north, Lake Park Avenue to the east, the Norfolk Southern Railroad Line to the south, and Mississippi Street to the west. Further, the targeted footprint is characterized as possessing a population of 4,044 residents, 900 single-family homes, two large-scale apartment complexes, and two mobile home parks.

The Hobart NW Neighborhood Spotlight application highlighted an underlying commitment “to create an awareness of local assets, establish a sense of place, a sense of belonging socially / physically / civically, and an interest in economic development.”

In December 2014, the Legacy Foundation selected the Hobart NW Neighborhood Spotlight application and its footprint as one of two area awards. The Hobart NW initiative is made possible from funding provided by the Legacy Foundation and with program support from the Indiana Association for Community Economic Development (IACED).

The initial year-long grant will “organize, decide, and act” on ideas and concepts gathered from the community to revitalize and empower the area.

SPOTLIGHT PROGRAM OVERVIEW

The Hobart NW Spotlight Program serves to develop a community-driven Collective Impact Plan and a list of implementable projects to assist in making the northwest side a more desirable community to live, work, play, worship, and learn. The Neighborhood Spotlight Program uses a comprehensive community development model to achieve collective impact. This approach is divided into three distinct and progressive stages.

The first stage of the Spotlight Program is to assemble or “**ORGANIZE**” local formal and informal stakeholders. By assembling such stakeholders, community relationships are built as well as identifying local assets and issues. The first tier of engagement is realized through confidential, one-on-one interviews where participants are asked about the area’s **STRENGTHS, WEAKNESSES, OPPORTUNITIES,** and **THREATS.** By organizing, social capital is created, and community-driven momentum builds towards a shared vision and course of action.

During the second stage of the Spotlight Program, stakeholders will come together for a series of two interconnected planning sessions and aligned working groups to “**DECIDE**” or to develop consensus for the future of the community. At the Kickoff and related Vision Session, participants will hear about the State of the Community identified by the interviewed stakeholders and develop initial strategies or “visions” to aid in the revitalization of the Spotlight footprint. Initial vision concepts developed will be provided to the vision-aligned working groups. These groups, based on the principles of healthy community, will be charged with creating strategies to implement specific, measurable, and achievable goals and metrics.

In the third phase of the Spotlight Program and at the conclusion of the planning process, the Collective Impact Plan will be finalized and readied for implementation. Spotlight stakeholders will “**ACT**” on the plan through community-led presentations, securing commitments on defined metrics, and locally driving measures to push the plan forward.

INTERVIEW METHODOLOGY

Since February, interviews have been conducted with local residents, community leaders, and businesses. Members of the Steering Community and the Community Builder conducted 189 one-on-one interviews and 7 group interviews. **2,017 COMMENTS** were captured from the interviews. Discussion was received that focused on varying topics including, but not limited to, the area’s public safety, environment, education, transportation, housing, economic development, parks, and recreation.

KICKOFF

At the first planning session, the Spotlight **KICKOFF**, which will be held on May 28 and May 30, 2015, interview participants will publicly present and share results of the interviews. The following four chapters of this report, broken down into **STRENGTHS, WEAKNESSES, OPPORTUNITIES,** and **THREATS,** constitute a summary of stakeholder comments. Comments received are further grouped by theme and weighted on frequency of responses received. At the end of the document, an appendix containing all raw and transcribed comments is likewise included.

NEXT STEPS

Following the Kickoff Meeting, a Community Vision Session will be held on June 18, 2015. This session will serve as a venue to develop and publicly share ideas and “visions” to aid in the revitalization of the Hobart NW Neighborhood Spotlight footprint. Further, working groups will be identified and activated.

STRENGTHS

During the Hobart NW Neighborhood Spotlight Interview Process, **619 COMMENTS** relative to **AREA STRENGTHS** were captured from the stakeholder participants.

Upon review and distillation of comments received, NINE TOPICAL GROUPINGS were created, including:

AREA CONTEXT, AREA DEVELOPMENT, AREA HOUSING, AREA INSTITUTIONS, AREA LEADERSHIP, EDUCATION and YOUTH, PARKS and ENVIRONMENT, PUBLIC SAFETY, and GOVERNMENT.

The following TEN pages contain the topical groupings for the subjects listed above. Each grouping is THEMED to reflect a general summarization of comments received and contains paraphrased comments. All RAW comments in this category are included in the APPENDIX.

AREA CONTEXT

Hobart NW Stakeholders documented various physical and non-physical neighborhood assets. Stakeholders addressed strengths that highlight the area's unique resources such as proximity to regional highways and neighboring cities, being a gateway entrance into the city, potential for public transit expansion, opportunities for area business growth, possessing unique natural resources, and containing a strong sense of history / community.

219 Comments Received

- 59 **Accessibility To Highways (I-65, I-80/90, I-94, US 6)**
- 12 **NW Side Has A Strong Sense Of Community**
- 9 **Accessibility To Chicago And The Calumet Region**
- 9 **Hobart Downtown Area Is An Asset And Has Been Greatly Improved**
- 9 **Recent Improvements On Ridge Road Have Aided The Community's Image**
- 8 **NW Side Is An Established Area (Residential Neighborhoods And Commercial Corridor)**
- 8 **NW Side Is Made Up Of Good People And Neighbors**
- 8 **NW Side Has Traditional And Cohesive Neighborhoods**
- 7 **NW Side Is Family-Oriented**
- 7 **Hobart And The NW Side Has A Hometown, Small Town Feeling And Pride**
- 6 **NW Side Has Diversity Of Race And Ethnic Populations**
- 6 **NW Side Has Great Infrastructure (Roads, Utilities, Street Grid)**
- 5 **NW Side Is Centrally Located, Convenient**
- 5 **Opportunity Exist For Ridge Road Business Development / Improvement**
- 5 **NW Side Has A Rich History**
- 5 **NW Side Is Close To Lake George And The Downtown Lakefront**
- 5 **People Are Close Knit, Connected To Each Other, And The Neighborhood**
- 4 **Hobart NW Is The Crossroads Of The Region**
- 4 **NW Side Has Good Accessibility And Connectivity (Sidewalks, Roads, Trails, Etc.)**
- 4 **NW Side Is A Transportation Corridor**
- 4 **NW Side Has Many Children In The Area As Well As Youth Programming / Activities**
- 4 **Proximity To Gary University Park Project**
- 4 **NW Side Is Friendly**
- 3 **Proximity To Various Types Of Natural Areas**

- 3 **NW Side Is The Western Gateway To Hobart**
- 2 **GPTC (Gary Public Transportation Corporation) Has Potential To Expand Into The NW Side**
- 2 **Hobart NW Side Is Near Populated Areas**
- 1 **Accessibility To IVY Tech/IUN**
- 1 **NW Side Churches**
- 1 **Proximity To Region Industry And Gary Airport**
- 1 **NW Side Has Diverse Neighborhoods**
- 1 **NW Side's Proximity To Region Hospitals**
- 1 **NW Side Has A Low Business Vacancy**
- 1 **Old Ridge Road Is An Asset**
- 1 **Large Scale Development (Such As The Detention Center) Can Generate Traffic And Help Local Businesses**
- 1 **Area Property Prices**
- 1 **Area Shopping**
- 1 **Liverpool Road**
- 1 **NW Side Block Clubs**

AREA DEVELOPMENT

Hobart NW Stakeholders highlighted the current area development and the standing of Hobart NW in the Region. Stakeholders emphasized strengths including the existing business climate and mixture of businesses, potential for further development due to the percentage of available land and buildings, the number of area employers and jobs opportunities, and the area being included as part of the regional and national economy.

48 Comments Received

- 18 **Mixture And Types Of Existing Businesses; Many Have Been Serving The Area For A Good Amount Of Years**
- 7 **Area Development Potential Is There As There Is A Good Percentage Of Land And Buildings Available**
- 6 **Area Has A Good Amount And Choice Of Restaurants**
- 5 **Strack & Van Til Is An Area Asset As It The Nearest Grocery Store To The NW Side**
- 3 **The Ridge Road / I-65 Corridor Is A Good Location for Businesses**
- 2 **Nearby Hospital And Healthcare Providers**
- 1 **Business Improvements**
- 1 **Good Quantity Of Jobs Exist Within The Spotlight Boundaries (CATCO, Indiana Botanical Gardens)**
- 1 **Area Has Mixed Zoning, Variety Of Uses**
- 1 **NW Side Is Part of The Global Economy**
- 1 **NW Side Is Near The Downtown**
- 1 **Dollar Store, Resale Shops, Used Car Lots Making A Perception Of Blighted Community Aligning 37th Avenue**
- 1 **US 30 Is A Strong Asset And Commercial Corridor For Hobart**

AREA HOUSING

Hobart NW Stakeholders provided feedback on the overall picture of area housing, neighborhood conditions, and population. Stakeholders identified community strengths including the availability of affordable housing, diverse / stable / quiet neighborhoods, percentage of homeownership pride, and potential for area redevelopment options.

44 Comments Received

- 15 **Availability Of Area Affordable Housing**
- 7 **Variety And Diversity Of Area Housing Stock**
- 7 **Area Residents Maintain And Have Pride In their Property**
- 6 **NW Side Neighborhoods Are Generally Stable**
- 2 **New Home Construction**
- 2 **The NW Side Has Diverse Neighborhoods**
- 1 **Existing Area Apartment Complexes**
- 1 **Opportunity To Develop The Former Cressmoor Country Club As Housing**
- 1 **Influx of New Residents From Urban Areas Seeking Better Quality Of Life And Housing**
- 1 **The NW Side Has Quiet Neighborhoods**
- 1 **Opportunities To Revitalize Vacant And Abandoned Properties**

AREA INSTITUTIONS

Hobart NW Stakeholders highlighted various community, social, and religious organizations that provide critical programming and services to the community. Stakeholders identified the Hobart Family YMCA, Hobart Arts League, Shirley Heinze Land Trust, area churches, Miller’s Merry Manor, and local / county government offices as strong institutional anchors for the area.

40 Comments Received

- 14 **Hobart Family YMCA Is An Area Asset As It Provides Needed Programming For Youth And Seniors, During The Summer, Preschool And After School Initiatives**
- 11 **Hobart Arts League Is An Area Asset As It Provide Art Lessons, Classes, And Hall Rental**
- 3 **Shirley Heinze Land Trust And Its Stewardship Of Natural Areas**
- 2 **Evergreen Cemetery Is An Area Asset. It Is Quiet And Safe.**
- 2 **Various Area Churches And Their Corresponding Congregations**
- 2 **Rebuilding Together Initiative**
- 2 **The Arc**
- 1 **Millers Merry Manor Nursing Home And Rehab Center**
- 1 **Hobart Parks Department**
- 1 **Rosse Hall - Hobart Township Trustee Office**
- 1 **Summer Lunch Program**

AREA LEADERSHIP

Hobart NW Stakeholders identified tiers of area leadership and communal efforts to improve community. Stakeholders highlighted strengths in community support, area pride and spirit, level of involvement by area residents, relationships with elected officials, general grassroots efforts, and a unified motivation to revitalize and strengthen the community.

43 Comments Received

- 6 **Great Community Support (Especially During Difficult Times)**
- 4 **Good City Services (Such As Snow Plowing, Garbage Pick Up, Recycling)**
- 4 **Great Community Pride And Spirit**
- 3 **Good Relationship And Rapport With Elected Officials And City Staff**
- 3 **Good Leadership From Council Representative**
- 3 **The Amount of "Legacy" Residents In The Area**
- 3 **Area People Are Excited With Grass Roots Attitudes And Views**
- 3 **NW Side Has A Common Desire To See Area Revitalization**
- 2 **Good Use Of Region Resources**
- 2 **City Administration Has Improved Communication With Developers And Businesses**
- 2 **Existing Partnerships With Nearby Schools And Universities**
- 2 **Resident And Community Leadership**
- 1 **Good Amount Of Family Activities**
- 1 **Hobart's NW Side Is Not Too Cliquish**
- 1 **Signage And Branding That Identifies The Community / Hobart**
- 1 **Parental Support**
- 1 **Opportunities For Inclusiveness**
- 1 **Establishment Of Spotlight Partnerships**

EDUCATION and YOUTH

Hobart NW Stakeholders noted strong characteristics of the School City and how the community values education of its youth and residents. Stakeholders highlighted key strengths such as the school administration, quality of schools, types of programming, overall school spirit and pride, available nearby higher learning opportunities, and the area's commitment to education.

75 Comments Received

- 24 **Quality Of The School City of Hobart And Its Administration**
- 18 **Overall Good Schools**
- 13 **Ridgeview Elementary Is An Asset, A Strong Influence, And Best Elementary In Hobart**
- 3 **Area Elementary Schools**
- 3 **Availability Of Nearby Higher Education (Ivy Tech, IUN)**
- 3 **George Earle Elementary As The Early Learning Center**
- 3 **Brickie And School Spirit**
- 2 **Location Of Schools In The Area**
- 2 **Area Community Involvement With The Schools**
- 1 **Constant Improvement Of The Schools**
- 1 **Education of Residents**
- 1 **Head Start Program**
- 1 **Programming In The Schools (Such As Sports, Arts, Etc.)**

PARKS and ENVIRONMENT

Hobart NW Stakeholders focused on the importance of open space / parks, amenities, programming, and accessibility. Stakeholders identified strengths including the types of recreational opportunities offered, maintenance of facilities, conservation efforts and proposed projects, unique nearby ecosystems, and general connectivity to area resources.

103 Comments Received

- 16 **City Parks Are An Asset, Well Kept, And Offer Needed Recreational Activities**
- 10 **Mature Natural Areas With High Quality Ecosystems Allow For Additional Recreational Programming**
- 10 **Good Existing Trail Network For Walking & Biking**
- 9 **Hobart Marsh Plan Is One Of The Biggest Opportunities For Recreation (Hiking, Showcasing Nature, And Overall Quality Of Life)**
- 9 **Excellent Little League Fields**
- 7 **Hillman Park Offers Various Recreation Activities (Baseball, Soccer, Pop Warner)**
- 6 **Good Amount Of Untouched Nature Preserves And Wooded Areas**
- 4 **Nearby Open Lands Are The Right Amount Of Native Ecosystems**
- 4 **Use Open Land / Space As A Conservation Means**
- 4 **Amount Of Wetlands**
- 3 **Marsh Land**
- 3 **Hobart Marsh Is One Of The Area's Best Assets**
- 3 **Robinson Lake**
- 3 **Ted Hansen Memorial Park Is Nearby And In Walking Distance To The NW Side**
- 2 **The Former Cressmoor Country Should Remain Undeveloped And Used As A Natural Area For Animals And Plants**
- 2 **The Cressmoor Prairie Is An Area Asset**
- 2 **Great Accessibility To Recreation Areas (Trails, Parks, etc)**
- 1 **Use Area Ecology As An Asset**
- 1 **The NW Side can Become An Environmental Hub**
- 1 **Lake George**
- 1 **Nearby Natural Areas (Such As Lake Michigan And The Dunes)**
- 1 **Festival Of The Lake And Other Facility Activities**
- 1 **Opportunity To Create A Hobart SportsPlex**

PUBLIC SAFETY

Hobart NW Stakeholders provided feedback on services provided by the Hobart Police Department, Fire Department, and how the community patrols its boundaries. Stakeholders highlighted strengths in police presence / patrols, how the police are perceived / seen by locals, community interaction by the HPD, and community watch efforts.

23 Comments Received

- 9 **Excellent, Strong, And Responsive Police Presence**
- 3 **Hobart Police Department Is Experienced, Has Qualified Officers, And Makes The Neighborhood Feel Safer**
- 2 **Hobart NW Area Is Safe Despite The Perceived Perception That Is Not**
- 2 **Hobart Police Department Creates Partnership And Strategies That Has Helped Better The Community**
- 1 **Community Watch**
- 1 **Reputation Of Police And Fire**
- 1 **Fire Station Nearby**
- 1 **Increased Traffic Stops In Areas Where Speeding Is Occurring**
- 1 **Police (SRO Officer) In The Schools**
- 1 **Police Department's Interaction and Relationship With Community**
- 1 **Stopping Area Drug Use**

GOVERNMENT

Hobart NW Stakeholders identified attributes of the current city leadership, how services are administered, and development of plans and ordinances. Stakeholders focused on strengths including the effectiveness of elected officials and department heads, creation of city-sponsored events, response to challenges facing the community such as flooding and failing infrastructure, and the creation of plans and ordinances that help strengthen the area.

24 Comments Received

- 7 **Responsiveness Of Elected Officials And City Administration**
- 4 **City Services**
- 3 **Creation And Development Of Plans That Are Assessing And Planning For The Area (Includes Transportation Feasibility Study / Land Use / Environmental)**
- 2 **Proactive Ordinance Adoption (For Vacant / Abandoned Buildings And For Alternative Energy)**
- 2 **Mixture Of City Sponsored Events**
- 2 **Code Enforcement Performs Its Job Well And Handles The Issues Before Problems Get Out Of Hand**
- 1 **Local Option Income Tax Adoption Brings Available Funds To Perform Area Upgrades**
- 1 **City Administration Is Responsive To Flooding Concerns**
- 1 **City Administration Is Performing Infrastructure Repair Throughout The Area**
- 1 **Progressive Leadership Shown By The Mayor And City Council**

WEAKNESSES

During the Hobart NW Neighborhood Spotlight Interview Process, **535 COMMENTS** relative to **AREA WEAKNESSES** were captured from the stakeholder participants.

Upon review and distillation of comments received, EIGHT TOPICAL GROUPINGS were created, including:

AREA CONTEXT, AREA DEVELOPMENT, ECONOMY, and JOBS, AREA HOUSING and POPULATION, INFRASTRUCTURE and TRANSPORTATION, AREA LEADERSHIP and GOVERNMENT, EDUCATION and YOUTH, PARKS and ENVIRONMENT, and PUBLIC SAFETY.

The following EIGHT pages contain the topical groupings for the subjects listed above. Each grouping is THEMED to reflect a general summarization of comments received and contains paraphrased comments. All RAW comments in this category are included in the APPENDIX.

AREA CONTEXT

Hobart NW Stakeholders documented prevailing neighborhood assets, area conditions, and community perceptions. Stakeholders addressed weaknesses including area stagnation, pollution, building stock, connectivity, and proximity to highways and neighboring cities.

75 Comments Received

- 21 **Hobart NW Residential And Commercial Building Stock Is Perceived To Be Either Old, Run Down, Not Maintained, Abandoned, Undesirable, Unstable Or Blighted**
- 15 **Prevailing Negative Perceptions And/Or Reputation About The Area Involving Crime, Drugs, And Demographics**
- 7 **Hobart NW's Proximity, Shared Border, And Shared Perception With Gary**
- 7 **Area Is Segmented Off And Does Not Have Connectivity To Other Parts Of The City (Especially To The Downtown And Mall Areas)**
- 4 **Traffic And Noise Pollution Originating From I-65**
- 3 **Access Or Proximity To I-65 And Ridge Road**
- 3 **Area Lacks Sense Of Community, Has Bad Neighbors, And Is Cliquey**
- 2 **Heavy Traffic In The Area**
- 2 **NW Side Is Unfairly Treated And Labeled As An Outsider From The Rest Of Hobart**
- 1 **Area Is Not Desirable Or Appealing To Young People**
- 1 **Residents Are Moving Out Of The Area**
- 1 **Local Residents Feel Neighborhoods West Of I-65 Are Labeled As A "War Zone"**
- 1 **NW Side Has Greatest Needs In All Of Hobart**
- 1 **I-65 Gateway Is Not Inviting**
- 1 **Area Has A Digital Divide**
- 1 **Hobart Is Trying To Be A Big City**
- 1 **Size Of Hobart Is An Impediment To City Identity**
- 1 **Diversity (If Not Accepted)**
- 1 **Lack Of Alternative Expressway Options**
- 1 **Specific Wooded Locations Are Used As Dumping Grounds / Hangouts For Youth**

AREA DEVELOPMENT, ECONOMY, and JOBS

Hobart NW Stakeholders expressed concerns related to development characteristics that affect the community, how it shops, and overall area growth. Stakeholders identified weaknesses specific to the area's income diversity, available jobs, social services choices, the Ridge Road retail corridor, area properties, and reinvestment.

103 Comments Received

- 16 **Quality, Consistency, And Types of Retail / Businesses Located In The Ridge Road Corridor**
- 11 **Poverty, Lack Of Jobs, And Unemployment**
- 10 **Area Trailer Parks Considered One Of The Area's Greatest Weaknesses**
- 9 **Businesses Are Not Being Maintained, Updated Or Replaced When One Closes: Lacking Pride Of Business Ownership**
- 6 **Lack Of Growth, Lack Of Redevelopment, And Lack Of Land To Develop**
- 6 **Strong Demand For Social Service And Programs Such As Senior Living, Childcare, Healthcare, And Hospice Care**
- 5 **Amount Of Vacant, Abandoned, And Blighted Properties**
- 5 **Deterioration Of The Area's Residential And Business Districts**
- 4 **Area Is Not A Retail Or Business Destination For Local Residents**
- 4 **Hobart Arts League Needs To Be Rehabilitated, Better Marketed, And More Programming Developed**
- 4 **Limited Choices For Area Super Market / Grocery Stores**
- 4 **Past Development Choices Have Been Made That Adversely Affect The Residential Neighborhoods And Business Districts**
- 3 **Area Income Is Considered To Be Of A Lower Level Or Possesses Great Disparity Among Incomes**
- 3 **Area Is Not Economically Diverse**
- 3 **Lack Of Incentives And Financial Resources To Encourage Local Development**
- 3 **Sand Mining Taking Place In The Area**
- 2 **Need Area Branding, Signage, And Beautification**
- 2 **No Dumpsters Provided To The Neighborhood For A Long Length Of Time Or Free Access To Dump**
- 1 **Property Tax Assessments Are Improperly Assessed**
- 1 **Use Technology (Such As Free Wi-Fi, GPS) To Expand Area Business Such As Internet Cafes Or Tourism**
- 1 **West Side Needs Provide Economic Benefit To The Rest Of The City**

AREA HOUSING and POPULATION

Hobart NW Stakeholders expressed concerns regarding the area's housing, maintenance of the building stock, and shifting population. Stakeholders identified the increasing rental character of the neighborhood, growth in absentee landlords, deteriorating building stock, and lack of housing rehab.

93 Comments Received

- 21 **Abandoned, Vacant, Run Down, And Empty Housing Adversely Affect The NW Side**
- 17 **Poor Maintenance And Lack Of Pride In Property Ownership By Homeowners**
- 10 **Amount Of Rental Properties**
- 10 **Amount Of Substandard And Low End Housing In The Area**
- 5 **Increasing Transient Character Of The Area**
- 5 **Area Residents Fleeing, Not Wanting To Stay, And Moving To Other Areas Of The City**
- 4 **Age And Condition Of Existing Residential Building Stock**
- 3 **Absentee Landlord**
- 3 **Section 8 Housing**
- 2 **Trailers Parks And Individual Mobile Homes Are Not Maintained**
- 2 **Area Housing Stock Is Small And Not Welcoming To Young People And Families**
- 2 **Decreasing Home Values And Neighborhood Deterioration**
- 2 **Newer Housing Is Not Of Quality Construction**
- 1 **Population Density**
- 1 **Lack Of High-End Housing In The Area**
- 1 **Number Of Homes Are In Foreclosure And Some Bank-Owned Properties Are Not Maintained**
- 1 **High Property Taxes**
- 1 **Lack Of Available Land For New Residential Development**
- 1 **Area Has Stigma Of Lower Income Housing / Lack of Reinvestment**
- 1 **Lack Of Improving Housing Quality Through Rehabilitation**

INFRASTRUCTURE and TRANSPORTATION

Hobart NW Stakeholders expressed varied concerns regarding infrastructure, drainage, and transit. Stakeholders desire to see area roadways maintained and improved, infrastructure repaired and modernized, improvements in motorized and non-motorized transportation; all of which will help improve the area's image and mobility.

82 Comments Received

- 23 **Area Lacks Complete Streets (Incomplete Or Non-Existing Sidewalks, Bike Lanes, Interconnectivity Of Existing Paths To Natural Areas, No Wayfinding Signage, And No Walkability In Some Areas)**
- 15 **Area Streets Are In Need Of Repaving, Maintenance, Repair, And Upgrades (Includes Roadway Surfaces, Curbs, And Associated Drainage / Sewers)**
- 13 **Lack Of Public Transportation Running Into The Spotlight Footprint**
- 12 **Area Storm Water Drainage Problems / Issues Need To Be Addressed Corrected; Negatively Impacting Neighborhood Development And The General Character**
- 4 **Ridge Road Needs Improvement (Lighting, Roadway Surfaces Repaired)**
- 3 **Area Streetlights Are Not Properly Maintained Or In Working Order**
- 2 **Street Trees Being Removed And Not Replaced**
- 2 **Old Infrastructure And The Constant Problems Of Failures**
- 2 **Lack Of Lighting In Residential Areas**
- 1 **Repaving And New Curbs Is Occurring In Areas Throughout The City Other Than Hobart NW**
- 1 **Need Beautification Along Roadways And Gateway Entries**
- 1 **Need On Street Parking To Avoid Parking In Yards**
- 1 **Lack Travel Stops Or Full Service Truck Centers**
- 1 **Mississippi Street Is In Poor Shape And Needs Repairs**
- 1 **Wilson Street Needs To Be Widened**

AREA LEADERSHIP and GOVERNMENT

Hobart NW Stakeholders identified weaknesses relative to how local leadership helps the community and how city services are rendered. Stakeholders desire improvement in area pride, increased property values, and improvements in code enforcement, quality and attentiveness of city responses, expanded emphasis on the area, and examination of costs for certain services.

70 Comments Received

- 10 **Code Enforcement Of Ordinances Is Weak And Needs To Be Strengthened; Some Ordinances Are Too Complex**
- 9 **City Does Not Recognize That NW Side Is Part Of Hobart, Avoids Reinvestment, And Provides Insufficient Services / Responses**
- 9 **City Does Not Provide Needed Area Improvements Or Maintains Area Infrastructure As Well As Other Sections Of The City**
- 9 **Lack Of Citizen Pride, Involvement, Participation In Area Concerns, Engagement, And Volunteering**
- 6 **Taxes Are High, These Monies Are Not Used In The Area, And Are Not Being Applied To Services**
- 3 **City Is Not Addressing The Increase In Deteriorating Building Stock And Abandoned Properties**
- 3 **Area Needs A Clean Up Program / Cans For Organic Waste Such As Sticks / Branches**
- 2 **Many Local Weaknesses, Area Council Representative Works Hard To Address Them**
- 2 **City Does Not Have An Established Plan, Incentive Packet, Or Vision For The NW Side**
- 2 **Area Council Representative Is Not Involved Or Returns Calls**
- 2 **Trailer Park Adversely Impacts The Area And Needs To Be Addressed**
- 2 **Building Permit Process Needs Assessment to Better Meet Resident Needs**
- 2 **Businesses Feel That They Are Disconnected From Local Government And Applicable Policies**
- 2 **Hobart Is Trying To Become A Political Force In The County / Dependent On Other Areas For Its Needs**
- 1 **City Fees Are High**
- 1 **Environmental Projects (Like The Hobart Marsh Plan Or Little Calumet Mitigation) Are Not Being Completed; Help To Emphasis The Area's Environmental Uniqueness**
- 1 **City Does Not Seek Grants For The Area In Comparison To Other Areas**
- 1 **Decrease In Property Values**
- 1 **Lack Of Inter-Municipality Communication**
- 1 **Hobart Arts League**
- 1 **Paying For Garbage Even Though A City Service**

EDUCATION and YOUTH

Hobart NW Stakeholders noted weaknesses in the quality of the school system, its makeup, and connectivity to the neighborhood. Stakeholders seek improvement with overall youth and parent education, participation of parents, lack of youth programming in the community, and lack of job opportunities for the area's youth.

43 Comments Received

- 14 **Lack Of Activities, Programming, And Sites to Keep Youth Out Of Trouble**
- 9 **School System, Choice of Schools, And School System Setup**
- 4 **Decreased Parent And Community Involvement With Area Youth**
- 3 **Lack Of Education, Educational Support, And Life Skills Of Area Residents And Youth**
- 2 **Overcrowded Or Large Class Size**
- 2 **Programming At Existing Youth Service Agencies, Such As The YMCA, Is Too Costly And Not Addressing Youth Needs**
- 2 **Area Youth Leave The Area For Better Opportunities And Are Not Interested In Taking Over From Parents**
- 2 **Perception Of School Corporation's Education Quality**
- 2 **Lack Of Youth Employment In The Area**
- 1 **Area Children Will Become The Future Stakeholders**
- 1 **Lack Of Using Nearby Educational Resources Such As IUN / IVY Tech / Gary Career Center**
- 1 **Lack Of Sidewalks Connecting The Schools To The Neighborhoods**

PARKS and ENVIRONMENT

Hobart NW Stakeholders noted weaknesses in current park amenities, programming, and access. Stakeholders desire improved opportunities for park use, coordinated conservation efforts and projects, increased recreation activities, development of an environmental interpretation and utilization program, and general improved connectivity of the area's resources.

29 Comments Received

- 10 **Need To Develop Policies That Address The Challenges Of Wetlands, Natural Area Upkeep, Environmental Quality, Connectivity, Interpretation, And Proper Uses Of These Sites**
- 6 **Establish Additional Parks, Associated Programming, And Dedicated Funding For These Sites**
- 5 **Create A Neighborhood Park Or Play Ground For Use By Area's Youth**
- 3 **Promote Safe Walking Paths And Public Access To Natural Areas**
- 2 **Establishment Of A Dog Park**
- 1 **Develop Public Amenities Such As Restrooms At The Parks**
- 1 **Need A Community Garden**
- 1 **Open Robinson Lake For New Uses**

PUBLIC SAFETY

Hobart NW Stakeholders noted specific concerns relative to area policing and public-safety related facilities. Stakeholders identified crime being greater in the area than in other sections of the city, the lack of police presence and enforcement of municipal code, and possible challenges regarding emergency response due to fire station #2 being inoperable.

40 Comments Received

- 10 **Amount Of Crime (Drugs, Robberies, Vandalism, And Gang Activities) Is Greater Here Than In Other Neighborhoods**
- 8 **Lack Of Adequate Police Presence In The Area**
- 7 **Fire Station #2 Is Closed**
- 3 **Vehicles Speeding Throughout The Neighborhood**
- 3 **Area Dumping, Car Abandonment, And Lot Upkeep**
- 3 **Lack Of Code Enforcement On Issues Relative To Public Health & Safety**
- 2 **Crossing Guards And Bike Path Patrols Needed**
- 2 **Emergency Response And Evacuation Procedures Hampered By Area Layout**
- 1 **Dogs Running Loose In Neighborhood**
- 1 **Area Functions Have Beer Gardens**

OPPORTUNITIES

During the Hobart NW Neighborhood Spotlight Interview Process, **530 COMMENTS** relative to **AREA OPPORTUNITIES** were captured from the stakeholder participants.

Upon review and distillation of comments received, NINE TOPICAL GROUPINGS were created, including:

AREA DEVELOPMENT, AREA CONTEXT, COMMUNITY BRANDING and IMAGE, COMMUNITY PROGRAMMING, EDUCATION and YOUTH, PARKS and ENVIRONMENT, GOVERNMENT STEWARDSHIP, LEADERSHIP, and PROGRAMS, HISTORIC PRESERVATION and SUSTAINABLE DEVELOPMENT, and INFRASTRUCTURE and TRANSPORTATION IMPROVEMENTS.

The following TWELVE pages contain the topical groupings for the subjects listed above. Each grouping is THEMED to reflect a general summarization of comments received and contains paraphrased comments. All RAW comments in this category are included in the APPENDIX.

AREA DEVELOPMENT

Hobart NW Stakeholders documented prevailing area conditions, development opportunities, and potential incentive programs to aid growth. Stakeholders addressed opportunities for blight elimination, improvement of building stock / housing options, expanded mixture of land uses, redevelopment of the Ridge Road corridor, and use of proximity to highways and neighboring cities as an economic engine.

151 Comments Received

- 15 **Development Of A Mixed Used Light Manufacturing Or Green Industrial Park At I-65**
- 13 **Reinvestment In Ridge Road As A Business Corridor And Retail Cluster**
- 13 **Diversify The Types And Numbers Of Commercial / Retail Businesses In The Area (Bring In Higher End Shops, Less Bars And Pawn Shops)**
- 9 **Amount Of Vacant & Unused Properties / Developable Land Available For Development**
- 7 **Create Synergistic Approach To Thoroughly Redevelop The Area's Residential Neighborhoods And Commercial Corridor**
- 6 **Demolish Or Rehabilitate Vacant And Abandoned Homes**
- 6 **Overall Potential For Growth In The Area**
- 4 **Redevelop Trailer Parks / Former Cressmoor Country Club**
- 4 **Area Needs More Small And Family-Friendly Businesses (Not Car Insurance Places, Check Cashing, PayDay Loans, Used Car Sales)**
- 4 **Develop A TIF (Tax Increment Finance District) Along Ridge Road**
- 3 **Available Land For Growth Of Businesses And Retail**
- 3 **Proximity To Chicago, Access To I-65, And Connections To Porter County Should Be Advertised As A Means To Bring In New Businesses**
- 3 **Enhance Property Values And Prices**
- 3 **Development Of Warehousing And Logistics Enterprises Near I-65**
- 3 **Create More Appealing Businesses (Such As Through Façade Or Signage Improvement Programs)**
- 3 **Bring Mixed Income Housing (Such As Fall Creek In Indianapolis)**
- 3 **Address Abandoned And Vacant Homes**
- 2 **Great Potential For Business Development Opportunities And Growth**
- 2 **Fill In Vacant Businesses**
- 2 **Expansion Of Tax Base Through Increased Commercial Development**
- 2 **Development Of Eco-Tourism In The Area**
- 2 **Create Affordable Housing**
- 2 **Possible TOD (Transit-Oriented Development) Or NOD (Neighborhood-Oriented Development)**
- 2 **Growth Of Existing Small Businesses Helps The Area (Such As Ellney's Bakery, J&J Pizza)**

- 2 **Market And Rebrand The Area And Its Assets**
- 2 **Develop Investment Program / Funding To Improve Housing Stock**
- 2 **Develop Cressmoor As A New Opportunity As Housing Or Senior Living**
- 1 **The Border Of Hobart-Gary Presents Redevelopment Opportunities**
- 1 **Rental Housing As A Method To Gentrify And Diversify The Area**
- 1 **Rehabilitate Area Housing For Veterans**
- 1 **Redevelop Hobart NW Like The Lakefront Area**
- 1 **Promote The Area To Upcoming Artists And Have Them Invest In The Area**
- 1 **Promote The Area To Attract More Families From Chicago**
- 1 **Improve Bowling Alley**
- 1 **Existing Commercial Businesses On Ridge Road Provide Affordable Shopping Options**
- 1 **Entice Local Banks To Build Branches On The NW Side**
- 1 **Develop Programs To Bring Back Businesses**
- 1 **Develop Former Cressmoor Country Club Into A Natural Area / Apple Orchard**
- 1 **Assist Existing Businesses In Purchasing Nearby Property For Expansion**
- 1 **Apply Money To The Hobart NW Side Instead Of Always Going To Downtown**
- 1 **Address Substandard Housing Before The Problem Spreads**
- 1 **Neighboring Communities Shop The Area**
- 1 **Development Of New And Higher End Housing**
- 1 **Develop More Industrial-Oriented Job Opportunities**
- 1 **Accountability For Landlords To Keep Up Their Properties**
- 1 **Amount Of Office Space For Rent**
- 1 **Enhance Indiana Botanical Gardens**
- 1 **Potential For Expansion of Commercial / Business Opportunities Along Rt 6 Where Housing Faces State Route**
- 1 **Leave Alone The Open And Natural Spaces As Buildings Are Not Needed On Every Lot**
- 1 **Develop Infill Housing**
- 1 **Return A Grocery Store To The Area**
- 1 **Area Microbrewery Development**
- 1 **Create A Continuous Section Of Development (Such For University Park / Choice Neighborhoods)**
- 1 **Coordinate Job Opportunities When New Businesses Open**
- 1 **Economic Opportunities Will Exist If Large Scale Development (Such As the Detention Center) Happens**
- 1 **Complete Streets Program Will Help Area Businesses**

AREA CONTEXT

Hobart NW Stakeholders highlighted characteristics that make the area desirable for businesses as well as residents. Stakeholders identified opportunities for redevelopment due to the area's geographical location / proximity to expressway and nearby cities, untapped infrastructure (such as existing rail spurs), and inclusion in regional planning efforts. In addition, Stakeholders noted nearby universities, parks, and the local library as key area resources.

31 Comments Received

- 8 Accessibility, Access To Interstate Expressways, State Routes, And The Toll Road**
- 4 Desirable, Central Location And Close**
- 3 Proximity And Easy Access To Chicago**
- 2 Hobart Library**
- 2 Ridge Road Is Included In The University Park Plan**
- 2 Ridge Road As A Commercial Corridor And Main Arterial Into Hobart**
- 1 Proximity To IUN / Ivy Tech**
- 1 Merrillville / South Lake Mall As Southern City Boundary**
- 1 Existing Rail Spurs**
- 1 Diversity Of Hobart NW Residents**
- 1 Hobart NW Is Close To The Downtown**
- 1 Hobart NW Is A Small Community / Neighborhood**
- 1 Deep River And County Water Park Nearby**
- 1 High Traffic Exposure / Counts With I-65 And Ridge Road**
- 1 Opportunities For Tax Abatements And Reduced Loan Rates For Home Improvements To Stabilize Community**
- 1 Need For Positive Change**

COMMUNITY BRANDING and IMAGE

Hobart NW Stakeholders expressed ways to aid in improving the community's branding and image. Stakeholders pinpointed opportunities to improve the area through better gateway and wayfinding signage, developing a local marketing campaign for the community, establishing residential and commercial beautification and clean up initiatives, and promoting the area's true safety to combat prevailing stereotypes.

35 Comments Received

- 5 **Install Welcome, Wayfinding And Interpretative Signs At Neighborhood Entries, Pointing To Downtown, And In Natural Areas**
- 5 **Promote Maintenance And Upkeep Of Property To Empower The Area**
- 4 **Create A Local Marketing And PR Campaign / Program To Improve Community Image**
- 4 **Beautification Of Public Right-Of-Ways And Easements**
- 3 **Create A Feeling Of Community And Pride**
- 2 **Business Support Upkeep And Maintenance Of Ridge Road Landscaping Or Area Green Spaces**
- 2 **Promote Area Clean Up To Attract Businesses And Customers, Use Community Service Offenders**
- 2 **Create Positive First Impression When Entering The Area Such As Decorative Gateways Or Other Branding**
- 1 **Promote And Create An Unique Green Space Plan That Makes Hobart NW Not Another Non-Descript Neighborhood**
- 1 **Develop Ways To Keep Residents And Businesses In The Area**
- 1 **Capitalize On Downtown Hobart As A Destination**
- 1 **Create Connections To Lake George For The Community**
- 1 **Create Safety For Customers At Local Businesses**
- 1 **Emphasize That The NW Side Area Is Safe and Stable**
- 1 **Develop Inter-Municipality Program Such As Park Improvement And Arts Programming**
- 1 **Hobart Chamber And Area Business**

COMMUNITY PROGRAMMING

Hobart NW Stakeholders expressed various ideas to improved and expand community programming. Stakeholders highlighted opportunities including strengthening collaborative programming between area institutions, founding of a community center, establishing community gardens and a local farmer’s market, creating new events and ways to bring the community together, and promoting that the area as family-friendly.

72 Comments Received

- 11 **Strengthening Programming, Outreach, Community Involvement, And Community Use Of The Hobart Arts League**
- 7 **Hobart Family YMCA, Its Programming, And Future Expansion**
- 7 **City And Community Events (Many That Are Free) That Bring The Area Together**
- 6 **Publicize Natural / Green Areas, Provide Improved Accessibility, Programs And Interpretative Opportunities**
- 4 **Creation Of Community Gardens Or Pocket Parks To Strengthen The Community**
- 4 **Return / Develop Neighborhood Watch Program**
- 4 **Develop Joint Programming Between The Hobart Family YMCA, School City, Parks Department, Area Churches, Library, Ivy Tech, And Indiana University NW**
- 3 **Opportunity To Develop An Area Community Center And Programming**
- 3 **Create Social Service Programming Such As Counseling, Day Care, Or Drug / Smoking Cessation**
- 3 **Clean Up And Beautify The Area, Provide Dumpsters, Have Boy Scouts / Girl Scouts Help**
- 2 **Create New Area Events Such As An Annual Run/Walk Or Garden Walk**
- 2 **School City of Hobart Events Such As The Spring Fest And High School Sports Clinic**
- 1 **Establish A Farmer's Market**
- 1 **Rebuilding Together Initiative**
- 1 **Bring Neighboring Communities And Each Area's Residents Together**
- 1 **Create A Summer Breakfast/Lunch/ Dinner Program**
- 1 **Encourage Block Parties Like In The Past**
- 1 **Establish A Home Association For Seniors**
- 1 **Capture Area Residents Desires And Wants For The Area Over The Next 20 Years**
- 1 **Improve Area Living Conditions**
- 1 **Develop A Partnership Between Businesses And Area Residents**
- 1 **Create A Community Solar Program With Area Agencies And Bank Involvement**
- 1 **Evergreen Baptist Church**
- 1 **Area Agencies Can Help Aid With Programming At The Maria Reiner Center**

- 1 **Area Is A Good Place For Families With Young Kids**
- 1 **Develop A Citywide Activity / Competition To Get Kids Involved**
- 1 **Increase Use Of Area Sporting Facilities (Such As Hillman Park) And Hold More Events**
- 1 **Open Gym Time At The Police And Criminal Courts Complex**

EDUCATION and YOUTH

Hobart NW Stakeholders provided an overview regarding the state of programs, education levels, and educational facilities. Stakeholders highlighted opportunities for education and youth including engaging youth with community volunteer programs such as neighborhood cleanup / maintenance, increasing opportunities for after school programs, establishing a youth center, strengthening parental involvement, and advancing community education levels.

45 Comments Received

- 6 **Variety of Middle And High School Sports**
- 5 **Develop Educational And Career Opportunities For Area Residents / Students At Nearby Campuses (Such As Indiana University NW, Ivy Tech, Gary Career Center)**
- 4 **Increase After School Programming To Engage More Teens / Youth**
- 3 **Clubs At The Schools**
- 3 **Community / Youth Center Needed For The Area's Youth**
- 3 **Expand Opportunities For Working And Substitute Teaching Through The School City Of Hobart**
- 3 **School Events And Opportunities (Such As The RaeLynn Concert)**
- 2 **More Parental Involvement / Child Enrichment Out Of The School Day**
- 2 **Encourage Youth Activities To Help Improve The Neighborhood And Keep It Clean**
- 1 **Inclusion Of Merrillville School District Property Into Hobart School System**
- 1 **The New High School**
- 1 **Hobart High School Students Develop An Art Project (Such As Sculpture) For Installation Along The Trail System**
- 1 **Smaller Class Sizes**
- 1 **Dual Credit At Hobart High School**
- 1 **Great Teachers That Encourage Students**
- 1 **Volunteer Opportunities To Help Area Youth (Such As Boy Scouts, Girl Scouts, Little League)**
- 1 **Focus Area Youth On Going To College And Developing Career Goals**
- 1 **Utilization Of The Hobart Family YMCA For More Youth Activities**
- 1 **Make Sports Programs More Affordable For Lower Income Families**
- 1 **Unbelievable School Music Program**
- 1 **Allow Younger Students To Use High School For Activities And Sports**
- 1 **Expand And Enhance Kid Friendly Activities At Hobart Lanes, Cressmoor, Skating Rink / Park**
- 1 **Better Schools Draw New Residents**

PARKS and ENVIRONMENT

Hobart NW Stakeholders focused on park programming, conservation of natural areas, and general accessibility to such resources. Stakeholder discussion pinpointed opportunities to expand park programming, creation of new facilities including a new park west of I-65 park / development of a citywide sportsplex / dog park / splash pad, improving accessibility to natural areas, development of environmental programming, and focus on the Hobart Marsh Plan.

53 Comments Received

- 7 **Parks And Parks Programming**
- 7 **Existing Parks (Such As Hillman Park, Englehart, Mundell) Can Be Expanded And Enlarged With Activities For Various Age Levels**
- 5 **Hobart Marsh Plan Is The Single Greatest Opportunity For The NW Side Of Hobart**
- 5 **Community Activities And Opportunities Like Youth Basketball, Hobart Little League, Softball, And Soccer**
- 4 **Amount Of Green Space And Natural Areas**
- 3 **Create A Hobart SportsPlex (Like The Facility In Crown Point)**
- 3 **Develop Accessibility Plans (Including Trails, Hiking Paths, Fishing Opportunities) For Natural Areas To Provide Access Without Harm**
- 2 **Neighborhood West Of I-65 Needs A Park (Such As Where Sand Mining Occurred)**
- 2 **Revitalize The Lesser Know Parks**
- 2 **Establish A Dog Park (Suggested Areas Included Robinson Lake Or Inside Mundell Field Walking Track)**
- 1 **Develop Stewardship Program Of Natural Areas**
- 1 **Use Area Ecological Features To Improve Quality of Life**
- 1 **Develop A River Watch Program**
- 1 **Amount Of Natural Areas Can Establish Area's Identity As Being Environmental**
- 1 **Adopt-A-Park**
- 1 **Mundell Field**
- 1 **Establish Former Cressmoor Country Club As A Natural / Conservation Area**
- 1 **Develop A Revitalization Plan For Robinson Lake**
- 1 **Use Area College Environmental Programs To Help Document, Assess, And Restore Local Natural Areas And Ecosystems**
- 1 **Needed Removal Of Dead And Diseased Trees**
- 1 **Natural Area Between Hobart And Gary Can Offer A Place For Area Residents To Come Together And Commune Through Nature**
- 1 **Create A Splash Pad**
- 1 **Parks Need To be Kept Up And Lighted**

GOVERNMENT STEWARDSHIP, LEADERSHIP, and PROGRAMS

Hobart NW Stakeholders discussed means to improve area government stewardship, leadership, and programs. Stakeholders discussed various opportunities to improve community including the development of residential rehab / energy / renter-to-homeowner / and business incentive programs, creation of ordinances to address area issues, improved construction / development through design standards, and strengthened inter-municipality cooperation & communication.

73 Comments Received

- 10 **Develop Tax Abatement / Incentive Program For Housing Rehabilitation, Improvements, And Energy Conservation**
- 6 **Partner With Surrounding Cities / Improved Inter-Municipal Communications, Programming, Reinvestment, And Collaborative Grant Development**
- 4 **Increase Police Presence And Patrols On The NW Side**
- 4 **Develop Low Interest Loan Program For Housing Rehabilitation / Upgrades**
- 4 **Improve Code Enforcement**
- 4 **Recognize Property Owners That Maintain / Have Pride In Their Property**
- 4 **Improve City Communication And Engage Local Residents / Businesses**
- 3 **Seek Grants / Incentives To Fund Affordable And Low Cost Housing And Rehab Efforts; Majority Of Area Qualifies for CDBG**
- 2 **Develop A Windshield Assessment Data Base Of Area Buildings, Existing Conditions, And Code Infractions**
- 2 **Create A First Time Home Buyer Program**
- 2 **Develop Guidelines For New Construction And Growth**
- 2 **Develop Initiative To Turn Renters Into Homeowners**
- 2 **Create Alternate Energy And Smart Growth Ordinances**
- 2 **Use Community Reinvestment Act Funding to Improve the Area's Residential Neighborhoods And Business Districts**
- 1 **Develop A Rental inspection Ordinance**
- 1 **Create Community Police Program**
- 1 **Issue Police Report Documenting Numbers And Types of Calls, Will Show Accurate Overview Of Crime**
- 1 **Develop Low Interest Loan Program For Businesses**
- 1 **Annexation Of New Lands Into the City**
- 1 **Available Affordable Homes For Sale In The Area**
- 1 **City Can Assist With Home Improvements / Area Clean Up By Donating Recycled Paint And Supplies**
- 1 **Convert Former Fire Station #2 Into A Community Center Or Eco Tourism Center**
- 1 **Create A Peace Corps Like Community Service Program**

- 1 **Create Historic Preservation Programs And Incentives**
- 1 **Develop Partnerships Between Area Residents And Agencies To Work On Plans & Redevelopment**
- 1 **Develop A Façade Grant Program**
- 1 **Ridge Road Needs Improvements And Upgrades As Well As A Matching Grant Program**
- 1 **Develop A Program To Attract Younger Families To The Area**
- 1 **City Needs To Coordinate Efforts On Foreclosed Homes With State Counterparts**
- 1 **Examine Ways To Strengthen Tax Revenues Received**
- 1 **Local Post Office**
- 1 **Reassess Local Building Codes To Allow Homeowners To Expand Their Small Home Footprints (Such As 2nd Floors)**
- 1 **Investment Money Into The NW Side Instead Of Other Areas Of The City**
- 1 **Clear Empty Lots Of Trees To Increase Public Safety**
- 1 **Spotlight Committee Members Living In The Area**

HISTORIC PRESERVATION and SUSTAINABLE DEVELOPMENT

Hobart NW Stakeholders highlighted new approaches for the preservation of area buildings, cultural heritage, and landscape. Stakeholders identified opportunities including the promotion of area heritage and architecture through historic districts and building preservation, development of green infrastructure practices, use of deconstructed building materials from demolished properties, and infill construction / building maintenance rather than demolition.

13 Comments Received

- 2 **Promote The Area's Historic Buildings And Architecture**
- 2 **Examine Ways To Promote & Install Green And Renewable Infrastructure**
- 2 **Turn Hobart NW Into A Green Community Showing Green Principles**
- 2 **Emphasize Historic Districts, Preservation Of Buildings**
- 1 **Demolish Structures That Are Not Salvageable And Place A Lien On the Property**
- 1 **For Homes Demolished, Use Deconstruction And Reuse As A Means of Job Training**
- 1 **Work With Developers To Create Infill Development Opportunities On Lots Where Demolition Occurred**
- 1 **Promote Maintenance of Homes Instead Of Demolition And New Construction**
- 1 **Emphasize The Area As A Stage Couch Route**

INFRASTRUCTURE and TRANSPORTATION IMPROVEMENTS

Hobart NW Stakeholders addressed issues pertaining to the quality of area infrastructure and transportation. Stakeholders expressed opportunities for improvements in public transit and implementable options such as the Valpo Dash / surface connections to South Shore Railroad stations, creation of a Complete Streets program, installation of new drainage infrastructure, and a roll out of a comprehensive roadway repaving plan and traffic improvement devices.

57 Comments Received

- 9 **Assess And Develop A Complete Streets Plan And Related Infrastructure For the Area (Such As Sidewalks, Stripped Bike Lanes, Multi-Use Paths, Benches, Etc.)**
- 7 **Public Transportation**
- 6 **Develop A Transit Option Like Valpo's Chicago Dash**
- 4 **Make Ridge Road Walkable And Bicycle Friendly**
- 4 **Road Repaving Is Needed Throughout The Area And Would Stimulate Area Growth**
- 3 **Transportation Feasibility Study Is An Opportunity To Examine The Area's Transit Needs**
- 3 **Ridge Road - Downtown - Route 51 Transit Options**
- 3 **Increase Access To Bike Path and Install Amenities (Such as Parking, Benches, Trash Cans, Wayfinding Signs)**
- 3 **Develop Natural And Passive Walking Trails And Look Outs On Protected Lands And Preserves**
- 2 **Liverpool Road Should Be Developed As A Major North-South Arterial Roadway With Needed Improvements Such As Lighting, Curbs, Sidewalks, Parking**
- 1 **Run Shuttles Between The National Lakeshore Property To The Lake Michigan Lakefront**
- 1 **Public Transit Connects To Nearby South Shore Stations**
- 1 **Public Transit Connections To Area Apartments, Commercial, And Industrial Areas**
- 1 **Expansion Of South Shore Will Help With Revitalization**
- 1 **Area's Proximity To Things If There Are No Transit Options**
- 1 **Public Transit Will Help Increase Educational Opportunities And Access**
- 1 **Better Connect Trail System To Existing Resources**
- 1 **Develop Neighborhood Speed Bumps**
- 1 **Dedicated, Landscape Walkway Or Path Connecting The NW Side To Downtown**
- 1 **Create Residential Cul-De-Sacs To Improve Neighborhood Quality**
- 1 **Install Roadway Sensors At Various Area Intersections To Improve Traffic Movements (Old Ridge Road And Wisconsin)**
- 1 **Potential Large Scale Development (Including Any Detention Center) Will Tear Up Our Area's Roads**
- 1 **Improve Area Drainage And Associated Drainage Culvers To Impede Erosion**

THREATS

During the Hobart NW Neighborhood Spotlight Interview Process, **333 COMMENTS** relative to **AREA THREATS** were captured from the stakeholder participants.

Upon review and distillation of comments received, NINE TOPICAL GROUPINGS were created, including:

AREA and REGIONAL CONTEXT, AREA DEVELOPMENT, AREA HOUSING, AREA INFRASTRUCTURE, AREA PERCEPTION and PUBLIC SAFETY, ECONOMY and JOBS, EDUCATION and YOUTH, ENVIRONMENT, and GOVERNMENT

The following NINE pages contain the topical groupings for the subjects listed above. Each grouping is THEMED to reflect a general summarization of comments received and contains paraphrased comments. All RAW comments in this category are included in the APPENDIX.

AREA and REGIONAL CONTEXT

Hobart NW Stakeholders documented area context conditions that affect the community. Stakeholders identified area threats including proximity to neighboring cities and their challenges infiltrating the community, Interstate 65 as a negative factor, lack of regional collaboration / “silo” mentality in government and the community, population changes (loss of long-time residents and the influx of residents from neighboring cities), and no active public transportation.

19 Comments Received

- 4 **Proximity To Neighboring Cities (Gary, Lake Station, New Chicago)**
- 2 **I-65**
- 2 **Lack Of Regional Collaboration And Prevailing Silo Mentality**
- 1 **Lack Of Community Involvement And Engagement**
- 1 **Hobart Is Tied To Regional Economy**
- 1 **Increased Influx From Neighboring Cities**
- 1 **Lack Of Community**
- 1 **Lack Of Developing Area Collaborative Partnerships**
- 1 **Public Transportation**
- 1 **Loss Of Longtime Residents**
- 1 **Surrounding Cities Are More Attractive And Offer More Services**
- 1 **Need Strong Change For The Area**
- 1 **Negative Events From Other Areas Affecting The NW Side**
- 1 **Area Is Too Close Knit Of A Community**

AREA DEVELOPMENT

Hobart NW Stakeholders addressed concerns and unrest impacting area development. Stakeholders call out various area threats including possible large-scale development (such as a detention center or industrial park), decreasing property values tied to blighted, non-maintained, or abandoned properties, need for increased enforcement of municipal codes and ordinances, and the lack of an area comprehensive plan for growth, development, and revitalization.

75 Comments Received

- 30 Community Unrest Over Alleged Detention Center, Proximity To The NW Side, And Adverse Affects If Built (Including Lower Property Values, Loss Of Natural Areas, Wearing Down Of Local Roadways)**
- 8 Condition, Age, And Maintenance Of Building Stock**
- 8 Increasing Blight And Abandoned Properties**
- 9 Decrease In Businesses Along Ridge Road, Number Of Vacant Storefronts, And Types of Businesses Remaining**
- 5 Decrease In Property Values And Increased In Tax Rates**
- 3 Need Improved Code Enforcement At Area Apartment Buildings And Trailer Parks**
- 2 Existing Area Businesses Are A Threat To New Business Wanting To Locate Here**
- 2 Lack Of Emphasizing Growth On The NW Side To The East And South And Connections To The Downtown**
- 2 Proposed Industrial Park Developments At I-65 And 61st Avenue**
- 2 Increased Potential For Urban Sprawl**
- 1 Lack Of Funding For Projects That Bring Immediate Improvement (Such As Demolition And Parks)**
- 1 No Comprehensive Plans For Area Growth And Development**
- 1 Lack Of Regulation Regarding Filling In Of Low Areas And The Associated Impacts Of Neighborhood Flooding**
- 1 Growth Of NIPSCO Plant**

AREA HOUSING

Hobart NW Stakeholders expressed concerns about area conditions affecting local housing. Stakeholders identified threats to the community including empty / abandoned / and foreclosed homes, decreasing property values, increases in property taxes, frequency / percentage of residents moving out of the community, lack of property maintenance by owners, and an increase in rental and section 8 homes.

34 Comments Received

- 7 **Abandoned, Empty, And Foreclosed Homes Throughout The Community**
- 7 **Decline In Quality, Conditions, And Maintenance of Area Housing Stock**
- 5 **Rise In Rental Housing And Section 8 Properties**
- 4 **Absentee Landlords Who Do Not Maintained The Properties**
- 3 **High Taxes And Decreasing Property Values**
- 2 **Trailer Park And Dangerous And Burnt Out Trailers**
- 2 **Increase / Frequency Of People Moving Out Of The Neighborhood**
- 2 **Increase In Transient Population**
- 1 **Lack Of Property Owner Involvement In Area Activities**
- 1 **NW Side Has Many Starter / Affordable Homes**

AREA INFRASTRUCTURE

Hobart NW Stakeholders detailed deficiencies in the area's infrastructure and stormwater management. Stakeholders identified threats including the lack of modernizing roadway infrastructure, poor stormwater management, the lack of sidewalks throughout the neighborhoods, poor accessibility and connectivity between natural areas / the downtown / and existing bike paths, and the lack of area public transportation.

25 Comments Received

- 6 **Old And Poorly Maintained Infrastructure**
- 4 **Poor Area Storm Water Management, Ditch Maintenance, And Rampant Flooding**
- 4 **Ridge Road Infrastructure Is Deteriorated, Poorly Designed, And Has Poor Traffic Management / Turning Movements**
- 3 **Lack Of Sidewalks Throughout The Neighborhood And Business District**
- 3 **Poor Accessibility And Wayfinding To Bike Path, Natural Area, And The Downtown**
- 2 **Poor And Inoperable Street And Neighborhood Lighting**
- 1 **Pedestrian Safety On Liverpool Road**
- 1 **Lack Of Congestion Management On US 30**
- 1 **Lack Of Public Transportation / Transit**

AREA PERCEPTION and PUBLIC SAFETY

Hobart NW Stakeholders highlighted the area's geographical location, housing stock, changing views on property, and I-65 as challenges to the community. Stakeholders detailed area threats including Hobart NW's proximity to Gary, increase in vandalism and trespassing due to abandoned / dilapidated properties, capacity of public safety / patrols, possible large scale development impacts, and I-65 bisecting the western portion of the community.

116 Comments Received

- 28 **Increase In Crime And Violence**
- 19 **Proximity To Gary**
- 16 **Drugs Activity And Problems Are Increasing In the Community**
- 8 **Vacant, Abandoned, And Dilapidated Properties Invite Vandalism And Trespassers Into The Community**
- 6 **Fire Station #2 Is Closed**
- 6 **Need To Improve Area Public Safety**
- 5 **Ambivalence/Non-Addressment Of The Issues Affecting And Influencing The Area**
- 4 **Perception Of The NW Side**
- 2 **Need Increase Police Presence And Patrols**
- 1 **Need To Reactivate Neighborhood Watch Program**
- 1 **If Large Scale Development Takes Place (Such As The Detention Center), Police & Fire Are Not Prepared**
- 3 **No Threats Are Perceived**
- 3 **Increase In Gang Activity**
- 3 **Unknown Individuals (Including Homeless And Transients) Walking The Area At All Hours**
- 2 **Decreased Pride In The Neighborhood / Property Ownership**
- 2 **I-65 Divides The Community**
- 2 **Proximity To Lake Station / New Chicago**
- 2 **Area Speeding**
- 2 **Safety Concerns Regarding Secluded & Wooded Areas / Parks**
- 1 **Lack Of Resident Involvement And Engagement**

ECONOMY and JOBS

Hobart NW Stakeholders noted several effects that the local economy and education exert on the NW Side. Stakeholders detailed various threats including the average median income falling (mainly due to the loss of steel industry jobs), the prevailing lack of local job opportunities and unemployment, and the need to increase the level of area resident education.

10 Comments Received

- 5 **Local Incomes Have Been Greatly Reduced (Many Due To The Loss Of Steel Industry Jobs)**
- 3 **Lack Of Job Opportunities In The Area**
- 2 **Poverty, Unemployment, Low Percentage Of Education**

EDUCATION and YOUTH

Hobart NW Stakeholders noted various trends affecting our youth as well as a limited number of concerns relative to area schools. Stakeholders expressed threats relative to physical and cyber bullying, sexting, use of alcohol / drugs at earlier ages, need for curfew enforcement, youth who are not involved or engaged, and the lack of education / life skills.

15 Comments Received

- 3 **Physical and Cyber Bullying / Sexting**
- 3 **Drug - Alcohol Use And Culture Is Beginning Earlier**
- 2 **Lack Of Parental Involvement, Education, And Support**
- 1 **George Earle Should Be Returned To An Elementary School And Not Remain The Citywide Kindergarten**
- 1 **School District Communication With Parents**
- 1 **Non-Active Youth**
- 1 **Lack Of Enforcing Curfews**
- 1 **Increase In Special Education**
- 1 **Lack Of Life Skills**
- 1 **Lack Of Education**

ENVIRONMENT

Hobart NW Stakeholders denoted various challenges relative to the area's environment. Stakeholders noted threats that include environmental quality, views and policies on access to sensitive natural areas, development / filling in of sensitive natural areas, maintenance and restoration, and overall amount of wetlands / protected areas.

16 Comments Received

- 3 **Environmental Quality (Including Air Quality, Storm Water Management, And Noise Pollution)**
- 3 **Amount Of Existing Wetlands In The Area**
- 2 **Restricted Access And Views On Accessibility To Natural Areas**
- 2 **Protection Of Wetlands / Natural Areas**
- 2 **Natural Area Maintenance, Security, And Issues of Seclusion**
- 1 **Filling In Of Environmentally Sensitive Areas Within Evergreen Cemetery**
- 1 **Amount Of IDNR (Indiana Department of Natural Resources) Properties**
- 1 **Lake George Dredging And How To Handle The Materials Removed**
- 1 **Development Of Natural Areas And Green Space**

GOVERNMENT

Hobart NW Stakeholders provided feedback relative to government operations, community interaction, and policies. Stakeholders expressed threats from area government including lack of inclusion / addressing issues, lack of dedicating funds / allocations for area projects and infrastructure, lack of inter-municipal cooperation, concerns on implementing approved area plans, tax rates, and parochial ways area institutions / governments / citizens view themselves.

23 Comments Received

- 8 **Citizens Feel That Concerns Regarding Area Issues Are Not Heard Or Addressed**
- 3 **Lack Of Funding Allocation For NW Side Projects And Improvements**
- 3 **Lack Of Inter-Municipal Cooperation From Neighboring Cities And Town**
- 3 **Parochial Ways That Government, Local Agencies, Not-For-Profits, And Citizens View Themselves**
- 2 **Lack of Code Enforcement / Upholding Municipal Ordinances**
- 2 **Taxes**
- 1 **Lack Of Support For Implementing Plans (Such As The Hobart Marsh Plan)**
- 1 **Lack Of Inclusion Or Engagement From Area Residents**

APPENDIX OF ALL STRENGTHS / WEAKNESSES / OPPORTUNITIES / THREATS

During the Hobart NW Neighborhood Spotlight Interview Process, **2017 COMMENTS** were captured from the stakeholder participants.

The following SIXTY-FOUR pages contain the TRANSCRIBED, RAW COMMENTS received by the interviewers.

STRENGTHS

1	"The Nation's Cross Roads"
2	15 Miles From Chicago
3	25 Acre Little League Site
4	A Quiet Cemetery
5	Able to Rent A House For A Fairly Reasonable Rate
6	Access To Chicago And Other Big Cities
7	Access To I-65
8	Access To I-65
9	Access To I-65
10	Access To I-65
11	Access To I-65 / I-94 / Toll Road
12	Access To I-65, I-94, I-90
13	Access To IVY Tech, IUN: Higher Learning Facilities
14	Accessibility To Highways
15	Accessibility To Highways
16	Accessibility To Highways
17	Accessibility To Highways And The Region Area
18	Accessibility To Highways, Allow People To Get To Work Easily
19	Accessibility To I-65, Route 30
20	Accessibility To The Region
21	Accessible Area
22	Accessible By Streets And Sidewalks
23	Adequate Land For Infill / Adaptive Reuse
24	Aesthetically Pleasing, Walkable Trails
25	Affordable Housing
26	Affordable Housing
27	Affordable Housing
28	Affordable Housing
29	Affordable Housing
30	Affordable Housing
31	Affordable Housing For New Families

32	Alternative Energy Ordinance
33	Always A Lot Of Kids And Parents Doing Things
34	Always Improving And Making Things Better In The Schools
35	Amount Of Patrol Cars Which Brings A Comfort Level
36	Apartment Complexes At Lake Park Avenue And Wisconsin
37	Area Has Been Well Established For Years
38	Availability Of Affordable Homes
39	Available Space That Can Be Remodeled And Used for Other Business
40	Ball Fields At Hillman Park
41	Ball Park, Soccer, Little League
42	Ball Parks
43	Baseball, Football, And Soccer Fields
44	Beautification Of Downtown
45	Beautiful Area - Untouched Wooded Areas
46	Benefit Of Early Learning Center - All Day Kindergarten
47	Biggest Strength Is The Hobart Marsh
48	Bike Path
49	Bike Trail
50	Bike Trail
51	Blue-Collar, Hard Working People
52	BMX Trail
53	Bowling Alley
54	Brickie Pride
55	Building On Confluence Of Transportation Such As Rail, Logistics, Etc.
56	Bus Lines / Regional Transit
57	Business Community Development: Develop Warehouse and Manufacturing
58	Business Updates / Improvements That Are Taking Place
59	Businesses Are There To Serve The Area
60	Businesses In The Area
61	Businesses In the Area Such As Restaurants, Gas Stations
62	CATCO / Indiana Botanical Gardens Are Anchor Businesses / Employers
63	Centrally Located
64	Centrally Located

65	Centrally Located Schools
66	Children In The Community
67	Churches
68	Churches
69	Churches And Their Members
70	City Activities (Includes Dam Duck Race, 4th of July, Etc.)
71	City Ballpark
72	City Council Is Working Hard On Getting The House At 3891 Evergreen Brought Up To Code Or Torn Down
73	City Council Is Working Hard To See That 3891 Evergreen Does Not Become A Drug House Once More And That All Illegal Activities Are Ended There
74	City Councilman Is Quick In Responding To Complaints and Keeping The City On Issues That Need To Be Fixed. The Councilman Came By On Nights And Weekends To Handle Issues. Ensure The Safety Of Area Residents.
75	City Government
76	City Has Repaired Streets Such As Evergreen Street And Sandusky Street
77	City Is Working On Flooding Issues
78	City of Hobart Helped Move Regional Transit Discussion Into Reality
79	City Parks
80	City Services
81	City Services
82	City Services - Plowing & Garbage Collection
83	Clinics, Sports, And Swimming Lesson For Younger Ages Through School City
84	Close Knit Community
85	Close Knit Families
86	Close Proximity To Chicago For Commuting To Jobs
87	Close To Chicago
88	Close To Chicago
89	Close To Choice Neighborhood Project In Gary And The Emphasis Of Federal Government / Investors Examining The Area
90	Close To Downtown
91	Close To Expressways
92	Close To Heavy Industry / Gary Airport
93	Close To Highways / Interstate
94	Close To Highways / Interstate
95	Close To I-65 So I Can Visit My Family In Hammond
96	Close to I-65, Easy Access to Expressways And I-94
97	Close To Major Highways (I-65 / Route 6)

98	Close To Major Highways: 80-94 / 90 / 65
99	Close To Route 30 Corridor For Shopping And Restaurants
100	Code Enforcement Does A Great Job
101	Code Enforcement Has Been On Top Of Handling Complaints Regarding Yards And Homes That Start To Look Like Junkyards
102	Cohesive Neighborhoods
103	Community
104	Community / School Support When Something Bad Happens (Such as A Member With Cancer)
105	Community Interaction
106	Community Is Together
107	Community Spirit
108	Community Watch
109	Connection To The Downtown And It Being A Livable Center
110	Connectivity / Interstate Such as I-65 And Ridge Road Having Access To Many Places
111	Consistent, Stable Neighborhoods
112	Continue To Brand Hobart's Reputation (Good Reputation with Police, Fire, Etc.)
113	Convenience Of Grocery Stores, Mini Marts, Gas Stations
114	Convenience Of Location
115	Convenient To Highway, Shopping, and Beach
116	Convenient To Stores, Highway, Hospital
117	Create Opportunities For Inclusiveness
118	Cressmoor Country Club Could Have Something Better Developed On It Like Patio Homes For Seniors, Maintenance Free, ADA Compliant
119	Cressmoor Prairie
120	Cressmoor Remains Undeveloped And Allows Animals To Remain. Plants Are Not Disturbed.
121	Decent Neighborhoods And Strong Sense Of Community
122	Develop Revitalization That Goes West Towards Gary On Ridge Road
123	Development And Maintenance Of Nature Preserves And Trails
124	Development Of The Area Such Ridge Road From Broadway To County Line Road
125	Diner's Choice And Nearby Lake Park Restaurant Serves The Area
126	Diverse Houses In The Neighborhood, Not Monotonous, Some Historic
127	Diverse Neighborhoods
128	Diverse Workforce, Populations, Skill Sets
129	Diversity (If Accepted)
130	Diversity Of Neighborhoods In Both The NW Section of Hobart And The SE Section of Gary

131	Diversity Of Residents
132	Downtown Area (Looks Nice)
133	Early Learning Center
134	Early Learning Center At George Earle - Kindergarten All In One School
135	East Access To I-65 / 80-94 / Toll Road
136	East Access To I-65 / 80-94 / Toll Road / South Shore Stations
137	Easy Access From I-65
138	Easy Access From I-65 Should Bring In Guests
139	Easy Access To Expressways
140	Easy Access To Expressways
141	Easy Access To Expressways And Chicago
142	Easy Access To Potential / Existing Businesses
143	Ecology As An Asset
144	Education Of Residents
145	Elementary School
146	Elementary Schools
147	Entrance On Ridge Road Off I-65 Is Appealing For First Two Blocks
148	Environmental Hub
149	Establish Spotlight Partnerships
150	Established And Maintained Businesses
151	Established Homes And Residences
152	Established Interchange And Highway Corridors
153	Established Residents Of Varying Ages
154	Evergreen Memorial Cemetery / Safe
155	Excellent Police Presence
156	Excellent Recreational Opportunities
157	Excellent School System
158	Existing Businesses, Longevity Of Businesses
159	Existing Plans Such As For Land Use, Environmental
160	Existing Retail And Beginnings of Revitalization
161	Existing Utilities
162	Exit Off Of I-65: Businesses, Gas, Restaurants
163	Expansion Of Hobart Hospital / Job Opportunities There

164	Faith And Gordon Greiner Nature Preserve
165	Families Living In The Area
166	Family Owned Businesses are Thriving
167	Farm / Green Space
168	Feel Safe In Spit Of Area's Reputation
169	Festival On The Lake And Other Activities
170	Fire Station In Our Area
171	Frequent Police Drive Through And Presence
172	Friendly
173	Friendly People
174	Friends
175	Garbage and Recycling Is Always Collected, Was Not In Hammond
176	George Earle School
177	George Earle School
178	George Earle School Is The All Day Kindergarten
179	Good Access To Grocery And Pharmacy Needs
180	Good Access To Major Rail And Highways
181	Good Bones / Structure, Main Thoroughfares Into Hobart From Other Cities
182	Good Elementary School
183	Good Existing Parks
184	Good Mix Of People
185	Good Natural Areas And Hobart Marsh
186	Good Neighbors
187	Good Neighbors And Long Time Citizens
188	Good Neighbors For The Most Part
189	Good Neighbors, Caring, Watching Out / Maintaining Property
190	Good Parks
191	Good Parks - Well Kept
192	Good People
193	Good People
194	Good Place To Raise Families
195	Good Police Protection
196	Good Rapport With Police Chief and Mayor

197	Good School System
198	Good School System And That Is Why We Moved Here From Hammond
199	Good Schools
200	Good Schools
201	Good Schools
202	Good Schools - Pay To Keep Open Gym, Home Work
203	Good Snow Plowing And City Services
204	Good Stories Growing Up On the West Side
205	Good Street Department
206	Good Street Layout
207	Good Street Network
208	Good Use Of Region Resources
209	GPTC Expansion Into Hobart / NW Side
210	Great Location For A Service Business That Operates in High Volume Sales
211	Great Location, Close to I-65, Mall, And Chicago
212	Great Neighbors
213	Great Traffic Generators Within the Corridor
214	Green Space on NW Side But City Needs To Have A Strategic Plan To Make It More Continuous For Habitat And Aesthetics
215	Green Spaces
216	Hansen Memorial Park
217	Hansen Park
218	Head Start Program
219	Helpful People
220	High Traffic Counts In Main Roads Conducive To Business
221	Highlight Sports, Arts, And Other Accomplishment
222	Highway Access
223	Highway Access
224	Highway Access
225	Highway Access
226	Hillman Park
227	Hillman Park
228	Hillman Park
229	Hillman Park Baseball, Field Of Dreams, Soccer, Pop Warner

230	Hillman Park Is Greatly Used And Should Be Expanded As There Are Lots Nearby
231	Hillman Park Sports Facilities And Activities
232	Historic Area - Liverpool And 39th Avenue
233	Historic Indian Graveyard On Liverpool Road. First Settlers Such As Mundell, Hurst Lived In The Area.
234	History Of A Great Middle Class Neighborhood
235	Hobart Arts League
236	Hobart Arts League
237	Hobart Arts League
238	Hobart Arts League
239	Hobart Arts League
240	Hobart Arts League
241	Hobart Arts League
242	Hobart Arts League
243	Hobart Arts League - Art Classes And Hall Rental
244	Hobart Arts League - Art Lessons And Rental Hall
245	Hobart Arts League - Opportunity For Culture And Art Lessons
246	Hobart Is A Beautiful Town: Quit Messing With Everything
247	Hobart Is A Community With Heart And Helps Those Who Are Down On Their Luck Or In Difficult Economic Situations
248	Hobart Is Strength: Better Schools - Good Policing.
249	Hobart Is Not Too Cliquish
250	Hobart Marsh
251	Hobart Marsh / Recreational Opportunities
252	Hobart Marsh Plan
253	Hobart Marsh Plan
254	Hobart Marsh Plan - Hiking
255	Hobart Marsh Plan Is An Integral Part Of Stabilizing The Area. It Will Improve Quality Of Life, Keep People Here, People Will Buy Houses, Keep Them Up. Also Shows That The City Values The NW Side By Putting Money Into Green Space, Shows That City Wants To Help.
256	Hobart Marsh Plan Is Partly In the Area
257	Hobart Marsh Plan That Showcases Natural Features
258	Hobart Marsh Plan Very Important
259	Hobart Marsh Plan When The City Gets It Going
260	Hobart NW Side Has Access to Parks, Bike Trails, And Robinson Lake
261	Hobart Parks

262	Hobart Police Department
263	Hobart School System!
264	Hobart Signage And Branding: "We Care" Indication
265	Hobart Was Formerly Part Of The Gary Railway / Interurban / Inner City Line
266	Hollywood Homes
267	Homes Near Evergreen Cemetery Are In A Better Condition
268	Hometown Pride
269	Hometown, Small Town Feel Even Though It Is Quite Large
270	Hospital / Healthcare Providers
271	House Rents Are Not Too High And The Area Is A Pretty Nice Neighborhood
272	Housing Is Established
273	Hundred Of Jobs Exist Within The Spotlight Area Including CATCO, Indiana Botanical Gardens
274	I-65
275	I-65 / Ridge Road
276	I-65 And I-94 Are Corridors For Traveling Out Of State And Long Distances
277	I-65 And Transit Opportunities
278	I-65 Corridor
279	I-65 Interchange
280	I-65/ 80-94, Accessible To Regional Destinations
281	Ideal Location For Businesses
282	Improved Interaction With Developers
283	Increase In Traffic Stops For Speeding On Wisconsin Street
284	Increasing Number Of Children
285	Infrastructure Is Still Good
286	Intensive Upsurge In Police Patrols In The Area
287	Interested Expressed By City Administration And Councilman To Set Positive Direction For The Area
288	Ivy Tech / IUN / Gary Career Center As Educational Resources For The Community
289	John Brezik And His Leadership In The Area
290	John Brezik's Representation
291	Keeping Up And Improving The Area Homes And Properties
292	Lake George
293	Lake George
294	Lake Michigan For Boating And The Dunes

295	Lakefront
296	Lakefront Area Has Really Improved In The Last Few Years
297	Lakefront Area Is Pretty And The Activities Are Good
298	Lakefront Is Kept Up / Maintained
299	Land Development Is Available
300	Large Areas Are Open for Redevelopment
301	Leadership From Councilman
302	Leaf And Lawn Pick Up
303	Legacy Residents Being Involved
304	Little League Complex
305	Little League Is Centrally Located, Capable Of Hosting State Tournaments
306	Local Businesses
307	Local Option Income Tax Helps Bring Income To Tax Stream; Making More Money Available To Municipalities To Perform Upgrades
308	Location - Central In Region
309	Location / Highway Access
310	Location And Accessibility
311	Location Of School In The Area
312	Location To Highway
313	Location To Highway
314	Location To Highway
315	Location: I-65 And Ridge Road / I-80/94
316	Long Standing, Small Businesses Provide Continuity And Strength To The Area
317	Long Time Residents
318	Longtime Families/Stability
319	Lot Of Needs Are Met With Gas Stations, Fast Food, And Cleaners
320	Love The Downtown
321	Low Cost Housing Cost Serve To Regentrify The Area.
322	Low Cost Of Housing Is An Opportunity For Starter Homes For New Families As Low Interest Loans Are Available To First Time Home Buyers.
323	Main Artery Into Hobart - Ridge Road - Has Been Redeveloped
324	Major Arterial Roadways
325	Majority Of Housing Is Stable And Salvageable. Probably Less Than 30 Homes Need To Be Torn Down. Most Structures Are Still Occupied.
326	Majority Of People Take Pride in Their Property And Maintaining It
327	Majority Of Residents Take Pride And Keep Their Homes And Properties In Good Condition. They Have To Tolerate The Mismanaged Properties Near Their Homes, Having No Power to Correct The Problems Expect To Depend On The

	City Ordinances That Could Address These Issues But Have Failed To Do So.
328	Many Activities For Youth
329	Many Businesses Have Been In The Area For A Long Period Of Time With A Good Reputation
330	Many Generations
331	Many Nature Preserves, 11 Acres Sierra Dunes, 31 Acres DNR, 22 Acres Hobart School, Development Of Hobart Marsh Plan Will Provide Trails To Access Many Of These Areas.
332	Many Open Areas Available For Development
333	Marsh Land Have Beauty
334	Marshes, Preserves, And Rural Areas
335	Marshlands
336	Mature Natural Areas
337	Mayor And The Council Are Responsive To Citizen Needs
338	Mayor Snedecor - String Leadership
339	Mayor Snedecor Has Improved City As A Whole
340	Median / Ridge Road Development
341	Migration Of Families Outside Of Urban Corridor Seeking Better Quality Of Life And Housing
342	Millers Merry Manor - Nursing Home And Rehab Center
343	Mix Of Community Events (Dam Duck, Movies In The Park, Etc.)
344	Mix Of People / Diversity
345	Mixed Quality Of Housing
346	Mixed Zoning, Variety Of Uses, Not Constrained By Zoning Classes
347	Most Experienced Police Officers
348	Most Houses Are Taken Of, So People Seem To Care
349	Most People In The Area Are Friendly
350	Most People Living In The Area Have Been Here For Years
351	Moving Along With The Hobart Marsh Plan
352	Mundell Field / Soccer Fields/ Pop Warner Fields
353	Natural Areas
354	Natural Areas
355	Natural Areas - Hobart Marsh, NPS, Shirley Heinze
356	Natural Areas Allow For Recreational Programming
357	Natural Areas Are Strengths If One Could Get Into Them More Easily
358	Natural Areas. Cressmoor Prairie Is An Asset
359	Natural Beauty

360	Natural Features
361	Nature and Community. Many High Quality Natural Areas.
362	Nature Preserve And Woods In the Area
363	Nature Preserves
364	Nearby Universities
365	Neighborhood Is Centrally Located
366	Neighborhood Parks Including Ted Hansen And Hillman
367	Neighborhood Pride
368	Neighborhoods And People
369	Neighbors/Municipalities Do Cooperate
370	New / Updated Business Going In On North Side Of Ridge Road
371	New Crosswalks And Signs
372	New Home Construction
373	New Kindergarten
374	New Signage On Ridge Road
375	Newly Remodeled JJ's Pizza Restaurant
376	Nice Downtown
377	Nice Downtown District
378	Nice Schools
379	Nice Small Community
380	Nice Supermarket In Close Proximity
381	Nine Hospitals Within Close Proximity To The Neighborhood
382	Not A Lot Of Empty Storefronts / Seem To Rent Fairly Quickly
383	Not Far From Robinson Lake
384	Number Of "Legacy" Residents
385	Numerous Parks For Recreation
386	NW Gateway Into Hobart
387	NW Side Is A Part of Hobart Although The City Does Not Seem To Care
388	NW Side Is A Solid Community Area
389	NW Side Is The Gateway To Hobart
390	Oak Savanna Trail
391	Oak Savanna Trail / Robinson Lake
392	Old Ridge Road Access To Route 6

393	Old Ridge Road Is An Asset
394	Once People Are Here, They Stay
395	One Unifying School District
396	Open For Recreational Development: Parks, Preserves, Trails
397	Open Land - Leave It Alone
398	Open Spaces Including the National Lakeshore, DNR, Shirley Heinze
399	Parental Support
400	Parks
401	Parks
402	Parks
403	Parks
404	Parks
405	Parks
406	Parks - Recreational Opportunities Such As Little League, Pop Warner, Hillman Park
407	Parks Department
408	Parks, Prairies, Wetlands
409	Parks, Recreation
410	Part Of Global Economy
411	Partner With City Police To Showcase New And Transformative Relationships And Programs
412	Partnership With IUN And Other Schools for Urban Gardens
413	Partnerships With Nearby Universities and Colleges
414	People
415	People Are Excited
416	People Are Tied Together
417	People Before Industry Type Attitude
418	People In The Area Have Been Here For Years - They Are Invested
419	People In The Neighborhood Are Great, Enjoyable, And Helpful.
420	People Know Each Other Well
421	People Look Out For Each Other
422	People Look Out For Each Other
423	Plenty Of Restaurants and Gas Stations
424	Police Department Make People Feel Safe
425	Police In Schools / SROs

426	Police Interaction With The Community
427	Police Presence
428	Police Strategies Help Better Community
429	Populated Area / Consumers
430	Positive Things At Ridge View School
431	Possible Next Step Is To Bring IUN Staff And Students Into The Area To Improve Quality Of Life Through A Course
432	Potential For Development
433	Prison And Prison Traffic Thru The Neighborhoods
434	Progressive Mayor And City Council
435	Property Prices
436	Proximity To Chicago And South Shore Rail
437	Proximity To I-65
438	Proximity To I-65, 80/94. Excellent Access To All Areas Quickly
439	Proximity To I-65, Lake Michigan, And Chicago
440	Proximity To Major East / West Roadways, Highway 6, I-94, And I-65
441	Proximity To Major East / West Roadways, Highway 6, I-94, And I-65
442	Proximity To Major Roads - Visibility & Opportunity To Draw People
443	Proximity To Proposed Development For University Park And Choice Neighborhoods
444	Quick Police Response Times
445	Quiet Neighborhoods
446	Quiet Neighborhoods
447	Racial Diversity
448	Reasonable Residential Rents And Taxes
449	Rebuilding Together Initiative
450	Rebuilding Together Initiative
451	Remodeling Downtown, More Parking, Etc.
452	Rental Housing For Younger Families Which Is Affordable.
453	Resident Leaders With Time And Energy
454	Residential Areas South Of Ridge Road
455	Residential Property Values Allows For Redevelopment And Youth To Buy Homes
456	Residents Are Willing To Beautify The Area By Maintaining Their Homes And Yards
457	Responsive Staff: Planning, Mayor's Office
458	Restaurants

459	Restaurants
460	Restaurants Such As Diner's Choice
461	Rich History
462	Ridge Road
463	Ridge Road And Spotlight Is Part Of The GPTC Livable Center Grant
464	Ridge Road As A Connector For The Region
465	Ridge Road Can Serve As A Public Transportation Corridor Between Broadway And Hobart Downtown
466	Ridge Road Corridor
467	Ridge Road Improvements
468	Ridge Road Is A 5 Lane Highway
469	Ridge Road Serves As Connection To I-65, 80/94
470	Ridge Road/I-65 Connectivity
471	Ridge View And George Earle Schools
472	Ridge View Elementary
473	Ridge View Elementary
474	Ridge View Elementary Is Cohesive, Presents Great Opportunities, And Is A Strong Influence. It Is The "Best Elementary" In Hobart.
475	Ridge View Elementary School
476	Ridge View Elementary School
477	Ridge View Elementary School
478	Ridge View Elementary School
479	Ridge View School
480	Ridge View School Is A Very Visible Asset, In A Beautiful Setting With A Fantastic Playground
481	Ridge View School Is In the Area
482	Ridgeview School
483	Right Amount Of Open / Native Space
484	Roads
485	Robinson Lake
486	Robinson Lake And Bike Path
487	Robinson Lake Nearby
488	Robust Parks And Recreational Programs
489	Rosse Hall - Hobart Township Trustee Offices And Rental Hall
490	Route 6 Recently Repaved And Landscaped
491	Safety

492	Safety of Neighborhoods Vs. Surrounding Ones
493	School City Of Hobart
494	School City Of Hobart
495	School City Of Hobart
496	School City Of Hobart
497	School City Of Hobart
498	School City Of Hobart
499	School City Of Hobart (Brickie Pride)
500	School City Of Hobart / Good Schools
501	School City Of Hobart Administration And School Board
502	School District
503	School Education, Engagement, And Quality Of Education
504	School Involvement With The Community (Help At School For Whatever Is Needed)
505	School Spirit
506	School System
507	School System
508	School System
509	School System
510	School System
511	School System Especially George Earle Early Learning Center
512	Schools
513	Schools
514	Schools
515	Schools
516	Schools
517	Schools
518	Schools Are A Big Draw
519	Schools Are A Safe Haven
520	Schools Are Strong
521	Sense Of Community
522	Sense Of Community
523	Sense Of Community
524	Sense Of Community / People Helping Each Other Out

525	Sense Of Community And Place
526	Setting Aside Natural Areas For Trails
527	Shirley Heinze Land Areas
528	Shirley Heinze Land Trust
529	Shirley Heinze Land Trust And Its Stewardship Of Lands
530	Shopping
531	Sister In Law Lives In Hobart
532	Small And Tight Knit Community
533	Small Community
534	Small Neighborhoods
535	Small Town Charm
536	Smaller Houses Are Perfect For Older People And Those That Do Not Want A Big House
537	Soccer Fields At Hillman Park Are Heavily Used
538	Solid Area
539	Some Community Spirit That Is Evidenced By Continued Home / Property Repair And Improvement
540	Some Homes Close To Country Lounge Are Well Maintained
541	Some Successful Businesses Along Ridge Road
542	Sports Complex
543	Stable Neighborhood But Lately More Moving IN/ Moving OUT
544	Still Nice On Liverpool Road
545	Stopping Area Drug Use
546	Store Types Like the Dollar Store, Resale Shops, Used Car Lots Tell People It Is A Blighted Community Align 37th Avenue
547	Strack & Van Til On Old Ridge Road Serves The Area Within Possible Walking Distance: 1.5 Miles From My House
548	Tracks
549	Tracks On Old Ridge Road Is Good For NW Area
550	Strength Of The Area
551	Strong Area Identity
552	Strong Block Clubs
553	Strong Early Childhood Educational Opportunities
554	Strong Highway Connectivity
555	Strong Police Presence
556	Strong Representation By Councilman Brezik
557	Strong Sense Of Community

558	Summer Lunch Program For Hobart Residents
559	Supply Of Workforce
560	Synergistic View Of Overall Revitalization
561	Ted Hansen Park And Other Parks Are Within Walking Distance
562	The Arc
563	The Arc
564	The Fact The Hobart Is "Not A Big City"
565	The Lake, Parks, And Natural Areas
566	The Prairie
567	There Is A Lot Of Community Involvement In The Area
568	Town Has Things For Families
569	Town Unity
570	Traditional Families
571	Traditional Family Neighborhoods
572	Traditional Family Residences
573	Traditional Family Structure Of Hobart
574	Trails, Recreational Opportunities
575	Transit Planning Study Underway
576	Transportation And Highway Access
577	Transportation Corridor
578	Two Great Schools: Ridge View And George Earle
579	Two Schools: Ridge View And George Earle
580	Understanding The "Regional" Concept
581	University Park / Choice Neighborhood Program
582	University Park / Choice Neighborhood Program
583	Upcoming Ordinance For Vacant Buildings
584	Upgrading Of Neighborhoods
585	US 30 Is A Strong Commercial Corridor
586	Use Downtown Area Well
587	Use Of Tax Sale Properties / Vacant & Abandoned Property Commission As A Revitalization Tool
588	Use Other Projects As Inspiration Such As Brummett Walking Trails, Ped Bridges, Etc.
589	Variety Of Housing Types
590	Variety Of Housing, Some Historic; Not Cookie Cutter

591	Very Happy With Police And Fire Protection
592	Walgreens Pharmacy Serves the Area
593	Walkable Downtown And Opportunity to Connect
594	West Side Is Where Big Improvement Can Be Made And Make Changes For The Better
595	Wetland And Natural Areas
596	Wetlands
597	Wetlands
598	Wetlands
599	Wide Open Green Space
600	Wide Variety Of Restaurant Choices
601	Wider Ridge Road
602	Wonderful Existing Homes
603	Working With Existing Established Businesses
604	Yards Are Neat In Most Places
605	YMCA
606	YMCA
607	YMCA
608	YMCA
609	YMCA
610	YMCA
611	YMCA
612	YMCA
613	YMCA
614	YMCA
615	YMCA
616	YMCA
617	YMCA - Swimming, Preschool, After School Programs, Senior Programs, And Other Activities
618	YMCA And Schools Provide "Park-Like" Spaces With Close Proximity To Downtown And Other Services
619	Young Families, Many Kids

WEAKNESSES

1	4 Wheelers Should Not Be Damaging Prairies And Making Trails Muddy
2	41 Yrs In Same Location Never Enough Money To Add Upgrades
3	41st Avenue Used As A Speedway
4	45% Of Police Calls Are From The West Side
5	80% Of Those Who Live In NW Side Call Area West Of I-65 A "War Zone"
6	Abandoned And Neglected Houses And Businesses
7	Abandoned Buildings
8	Abandoned Buildings
9	Abandoned Homes
10	Abandoned Houses
11	Abandoned Houses
12	Abandoned Houses And Buildings
13	Abandoned Structures - Need More Help From The City
14	Absentee Land Lords - Do Not Keep Up Property Or Upgrade
15	Absentee Landlords
16	Accessibility To Downtown
17	Adding On Fees, Which Is Another Word For Taxes, While Wages Are Not Going Up
18	Additional Lighting To Ridge Road
19	Affordable Care In Needed In Area Such As North Shore In Lake Station
20	Age Of Area
21	Age Of Community
22	Age Of Homes
23	Aging / Closed Businesses, New Businesses Not Replacing
24	Aging Population Fleeing
25	Amount Of Land In Hobart Can Be A Challenge And A Cohesive Identity
26	Amount Of Rental Property
27	Amount Of Run Down Houses, Slum Lords, And Rentals - No Pride In Ownership
28	Animal Running Loose (Dogs)
29	Appearance Of Homes, Especially Near Viaduct
30	Area Businesses
31	Area Does Not Seem Appealing For Younger People To Move To

32	Area Has Suffered From Stigma Of Lower Income Housing And Because The Taxes Are Modest, Investment In The Area Has Been Modest.
33	Area Is A "Drive Through Area"
34	Area Is Old
35	Area Is The Last For Everything. Call City And Told, "You Don't Live In The City." Have Lived In The Area For Over 30 Years. Does This Come Into Play When We Pay Taxes Or Picking Up Our Garbage.
36	Area Is The Last For Services. Told "You Live In Gary When Calling For Services."
37	Area Needs Up Keep - Many Run Down Areas
38	Area Strip Mining Of The Land
39	Area Underdeveloped
40	Asphalt Roads Are Not Sealed And Preserved
41	Bad Neighbors
42	Better Ordinance Enforcement
43	Blight
44	Blighted Homes Near Evergreen Cemetery, Affects People Emotions When They Leave the Cemetery, Not A Positive Impression For Those Visiting Hobart
45	Boarded Up Houses
46	Border / Gary Proximity
47	Brain Drain
48	Building Conditions
49	Burned Out Modular Home At SW Corner 38th And Parker Is An Eyesore And Likely Impacts Surrounding Property Values
50	Businesses And Neighborhoods Have Degraded
51	Businesses Are Non-Existent. No Sandwich Shops And Too Many Dollar-Type Stores
52	Businesses Are Or Feel Disconnected (To Government)
53	Businesses Needing Modernization
54	Businesses That Are Moving East Or Closing (i.e. Golf Course On Wisconsin, Etc.)
55	Cheaply Built House
56	Children Not Interested In Taking Over After Parents Deaths
57	Cinderella Syndrome On West Side (Too Poor To Do Anything / Trailer Park People)
58	City Does Not Pay Attention To This Part Of Town
59	City Does Not Recognize That We Live In The Area When Calling For Services - Told We Live In Gary.
60	City Garbage Cans / Cans For Yard Waste
61	City Get Grants For Elsewhere Like The Downtown But Not For West Side
62	City Has No Plans For Ridge Road Corridor Or Neighborhoods
63	City Has Not Shown Much Investment Or Action Taken By the City To Benefit West Hobart - A Historical Problem
64	City Not Offering Tax Breaks

65	Cliquey
66	Close Border To Gary And Higher Crime
67	Closed Fire Station
68	Closed Fire Station On Old Ridge Road
69	Code Compliance - Appears Enforcement Is Weak
70	Commercial Strip Mall On Ridge Road Is Not Maintained
71	Condition Of Houses
72	Condition Of Ridge Road Coming Off Of I-65 (Can Turn People Off Regarding Hobart)
73	Condition Of Ridge Road West Of I-65. Neighborhood Spotlight Should Have Taken Place In Glen Park For Larger Returns And Revitalization.
74	Connection Of The NW Side To Downtown That Encourages Foot And Bicycle Traffic
75	Conservation Areas Are A Great Asset
76	Crack Down On Gang Activity
77	Cressmoor Needs To Be Cleaned Up
78	Cressmoor Trailer Park
79	Cressmoor Trailer Park
80	Crime
81	Crumbling Buildings Like The Old Speedway, Eagle Plaza
82	Cumbersome And Confusing Ordinances
83	Current Status Of Area / Stigma Attached
84	Decreasing Home Values
85	Depend On Other Areas / Cities For The Needs Of Hobart
86	Derelict Businesses & Blight
87	Deteriorating Neighborhoods
88	Dilapidated Housing
89	Disconnection To US 30 And From The Rest Of Hobart
90	Disjointed Connectivity To Downtown Hobart. Wetlands Are In Between With Undeveloped Areas.
91	Distance Between the Mall And Downtown
92	Diverse Income Spans
93	Diversity (If Not Accepted)
94	Do Not Be Like Gary Where Every Home Improvement Involves An Expensive Permit; Make DIY Project Easier So They Get Done.
95	Does Not Appear to Have Enough Police Presence
96	Drainage Ditches Along Liverpool Road
97	Drainage Issues

98	Drainage Problems
99	Drainage Problems
100	Drainage Problems On Corner Of 41st And Alabama Street
101	Drugs, Proximity To Gary
102	Ecology / Wetlands
103	Economic Development Incentives
104	Economic Status - Some Things Are Run Down
105	Economically Disadvantaged
106	Education / Lower Income Levels
107	Elected Councilman Is Not Involved. Dave Johnson, Previous Councilman, Lived And Worked In The District.
108	Elected Leadership Of Hobart Acting Like They Don't Want Prison So They Can Get Votes When In Reality They All Want It. It Amounts To Lying And It Will Divide The Community.
109	Empty Buildings
110	Empty Falling Down Homes - Have Gone To Mayor's Office And "No Response Yet On Any Of These Issues"
111	Empty Homes / Vacant Homes
112	Empty House In The Area
113	Empty Houses
114	Empty Houses
115	Empty Houses
116	Empty Lot At NW Corner Of 38th And Parker Has Poor Drainage And Results In Mosquitoes Harborage. Same Lot Is A Collection Point For Trash.
117	Encourage Development To Retain People / Residents
118	Enforcement / Non-Enforcement Of Municipal Codes
119	Even Though There Houses, The Area Looks Deserted And Run Down
120	Every Function Has A Beer Garden
121	Families Moving To Better Areas
122	Feeling Like West Side Is Not Part Of The City; Seems Like The City Spent Money On Other Areas Especially The Downtown
123	Financial Resources To Help With Local Programming
124	Fire Station Is Closed
125	Fire Station Is Closed, If It Cannot Be Reopened, It Should Be Repurposed As A Community Center Since It Is By A Park
126	Fixing / Repaving Roads In Ridgeview School Area
127	Food Stamps, Cigs, Alcohol: Public Health Initiative
128	Garages And Houses Need To Be Condemned - Holes In Roofs
129	Gary
130	Geographical Margins And Less Attention Paid To The Area

131	Having One School Dedicated To Just Kindergarten (ELC)
132	Heard There Are Crime Issues
133	High Ability Students Have to Travel To Joan Martin Rather Than Staying At Home School
134	High Property Taxes
135	High School Not Centrally Located
136	High Water Table And Amount Of Flooding
137	Higher Taxes
138	Highway Noise And Pollution
139	Hillman Heights Subdivision Could Use A Few More Streetlights As It Gets Pretty Dark There At Night
140	Hobart Arts League
141	Hobart Arts League Building Should Be Repaired And Promoted.
142	Hobart Arts League Does Not Have Too Many Activities Right Now
143	Hobart Arts League Is Not Marketed
144	Hobart Could Use Hospice Care And Outpatient Facility For Hospice Care
145	Hobart Is Cliquey; People Are Not Engaged
146	Hobart Marsh Plan Should Be Played Up And Get Done. Just As The Dunes Have Unique Qualities, Our Conservation Areas Have Several Unique Unseen Qualities That Are Not Seen Elsewhere. "If You Build Up, People Will Come."
147	Hobart Needs Can for Leaves / Sticks
148	Homeowners Get Permits To Do Work On Their Homes Which Are Good For One Year. Many Do Not Do Work On Their Homes Or They Start It and Leave It. Start Again When The Permits Expired.
149	Hospital Closely With HHS - Target Young - MRC - For Aging. Diabetes Prevention Program In Grade Schools. Drug Education With Babies. Traffic In Drugs From Outside Contact
150	Houses And Buildings Are In Need Of Maintenance And Repair
151	Houses And Business Look Bad And Need Help To Shape Up. So Many Businesses Are Now Gone.
152	Housing Needs Updating
153	HUD Housing, Low Income Residents - Houses Are Not Kept Up to Code, Lawns Are Not Mowed
154	I-65 / Ridge Road
155	I-65 Access
156	Improve Housing Quality / Stress Rehab
157	Improved Activities To Keep Teenagers Busy And Out Of Trouble
158	In Need Of Beautification On Roads
159	Inability Or Unwillingness Of Our Appointed Officials To Address Issues On NW Side For Years (Other Than Our Councilman John Brezik)
160	Inadequate Retail
161	Income Issues: Lack of Good Jobs
162	Inconsistency In Maintaining The Housing Will Limit Future Investment
163	Indigent Perception

164	Infrastructure (Bad Roads - Paving Downtown Only)
165	Infrastructure Needs Upgrading, Water Mains Break A Lot
166	Instability Of Residential Neighborhoods
167	Install Bridge To Connect The Two Wetlands On Liverpool Road.
168	Inter-Municipality Communication
169	IUN / Ivy Tech / Gary Career Center - Strong Nearby Educational Corridor
170	Joan Martin As A Magnet School
171	Job Market (Jobs Once You Lose A Job)
172	Kids Falling Through Cracks At Home When They Are In High School
173	Kids Play In The Street - 41st Avenue Is Dangerous
174	Lack Complete System Of Sidewalks.
175	Lack Of A Complete Street Plan
176	Lack Of Access To Public Transportation
177	Lack Of Activities For Kids
178	Lack Of Addressing Flooding. Sewers And Homes Will Limit The Optimism Of Investing In The Area
179	Lack Of Adequate Police Protection
180	Lack Of Afterschool Programs And Sites
181	Lack Of Alternative North/South And East/West Expressways
182	Lack Of Businesses
183	Lack Of City Resources, City Does Not Care About NW Side
184	Lack Of Code Enforcement
185	Lack Of Community
186	Lack Of Consistency To The Main Roads
187	Lack Of Developable Land
188	Lack Of Diversity In Services / Businesses
189	Lack Of Emergency Services. Fire Station #2 Has Not Been Staffed In Recent Years. Spotlight Area Has Older Homes, Trailer Parks, Gas Stations, Variety Of Businesses, 2 Elementary Schools, Churches, Nursing Homes, Etc. All Of Which Are Vulnerable And Deserve Quick Emergency Response Service.
190	Lack Of Good And Accessible Sidewalks
191	Lack Of High-End Housing
192	Lack Of Infrastructure Including Sidewalks, Curbs, Road Repairs
193	Lack Of Jobs
194	Lack Of Life Skills From Today's Youth And Young Adults
195	Lack Of Lighting

196	Lack Of Parent Involvement With Their Kids (Homework, Playing Outside, Etc.)
197	Lack Of Parental Involvement
198	Lack Of Park Department Resources
199	Lack Of Plowing
200	Lack Of Police Presence On West Side (Need This to Feel Safe)
201	Lack Of Pride Of Ownership For Businesses
202	Lack Of Proper Drainage
203	Lack Of Proper Or Adequate Education In Some Families
204	Lack Of Public Transportation
205	Lack Of Public Transportation
206	Lack Of Public Transportation
207	Lack Of Public Transportation
208	Lack Of Road Care - Potholes And No Repaving
209	Lack Of Roadway Improvements
210	Lack Of Sidewalks
211	Lack Of Sidewalks And Bike Lanes
212	Lack Of Sidewalks And No Formal Parks
213	Lack Of Sidewalks Or Bicycle Lanes
214	Lack Of Sidewalks, No Complete Streets From Old Ridge Road
215	Lack Of Signage Branding The Area
216	Lack Of Transportation
217	Lack Of Travel Stops
218	Lack Of Walkability Along Ridge Road
219	Lacking Park For Kids
220	Lake Park Avenue Commercial Corner Deteriorated
221	Landlords That Do Not Care About Their Properties
222	Large Land Masses / Geographical Issues Such As Downtown v. Mall Area
223	Limited Resources
224	Littering All Over The Area
225	Little League Pays \$2,500-\$3,500 In Storm Water Drainage Fees - Money Not Able To Be Put Back In The Facility
226	Liverpool Road And West Old Ridge Road Needs A Crossing Guard
227	Local Business And Job Opportunities
228	Location - Bordering Gary Lines

229	Loitering Around Town
230	Loosing Higher Income And/Or More Ambitious People And Being Replaced By Less Together Or Motivated People On The Forever Low Income Track
231	Loosing Safety In Areas Like Neighborhood Patrols And Closed Fire House
232	Low Income Level That Keeps People From Upgrading Homes And Keeping Their Yards Up
233	Lower End Housing
234	Lower Income Generally Of Area Residents
235	Lower Income Levels
236	Maintaining Downtown Businesses (Consistency)
237	Maintenance Of Homes Especially By Triangle Pass Off Of I-65 And Back Of Eagle Plaza
238	Many House Are Too Small For Families
239	Marsh Land, It Is Hard Implement New Uses
240	Mass Transportation
241	Mini-WPA / Put Kids To Works
242	Minimal Weaknesses - Always Receptive To New Ideas
243	Misperception Of Higher Crime, It Is Mainly Kids And Garage Thefts
244	Missing Sidewalk Connections
245	Mississippi Street In Bad Shape Though Not Hobart's Responsibility
246	More Activities For Kids
247	Multiple Schools Districts
248	Natural Areas
249	Natural Areas Are Not Clearly Accessible Or Posted That They Are Public Lands
250	Natural Areas Look More Abandoned And Unkept
251	Natural Land Resources: Isaac Walton Lake With Connecting Hobart Marsh Plan
252	Need A Bike And Ped Plan / Wayfinding Signs
253	Need A Dog Park
254	Need A Restroom At the Parks (Not Always Neighborhood People Using The Parks)
255	Need Beautification, Many Eye Sores
256	Need Dumpsters Out Or Free Dumpster Day Occasionally
257	Need For Increased Police Presence.
258	Need Help On Wilson Street. Road Needs To Be Widened Between Old Ridge Road And George Earle School.
259	Need Improved Code Enforcement Citywide
260	Need Interpreters To Lead Hikes For Natural Area On A Regular Basis
261	Need More An Inviting Atmosphere Off Of I-65

262	Need More Parks And Things to Do
263	Need More Police Patrol On Bike Path
264	Need More Pride And Enthusiasm on West Side
265	Need More Senior Living
266	Need More Sidewalks
267	Need Sidewalks Along Wisconsin Street, East of Wisconsin Street, And South of 37th Avenue
268	Need Social Services Anchors For Health And Education.
269	Need To Arrest The Downgrade In Property Or It Will Spread And Get Worse Threatening The Whole City. Without Code Enforcement And A Strong Housing Department, It Will Get Worse. Need A Study, Walk The Precincts And Grade All Houses. That Should Be Done Every Year.
270	Need To Bring In Technology Such As Free Wi-Fi, Internet Café, And GPS The Trails.
271	Need To Lure Businesses To The Downtown Area
272	Need to Redevelop The Old Eagle Plaza
273	Need Walking Paths With Fairly Even Ground. Area Population Is Growing Older.
274	Needs Area Clean Up
275	Needs More Anchor / Destination Businesses
276	Negative Public Image Of Glen Park Crime
277	Negative Reputation
278	Negative Reputation Has Developed Over The Last 20 Years
279	Neighborhood Atmosphere Changed When Restaurants Were Torn Down To Build Walgreens
280	Neighborhood Is Adjacent To East Glen Park Which Suffers From Considerable Neglect And Instability. Social Problems Do Not Stay Within Our Imaginary Boundaries, So Things Affecting One Community Easily Migrate Into Another.
281	Neighborhood Is Not As Stable As It Used To Be
282	Neighborhood Roads Need To Be Fixed!
283	Never Hear From Councilman John Brezik
284	New Things Are Not Built Very Successful On the West Side
285	Newer Housing That Was Built Was Not Of Quality Construction
286	No Closeby Parks. Kids Use To Play In The Woods But There Is Now Sand Minding There.
287	No Community Garden
288	No Dog Park
289	No Easy Access To Natural Areas
290	No Established Businesses Of Quality
291	No Fire Station In That Area
292	No Fixed Route Transit

293	No Good Access Or Connectivity To Downtown
294	No Grocery Store In The Area. People Have To Go Into Town Or Over To The Mini Marts In Gas Stations. Mini Marts Are Expensive. A New Grocery Store Could Bring In Tax Revenue To The City.
295	No Growth
296	No Illegal Firework Operations In The Area, Stop The Explosions
297	No Jobs For Kids
298	No One Major Center To Find People For Available Jobs
299	No Park For The Kids
300	No Parks On This Side Of Town For Young Children Besides the Schools (Which Cannot Be Used While School Is In Session)
301	No Place For Kids To Go / Kids Just Wander Around
302	No Place For Kids To Have Supervised Activities
303	No Public Transit Like In Valpo
304	No Response On City When Asked Questions Regarding The Area
305	No Restaurants
306	No Sidewalks
307	No Sidewalks - People Have To Walk Along Side Of The Road In Many Areas.
308	No Sidewalks Or Complete Street Plan
309	No Sound Barriers On I-65, Noise Level Is High
310	No TIF District Along Ridge Road
311	No Transportation - Need Feasibility Study For Bus Lines And Commuters
312	No Unified Bus Route / Public Transit
313	No Youth Center, Day Care, Social Services Infrastructure To Help Families
314	Noise From I-65
315	Noise Levels Near I-65
316	Non-Engaged Citizens And Public Opinion
317	Not A Business Destination
318	Not A Lot For Kids To Do
319	Not A Lot Of Density - Lots Of Open Space Between Improvements
320	Not A Lot Of New Development
321	Not A Lot Of Shopping Opportunities
322	Not A lot Of Space For New Residential Development
323	Not Best Quality Of Homes West Of I-65
324	Not Enough Activities For Kids To Do On The Weekends To Stay Out Of Trouble
325	Not Enough Businesses

326	Not Enough Community / Parent Participation Especially On The West Side
327	Not Enough Community Activism: Maybe People Do Not Care Or Do Not Have Time For Community Service
328	Not Enough For Teens To Do
329	Not Everyone Can Afford To Pay For Sports Or To Join The YMCA
330	Not Getting Little Calumet Mitigation Done
331	Not Maintaining Right Of Way Improvements Such As Trees Made By The City
332	Not Much Room For Economic Development
333	Not Sure How Good The School System Is Anymore
334	Nothing Ever Gets Done On The West Of Wisconsin Area. Our Streets Are Horrible, 25 Years Of Trying To Get My Street Done. No Response. Fixing Roads Does Not Mean Patch With Tar, Gravel, Sand, OR Whatever Else They Can Throw In.
335	Number Of Abandoned Homes
336	Number Of Homes That Are In Foreclosure And Combined With The Fact Banks Are Not Maintaining Them. These Homes Are Broken Into And Left To Rot For Years Before Something Is Done. Then The City Has To Battle With Them For Years With No Activity.
337	Number Of Rental / Transients
338	Numerous Roads And Streets Need Repaving / Resurfacing
339	NW Side Has The Greatest Needs Of All Of The City
340	NW Side Housing Has Attracted Renters And Transient People
341	NW Side Is Next To Gary, Perceived As A High Crime Area
342	NW Side Is Segmented From Rest Of Hobart
343	Occasional Heavy Traffic
344	Occasional Heavy Traffic
345	Old Infrastructure
346	Old/ Abandoned Gas Station
347	Older Buildings Such As The Hobart Arts League
348	Older Buildings That Need Updating
349	Older Homes In Need of Repair
350	Older Residences / Not Attractive To Young People
351	Only One Grocery Chain In The Area
352	Only One Grocery Store, Used to Buy Food At BuyLow And Eagle
353	Ordinance From Buzinec Administration Has Prevented Cressmoor Trailer Court From Replacing Trailers, It Looks So Bad!
354	Other Areas Of The City Are Getting Curbs And Streets Paved
355	Other Cities Seem To Have Better Activities For Children (Such As Valpo And Portage)
356	Over Crowded Schools

357	Over-Assessed Property
358	Overall Appearance: More Focus On Landscaping And The Lack Thereof
359	Paint The Indoor And Outdoor Of Houses / General Clean Up
360	Parking Lot Paving Should Only Happen After Streets Are Done Such As Historic Parking Lot
361	Parks
362	Parks Need Work - Money Goes To Festival Park
363	Pauper Cemetery
364	Paving Up To Curbs Is Not Like What It Used To Be - Now Parking On Yards
365	Paying For Garbage Pickup - It Is A City Service
366	People Do Not Put Money Into Maintaining Their Property
367	People Do Not Want To Stay And Raise Kids Here
368	People Fleeing
369	People Leaving / Moving Out Of The Area
370	People Need To Exert Their Voices
371	People Take Risks And Do Not Take Enough Safety Precautions For The Area
372	People Walking Away From Homes Due To Maintenance Costs Such As Foundation Problems That Prevail In The Area
373	People Who Do Not Help / Volunteer Or Keep Up The Area
374	People Who Live In The Area Do Not Shop Here, Needed Improved / Different Style Of Commercial Opportunities; Underserved By Current Businesses
375	Perceived Bad Image Does Not Reflect The Actualities Such As Crime
376	Perceived Bad Image Of The West Side
377	Perceived Identity
378	Perception Of City
379	Perception Of Drug Houses
380	Perception Of More Crime In NW Area
381	Perception Of Safety, Close To Gary
382	Perception Of The Community. Has A Negative Moniker And Need To Reverse This Perception.
383	Perception Of The West Side
384	Petty Theft And Break-ins Constitute The Majority Of Police Activity
385	Play Grounds
386	Police Need To Better Monitor The Parks, Increase Patrols In Hillman Heights, Kids From Outside Of The Subdivision - Mostly Speeding Their Cars Through Subdivision
387	Police Presence
388	Police Presence / Response Lacks On The West Side
389	Poor Code Enforcement

390	Poor Maintenance Of Housing Stock
391	Poor Or Lacking Sidewalks
392	Poor Police Presence On West Side
393	Poor Property Maintenance
394	Poor Property Upkeep In General
395	Poor Quality Roads. Very Hard On Our Vehicles.
396	Poor Road Conditions
397	Poor Street Drainage
398	Poor Upkeep Of Many Residences
399	Poorly Maintained Properties
400	Poorly Maintained Streets And Too Many Dead-End Streets With No Cul-De-Sacs Which Are Needed For Emergency Vehicles
401	Population Density
402	Possible Tragedy As Far As Evacuation Procedure For A Train Derailment
403	Potential Environmental Hazards
404	Poverty
405	Poverty
406	Poverty
407	Pride Of Ownership
408	Pride Of Ownership Is Low With Non-Resident Landlords. Renters Are Allowed To Park On Grass, Do Not Feel Need To Pickup Trash. Many Houses In Poor Repair.
409	Property Maintenance Along 37th Avenue
410	Property Taxes Cannot Bare All Fiscal Weight
411	Property Values Declining
412	Proximity To Gary
413	Proximity To I-65
414	Quality Of Houses, Unmaintained
415	Rental Housing / Transients
416	Rental Housing Quality / Numbers Are Increasing; Develop Programs To Bring Up Standards
417	Rental Properties
418	Rental Properties Lead To Increased Crime
419	Rental Units
420	Rental Units
421	Rental Vacancies
422	Reputation - Class Of People

423	Reputation That West Hobart Has Always Had Crime
424	Residence At Approximately 3805 Parker Has Approximately Eight Vehicles; Majority Of Which Appear To Be Not Operational, Going Years Without Being Moved. Appears To Be In Violation Of City Code 96.
425	Residential And Commercial Turnover
426	Residential Renters Especially Do Not Keep Properties Clean
427	Residents At 3891 Evergreen Lost Power Due To Non-Payment To NIPSCO. They Ran A Generator At Night To Have Power. They Would Hide The Generator To Keep People From Taking It.
428	Residents At 3891 Evergreen Repeatedly Burn Trash In The Backyard Despite Code Enforcement Telling Them To Stop. They Did Burning Throughout The Summer. They Even Cut Down Trees To Burn And Would Sleep Around The Coals At Night To Stay Warm.
429	Residents At 3891 Evergreen Were Able To Turn The House Into A Drug House.
430	Ridge Road Is Kind Of Tacky
431	Ridge Road Needs Paving
432	Ridgeview Kids "To Become Community"
433	Right Of Way Along Ridge Road Is Too Narrow To Cycle Or Walk.
434	Roads - Need More Upkeep From The City
435	Roads And Curbs Need Work
436	Roads Are Not Plowed As Well As They Are By The Mall
437	Roads Need Improvement
438	Robinson Lake Is Closed
439	Roll-Off Dumpsters Around Area (2 Weeks And Then Gone)
440	Rt. 6 Needs Work And The Businesses Need A Boost
441	Rumor That Ridge View Elementary Is The 'Rough' School Due To Its Location
442	Rundown
443	Rundown
444	Safe Paths For Walking
445	Safety
446	Sand Mining
447	School Choices
448	School System
449	School System
450	Section 8 / Rentals - Properties Are Not Kept Up And Maintained
451	Section 8 Housing
452	Security / Police Presence
453	Sense Of Alienation From The City And Other Parts Of Hobart
454	Sidewalks Are Needed In The Area Walking So People Can Stay Healthy

455	Slum Lords As Owners Of Rental Properties
456	Small Homes On Small Land Tracks That Are In Need Of Upgrades
457	Small Low-End Houses Next To The Rougher Area In The West Side
458	Smaller Homes And Low-End Housing
459	Smallest Houses / Lack Of Maintenance
460	So Many Rental Units Means Many Residents Do Not Care And Do Not Vote. We Need To Address How To Get The Area To Be Less Transient Or At Least Stay 5-7 Years To Stabilize Schools And Neighborhoods.
461	Some Businesses Owners & Residents Do Not Keep Their Properties Clean
462	Some City Fees Are High
463	Sometimes Policies Get In The Way For Businesses
464	Sporadic Bike Network, Not Complete
465	Steel-Oriented Economy / Not Enough Economic Diversity
466	Storm Sewers / Drainage / Water Problems
467	Stracks Is The Only Store; No Competition. There Was More Variety In Hammond.
468	Street Repairs And Upgrades
469	Streetlights
470	Streetlights Are Not Working
471	Streetlights Out
472	Streets In Awful Shape
473	Strip Mining In The Sand Dunes
474	Students Require More Support With Education
475	Stuff For Kids To Do
476	Substandard Housing
477	Tacky Signs For Foreclosures, Rummage Sales, Houses For Cheap; All Of Which Are Allowed To Take Place Against Ordinances.
478	Taxes Are Increasing While Services Are Cut
479	Teens Taking Over Parks
480	The Dumping Of Debris And The Storage Of Old Vehicles At The Site Of The Old Cement Plant On Liverpool. This Should Be Shut Down As The Owner Initially Appealed To Make This Property A Garden Center And Now It Is A Dump!
481	The Mall Area Is Getting Better Services While Ours Have Been Cut
482	Too Carefree Because It Is Such A Small Area
483	Too Large Of Classroom Size
484	Too Many Home Owners Who Do Not Take Care Of Their Property (Many Elderly)
485	Too Many Trees Being Removed
486	Too Many Wetlands And Mosquito Swamps
487	Too Much Emphasis On The Internet. Many People Cannot Afford. Many People Still Use Phone (Especially Older People)

488	Traffic - High Speeds In Both Directions
489	Traffic And Noise Coming From I-65 And I-94
490	Traffic Congestion / Lack Of Transit Options
491	Trailer Court
492	Trailer Park
493	Trailer Park / Cressmoor Country Club
494	Trailer Park With No Evident Standards Or Code Enforcement
495	Trailer Parks
496	Trailer Parks
497	Trailer Parks - Area Look Aged
498	Trailer Parks Do Not Look Good Or Are Kept Up
499	Transient Aspect
500	Transient Rental Situations Tend Not Care About The Area, Do Not Vote
501	Transient Residents
502	Transportation / Transit
503	Trash And Debris In Yards - Especially On Missouri Street
504	Treating The Area Like "East Gary"
505	Trees On Empty Lots And Are Left To Rot.
506	Trucks Being Allowed On Missouri Street Even Though There Are Signs Stating "No Trucks Allowed."
507	Trying To Be A "Big City"
508	Trying To Become A Political Force In The County
509	Types Of Businesses
510	Types Of Businesses - Used Car Lots, Etc.
511	Typical Silo NWIN Thinking; No Involvement
512	Unattractive Commercial Development Within The Ridge Road Corridor
513	Unemployment
514	Unmaintained Houses
515	Upkeep Of Rental Units
516	Usage Of Available Building / Space (Such As The Old Corey Brothers Bakery/Old Laundrymat/ Vinzant Building)
517	Vacant / Damaged Homes
518	Vacant And Run Down Houses
519	Vacant And Run Down Houses
520	Vacant Homes

521	Vacant Homes
522	Vacant Houses Attract Undesirable People. Vacant Homes Breed More Vacant Homes. Need To Create A Program To Condemn, Remove, Or Renovate.
523	Vandalism
524	Water / Wetland Area Brings Challenges To Development
525	Water/Drainage
526	We Are Fed Up With Getting Nothing For Our Money
527	Weak Storm Water Drainage Between Old Ridge Road And 37th Avenue
528	Weaknesses Will Be Improved By John Brezik Who Works Very Hard For Our Area
529	West Side Looked As "Those People"
530	West Side Needs To Stand Up And Give Economic Benefit To The Rest Of The City
531	Westernmost Corner Is Physically Separated From Rest Of Hobart By I-65 Creating A Perception That It Is Part Of Gary. Attitude Is Reflected By Local Government As Things Like Road Maintenance, Litter Prevention, And Code Enforcement Are More Laxed Here Than In Other Areas Of The City.
532	What Will Happen With Cressmoor Development, Its Zoning Should Be Changed
533	Wooded Area At Approximately 3802 Barnes, Behind The Indiana Botanic Gardens Is Used As A Dumping Area For Junk. It Is Also Used As A Meeting Place For Youths Involved In Serious Activities.
534	Work On Areas That Have Paid Taxes In Hobart For 20-25 Plus Years Instead Of Everything New For People That Do Not Pay Taxes Because Of Abatements. Do Not Use Our Money To Help Other Areas.
535	YMCA Is Too Expensive And Lacks Capacity To Help All That Need Help. Need A Scholarship Program. Make It Less Expensive

OPPORTUNITIES

1	A Dedicated, Landscaped Walk Way To Downtown Would Benefit And Encourage Residents To Walk There To Enjoy The Lake And Partake In Services Available There
2	A Dog Park Inside A Walking Track At Mundell
3	A Lot of Activities For Fee (Healthy Kids Day, Egg Hunt, Etc.)
4	AAU Basketball
5	Abandoned And Neglected Houses
6	Abatement Or Tax Credit For Making Residential Improvements
7	Access To Bike Paths And Amenities Such As Benches And Trashcans
8	Access To Green Areas
9	Access To Major Transportation Network
10	Accessibility
11	Additional City Events In Neighborhood, Maybe In The Park
12	Adopt-A-Park. Local Organizing Not Only To Keep Clean But Also To Be In Park; Identify With And Play With Kids
13	Affordable Homes For Sale
14	Affordable Housing
15	Affordable Low-Cost Housing Thru Grants For Rehab / Renting / Rent-To-Own
16	After School Activities
17	Allow Cressmoor To Develop Into A Prairie Or Apple Orchard
18	Allow Existing Businesses To Expand By Buying Out The Whole Neighborhood Or Parts Of It
19	Alternative Energy Ordinance
20	Ambitious Projects (Money Towards Downtown And Improvements)
21	Annexation Of Lands
22	Area Is Convenient To Major Highways And Interstate For Employment And Travel
23	Area Organizations And Businesses
24	Area University Programs Help Improve Neighbors And The Region As A Whole
25	Area's Historic Architecture
26	Artist Community To Invest In Area
27	Artist From Gary And Chicago Have Been Giving Attention To A City Park In Gary: Howe Park. Perhaps Such An Endeavor Can Be Partnered With The Hobart Arts League To Foster More Neighborly Relations Between Two Cities. What Is Good For West Hobart Can Be Good For Gary/Glen Park.
28	Arts League - If There Was Outreach In Conjunction With The City
29	Arts League Building
30	Attract More Families From Chicago, Especially When Hobart Gets A Commuter Line

31	Attract Wide Variety Of Businesses
32	Available Land
33	Available Land For Commercial And Residential Development
34	Available Programs For Kids (YMCA, Warner, Etc.)
35	Banks
36	Beautification Of Easements
37	Beautify The Area
38	Being Close To The Downtown Area
39	Bike Path Along Liverpool Road To Get To The Oak Savanna Trail
40	Bike Path Development To Connect Neighborhoods And Surround Commercial
41	Border Of Hobart-Gary Presents Redevelopment Opportunities
42	Bowling Alley
43	Boy Scouts / Girls Scouts Can Help With Area Cleanup
44	Branding, Create A New Community Image
45	Brickie Makers And Innovators
46	Bring Back Neighborhood Watch Program
47	Bring Businesses Back / Council Should Assist
48	Bring Complete Streets To Old Ridge Road And Wisconsin Street To Help Create Neighborhood Connections To The Downtown
49	Bring In Business That Are Retail Or Restaurants - Not Bars, Pawn Shops
50	Bring In Higher End Commercial And Businesses
51	Bring In Light Industrial And Manufacturing And Other Businesses
52	Bring In New Upper Scale Businesses / Commercial
53	Bring Neighboring Communities And Residents Together
54	Bring People And Agencies Together To Work On Plans / Redevelopment
55	Build On Educational Agencies
56	Business Corridor Along RT. 6 Could Be Spruced Up And Made More Inviting
57	Business Growth On Ridge Road
58	Business Opportunities (To Expand) - CRA
59	Business To Improve Look Inline With I-65 Improvements
60	Business With Access to I-65 And Into Porter County
61	Businesses
62	Businesses
63	Businesses And Hobart Chamber

64	Businesses Can Support The Maintenance Of Ridge Road Beautification Features / Public Green Spaces
65	Buy Available Land For Redevelopment
66	Cadet / Sub Teaching At HHS
67	Can Be A Magnet For Downtown Hobart As Ridge Road Is The Main Artery That People Use To Come Downtown
68	Can Excavated Area To Be Turned Into A Park? Kids All Use To Play In The Woods And On The Sand Dunes. They Are No Longer To Go There Because The Land Is Posted. "That's How Those Kids Drowned."
69	Canvas Events
70	Capitalize On Downtown As A Destination
71	Chamber Of Commerce Should Work To Bring In More Family-Friendly Businesses Instead Of Predatory Businesses Like Pay Day Loans, Check Cashing, Fly By Night Car Insurance Companies
72	Change The Landscaping In the Area EX: Plant More Flowers And Trees Like In The Middle Of Route 6 And I-65
73	Check Into The River Watch Program As Funds Are Available For Nature Activities
74	Cheerleading
75	Chicago Dash Opportunities
76	Church (Evergreen Baptist)
77	City Activities
78	City Assistance With Repair And Maintenance Of Properties - Donate Old Paint
79	City Could Donate Recycled Paint For Clean Up (And Perhaps Brushes)
80	City Establish Data Base Of Housing That Includes Stats Such As Empty, Out of Code, Rental Unit
81	City Needs To Enforce City Ordinances Which Will Force Individuals To Repair Their Homes
82	City Needs To Seek Help From The State Through Our Representatives And Attorney General Office To Deal With Homes That Are Foreclosed And In A Dilapidated State
83	City Should Assess Conditions Of Building Through A Windshield Survey
84	City Tends To Spend Money On Other Areas
85	Clean Up Highway And Roadsides To Make Area Look More Appealing
86	Clean Up The Hobart Arts League And Make It A Place To Meet And Have Parties
87	Clean Up/Diversify/Upgrade Commercial Corridor
88	Clear Empty Lots Of Trees, Brush Where People Can Hide Out - From Law Enforcement
89	Close To Chicago
90	Clubs At The Schools
91	Clubs, Activities For Kids
92	Commercial Development (Already Zoned)
93	Commercial Development On 37th Avenue And At I-65 Interchange
94	Commercial Development Opportunities On Ridge Road
95	Commercial Opportunities
96	Commercial Strip On Ridge Road Provides Affordable Shopping Options To Residents Such As Church Resale Shop

97	Committee Members Living In The Neighborhood
98	Community Activities (Hobart Little League, Youth Basketball, Etc.)
99	Community Center Is Needed, Especially For The Kids
100	Community Events
101	Community Funded Programs At Hobart Arts League
102	Community Garden Opportunity On 38th Place, Would Help Hansen Park To Get More Use And The Neighbors Know Reach Other
103	Community Gardens
104	Community Policing
105	Complete Street Plan
106	Complete Streets And Trails
107	Connect Trail System To Existing Resources
108	Connectivity To The Gary / USEPA Choice Neighborhoods Program
109	Convert Fire Station To Community Center Or Ecotourism / Nature Center
110	Coordinate Bike Trail And Stops - Such As Sandwich Shop, Restrooms (See Griffith). Also Coordinate Housing With Bike Trails Such As In Whiting
111	Could Bring More Retailers In
112	Create A "Peace Corps" Type Community Service Program
113	Create A Community Solar Project. Have 50 People Sign up, Have Minimum Standards, Heating/Electricity/Hot Water. Even Local Apartments Or The YMCA Should Be Considered. Develop Partnerships With Banks And City Could Streamline The Process.
114	Create A Continuous Section Of Development Such As University Park And Choice Neighborhoods
115	Create A Dash Stop
116	Create A Senior Home Association
117	Create Community Pride / Special Events For The Neighborhood
118	Create Gateways And Create Positive First Impressions When Entering The Area
119	Create Historic Preservation Programs And Incentives If Possible
120	Create Jobs When Opening Businesses Make Money For The City Of Hobart
121	Create Public Transit Links To Residential Apartments, Commercial, And Industrial Enterprises
122	Create Residential Cul-De-Sacs To Improve Neighborhood Quality
123	Create Synergistic Opportunities For Development Of The Area And Properties
124	Cressmoor Country Club - Housing Development
125	Cressmoor Golf Course Land
126	Dead Tree Removal
127	Deep River County Park And Water Park Nearby
128	Demolish Abandoned And Vacant Homes

129	Demolition Of Vacant Housing
130	Desirable Location
131	Develop A Business Corridor
132	Develop An Ecotourism Building Like Lake Co. Visitor Or Dunes State Park
133	Develop An Industrial Park And Base To Help Create Jobs Due To The Proximity To Ridge Road And I-65
134	Develop Counseling Programs
135	Develop Guidelines For New Construction and Growth
136	Develop Joint Grants With Glen Park
137	Develop Low Interest Loan Fund For Businesses
138	Develop Low Interest Loan Fund For Housing Rehab
139	Develop Programs And Services Between Agencies Such As The YMCA And Ivy Tech And IUN
140	Develop Stewardship Programs Of Natural Areas
141	Development Of Former Cressmoor Country Club As A Possible Senior Living Complex With Amenities Such As A Golf Course, Walking/Biking Paths, Café, Bus Service To Maria Reiner Center
142	Development Of Incentives Such As Tax Abatement And Tax Credits For Housing
143	Development Of Natural Trails
144	Development Of New Housing and Businesses
145	Development Off Of I-65
146	Do Joint Planning And Develop Resources With The City Of Gary
147	Do Something About The Derelict Homes On Missouri Street
148	Domed Sports Place At Fire Station Area
149	Drainage
150	Dual Credit At Hobart High School
151	Dumpsters In The Neighborhood Once A Year To Keep Things Clean
152	Eagle Plaza Is A Major Redevelopment Opportunity
153	Eagle Shopping Center Can Accommodate A Bus Such As The Valpo Dash That Goes Into Chicago
154	Easy Access To Chicago And Other Parts Of The Region
155	Ecological Resources Used To Improve Quality Of Life
156	Economic Development
157	Economic Development / Tax Increment District Is Needed For Commercial Area
158	Economic Development Of The Area
159	Economic Opportunity Long Term for Prison Jobs If It Flies
160	Emphasize Access To Chicago
161	Emphasize Historic Districts And The Adaptive Reuse Of Area Housing Stock

162	Emphasize Neighborhood Safety And Change Perception As Many Neighborhoods In NW Side Are Actually Stable
163	Encourage A Garden Walk
164	Encourage Pride In Maintaining Property
165	Encourage The Kids To Help Keep Neighborhoods Clean
166	Energy Renewal (Install Solar Panels)
167	Enforce The Laws And Obey Them! Loud Radios - Noise Ordinance Is A Joke. Parking In Yards. Law On Open Pipes On Loud Cars And Motorcycles. These Can Be Controlled.
168	Enhancement Through Façade Grants
169	Enlarge, Improve Hillman Park For Smaller Kids / Playground
170	Establish Identity With The Region As Being Environmental
171	Evenly Balanced Housing Stock
172	Everything Is Close And Accessible
173	Examine City Codes To Allow A Second Story To Make These Small Homes Larger And More Desirable
174	Examine Green Infrastructure Development
175	Expand Hobart Marsh, Acquire More Lands Especially Wetlands / Natural Areas And Corridors. Connect Them Together With Needed Signage And Trails; Thereby Making An Accessible, Connected Area And Corridor.
176	Expanded Financial Opportunities For Businesses
177	Expansion Of South Shore Railroad Will Help With Revitalization
178	Expansion Of Tax Base Through Commercial Development
179	Facility For Young Kids / Stop Situation Like The Borrow Pit/ Safety
180	Farmer's Market
181	Fast Food Restaurants With Drive Thrus
182	Feeder System And Usage Of The High School For Activities For Younger Students
183	Field Of Dreams Area, Develop Like CP SportsPlex
184	Find Means To Bring In Small Businesses To Locate In The Area
185	Find Ways To Encourage Block Parties Like Used To Happen
186	First Time Home Buyer Program
187	Focus And Expand Transit Along The Thoroughfare Area
188	Focus On Being A Green Area For Young People And Families, Walking Paths / Family Activities
189	Focus On College And Career Goals
190	Form Partnerships With People And Area Businesses
191	Future Growth And Elimination Of Deficient Properties
192	Gary And Hobart Working Together
193	Get Code Enforcement Tweaked
194	Get People To St. Mary's Hospital

195	Good Place For Families With Young Kids
196	Great Teachers Encouraging Students
197	Greater Use And Connectivity Of Lake George To The Community
198	Green Spaces
199	Growing Area
200	Growth
201	Growth
202	Growth Of Ellney's Bakery
203	Have An Annual Run / Walk That Includes Area Such As A Veteran's Walk
204	Have High School Art Students Do Sculptures For Decoration On Trails
205	Having A Community Center That Offers Affordable Classes, Sports For All Ages
206	Hear From NW Side Residents. What Do They Want, What Are Their Hopes And Dreams, What Do They Want To See In 20 Yrs?
207	Help Bring Up Property Values
208	Help Keep NW Side Houses In Good Repair. Maintain What We Have.
209	High Traffic Exposure
210	Higher Property Values In Green Areas, Develop A Plan
211	Highway And Transportation Makes Area Attract
212	Highways
213	Hillman Park Operates Well As A Park
214	Historic Preservation Of Area Buildings
215	HMS And HHS Sport Programs
216	Hobart Arts League Could Be A Community Asset
217	Hobart Arts League Could Be Built Up
218	Hobart Arts League. More Potential For That Building. What Do They Offer??
219	Hobart Football
220	Hobart Marsh And Other Conservation Areas Could Be Developed Appropriately For Residents And Tourists To Use
221	Hobart Marsh Plan - Able To Make Decisions About The Environment
222	Hobart Marsh Plan Is Single Greatest Opportunity For NW Side Offering A Chance For Sustainable Development, Ecological Education, And Passive Recreation.
223	Hobart Transit Study Will Assess Transit Connections / Feeder Routes From Broadway, Down Ridge Road, To Downtown, And To Hospital
224	Hold Events At Hillman Park
225	Hope For New Small And Thriving Businesses On Ridge Road
226	Housing Even Through Small Investment Could Better Appeal To Home Buyers
227	Housing Initiatives Such As Rent To Own, Habitat For Humanity

228	Housing Tax Abatements And Reduced Loan Rates For Home improvements
229	Housing Via Funding
230	How To Initialize Bus District - Rebrand, Revitalize, Older Business Districts (Look At Other Community Such As North Hammond, Michigan City Downtown)
231	I-65
232	I-65 / Ridge Road As A Transit Corridor
233	I-65 Interchange - Possibility For A Hotel And Industrial Park
234	I-65 Interchange Could Spur Some Good Development, Especially At Old Speedway Site
235	If A Full Storm Sewer Network Is Not Planned, Then Perhaps Shallow, Concrete-Lined Drainage Ditches Along Roads From Old Ridge To 37th Ave. Erosion Becomes Obvious After Rain Storms As Large Deposit Of Silt And Gravel Accumulate Here.
236	If We Improve Looks Might Get More Tenants
237	Impressed With The Growth Of J&J Pizza; Great For This Side Of Town
238	Improve Existing Businesses And Develop New Businesses On Ridge Road And Old Ridge Road
239	Improve Hobart Arts League Which Might Lead To More Interest
240	Improve Living Conditions
241	Improving Curb Appeal
242	In Need Of A Grocery Store
243	Incentives For Upgrading / Improving Current Structures
244	Include Hobart In The Development Of The Microbrewery Trail Much Like The Winery Trail In South Michigan
245	Include Merrillville School District Property Into HHS Area
246	Increase Opportunities For Kids
247	Increase Parks
248	Increase Safety Through Policing
249	Increased Park Programming
250	Increased Police Presence
251	Increased Use Of The Area For Sports Activities
252	Indiana University /Ivy Tech And Available Opportunities To Create Job Opportunities
253	Industrial / Commercial Park
254	Industrial Park
255	Infill Housing
256	Influx Of New Businesses
257	Infrastructure Improvements Could Stimulate Growth
258	Install Curb And Sidewalks, Install Benches And Places To Rest
259	Install Interpretive Signs In Natural Areas

260	Inter-Municipality Partnerships
261	Inter-Municipality Cooperation
262	Interview Business Owners To Thank Them For Their Operations And Ask Them What They Feel Is Needed
263	Interview Homeowners Who Have Nicely Kept Property And Thank Them For Their Work
264	Involve Kids Of All Ages In Activities. Create A Citywide Competition Or Getting Them Involved In Skateboarding / Rollerblading
265	Involvement In School Employment, Etc.
266	Job Training Such As Housing Deconstruction And Reuse
267	Land Mass And Available Properties
268	Large Part Of The Area Qualifies For CDBG Funds
269	Large Woods Next To Pop Warner
270	Leave Alone Our Open Space. We Do Not Need Buildings On Every Parcel.
271	Lessen Crime Through Patrols
272	Library
273	Library
274	Library Programs
275	Light Industrial
276	Light Industrial Area
277	Light Industrial At I-65
278	Liverpool Road Could Be Developed As Major North-South Artery With New Lighting, Curbs, Sidewalks
279	Location / Access
280	Location Near I-65 / Ridge Road / 80-94
281	Look For Ways To Bring Business Into The Neighborhood
282	Look For Ways To Keep People In The Area
283	Lot Of Open Space Available That Can Add To Quality Of Life And Development
284	Lots Of Land For Growth
285	Lots Of Vacant Land Available To Develop
286	Low Income Housing Incentives
287	Low Interest Loans To Fix Up Properties
288	Lower Cost Housing
289	Maintain Cressmoor Country Club As A Natural Area, Conservation Area
290	Make Dog Park Somewhere Like Robinson Lake
291	Many People Do Not Realize There Is An Arts League
292	Maria Reiner Center Cannot Do It All Nor Should They Have To. Get Other Agencies Involved.

293	Marketing Of The Area And Its Assets
294	Marsh Plan And Eco-Tourism
295	Merrillville / South Lake Mall Area
296	Mixed Income Neighborhood
297	More Afterschool Opportunities For Kids
298	More Business Development On Route 6
299	More Businesses
300	More City Communication (Make Sure Everyone Is On The ALL CALL For The City)
301	More Industry And Associated Jobs
302	More Interaction And Programming Between Parks Department And YMCA. Include Field Trips To Places Where Lower Income People Could Go Such As A Real Farm, Not Fair Oaks, Blueberry Picking, The Dunes
303	More Nicer Parking Along Liverpool Road
304	More Police
305	More Sports For Lower Income Families - Kids Stay Out Of Trouble When They Have Productive Things To Do
306	Moved Here For Better Schools
307	Multiple Disciplines Available To Help Including Minority Studies, Center for Regional Sustainability And Excellence
308	Mundell Field
309	Music Program In the School Is Unbelievable!
310	Natural Areas And Associated Activities Such as Trails, Hiking, Fishing. How To Provide Access Without Destroying These Natural Habitats That Are Close To Homes.
311	Natural Areas Not Easily Accessible
312	Natural Desire To See Business Development Along Ridge Road And I-65
313	Natural Walking Trails / Paths / Look Outs
314	Nature Trails / Recreation
315	Need A Park - Could Go Where Sand Mining Took Place
316	Need A Place To Reach Out Such A Community Center
317	Need Accountability For Land Lords To Keep Things Up As There Are So Many Rentals
318	Need More Businesses On the NW Side
319	Need More Education Of Residents
320	Need More Parental Involvement
321	Need Positive Change
322	Need Satellite Police Station On The West Side
323	Need Speed Bumps
324	Need Summer Feeding Program
325	Need To Beautify The Streets

326	Need To Create Good Plan And How To Market The Area
327	Need To Develop Initiatives / Plan For Redevelopment
328	Need To Engage More Teens With Afterschool Programs
329	Needs Marketing And PR
330	Neighborhood Events
331	Neighborhood Involvement And Pride / Upkeep
332	Neighborhood Is Centrally Located
333	Neighborhood Watch Program
334	Neighboring Communities Shop Our Area
335	Neutral Ground Between Two Historically Divided Communities (Gary And Hobart) And Offers A Place For Divided People To Meet And Commune Through Nature.
336	New Activities, Signage May Help
337	New And Higher End Housing And Development
338	New Businesses East Of I-65
339	New High School
340	No Community Center
341	Northwest Crossings
342	Not Enough Affordable And Quality Day Acre
343	Not Enough Child Enrichment Outside Of The Schools
344	NS Revitalization Could Enhance Opportunities For Light Industrial West Of I-65
345	Offer Incentives To Homeowners And Landlords To Improve Properties - Not Just For New Construction
346	Offer Park Department Programming For A Variety Of Ages
347	Offer Tax Abatement For Property Improvement
348	Office Space For Rent
349	Old Stage Coach Road
350	On Rt. 6, Hobart, New Chicago, And Lake Station All Blend Together . . . Opportunity To Brand Hobart Separately
351	Open Area Land For Development
352	Open Gym Time At PCC
353	Open Land For Recreational Opportunities
354	Open Land Still Available
355	Opportunities Offered Through Schools
356	Opportunities That Come Through The School (Allows Kids To Meet Each Other)
357	Opportunity For City Officials To Address The Issues Of Ill Maintained Properties By Encouraging Owners And Landlords To Take Pride In Their Properties. Ask That Landlords Keep Their Space Clean Up As Part Of Their Lease.
358	Opportunity For Warehousing Or Distribution Centers For Trucking

359	Outreach To Help Stabilize Neighborhood. People Need To Feel Part Of The Community
360	Over 600 Acres Of Natural Area
361	Parking Along the Natural Areas With Access To Bike Paths
362	Parks
363	Parks
364	Parks
365	Parks - Need To Keep Them Painted And Light Them Up
366	Partnership With The City Of Gary
367	Pave & Stripe The Curve On Old Ridge Road
368	People Encouraged To Take Better Care Of Their Property
369	People Willing To Help And Work With The City
370	Police Reporting - Documenting Number And Type Of Calls To Change Crime Perception
371	Portage Connections
372	Possibility For TOD Development
373	Possible Enhancement Of Indiana Botanic Garden
374	Possible Mixed-Use Zoning For A Green And Light Industry Business Park
375	Possible Regional Projects Like Green Industrial Parks, On Demand Logistics
376	Possible Roll Out Of Transit Services In 2017
377	Possible Transit Connection To South Shore Station / Connectivity To Chicago
378	Possible Transit-Oriented Development / Neighborhood-Oriented Development
379	Post Office
380	Positive "Branding Of The Area" Such As First Stage Coach Route
381	Potential Development Of Ridge Road
382	Potential Fixed-Route Transit Corridor (Linking Broadway to Hobart)
383	Potential For Business Development
384	Potential For Business District In Lieu Of Existing Housing
385	Potential For Economic Development
386	Potential For Economic Growth (Commercial)
387	Potential For Neighborhood Watch
388	Potential Of Light Industrial Park And Possible Trade Of Little League Area To A Different Area
389	Pretty Up Storefronts
390	Prison Will Tear Up Area's Roads
391	Programming For Drug Education / Interdiction / Cessation

392	Programming Parks
393	Promote Green Space: Area Is Not Just Another Nondescript Neighborhood
394	Promote Historic Aspects Of West Hobart
395	Promote Marshlands - Hobart Marsh Plan
396	Promote Other Transit Options Such As V-Line in Valpo
397	Promote The Natural Areas Like The Orchard Has Been Promoted. Add Trails And Paths With Signs Pointing To The Various Protected Areas. Have Benches And Trashcans.
398	Property Acquisition For Redevelopment and Conservation
399	Property Prices
400	Property Values Enhanced
401	Protected Lands And Prairies. Would Be Nice to Have A Walking Trail Or Nature Center.
402	Provide Owners Means To Repair Properties
403	Provide Safe Trails / Travel By Bikes On Ridge Road
404	Proximity To Ivy Tech And IUN
405	Public Transportation
406	Publicize Arts League And Programming
407	Publicize Natural Areas, Offer Interpretive Hikes, Connect Robinson Lake With Various Natural Areas And Trails
408	RaeLynn Concert And Other Events Like This
409	Rail Spurs
410	Rebuilding Together Initiative
411	Recognize Those That Maintain Their Property
412	Recreate Englehart Park And Make A Safer Entrance At 40th And Calbourn Street
413	Recreation
414	Redevelop Bad Houses Before The Neighborhood Goes Down.
415	Redeveloped The NW Side Like The Lakefront Area
416	Redevelopment Of Cressmoor Country Club And Trailer Park
417	Redevelopment Of The Area Will Help Increase The Tax Base, the Neighborhood, And Job Creation
418	Redevelopment Of The Golf Course
419	Redevelopment That Focuses On Area Distribution And Warehouse As Strategic Location And Proximity To I-65 Is Perfect For This Industry.
420	Redevelopment: Create An Industrial Park
421	Regional Transportation Would Lead To Increased Educational Opportunities
422	Relay Picnic, Family Event, Pot Luck. Old Fashioned Pie Eating Contest
423	Remain In Present Location And Develop a Sport Complex
424	Remove Abandoned Homes

425	Remove Abandoned Homes
426	Rental Inspection Ordinance
427	Replace Deteriorating Trailer Parks With Modern Subsidized Housing And Improve The Quality Of Life For The Residents Of These Trailer Parks.
428	Restaurants (Need More Family-Owned)
429	Revitalization Of Commercial and Residential
430	Revitalize The "Lesser" Known Parks
431	Ridge Road / I-65 / 80-94
432	Ridge Road And (Potential) For Growth Of Small Businesses
433	Ridge Road Business Corridor
434	Ridge Road Businesses Need Improvements And Upgrades. Develop A Matching Grant For Them.
435	Ridge Road Commercial / Utilize As A Strength
436	Ripe For Additional Business Development
437	Roadwork - Repave
438	Robinson Lake - Revamp the Area
439	Room / Land To Grow
440	Room For Businesses To Grow
441	Room For Parks And Recreation Expansion
442	Room For Small Business Growth
443	Run Shuttles Between National Lakeshore Properties In Hobart To The Lakefront
444	Safety For Customers At Businesses
445	School Activities Including Sports
446	Schools Could Partner With Churches More To Help
447	Sensors Needed At The Intersection Of Old Ridge Road And Wisconsin Street; Current Signalization Of Timers And Waste Time.
448	Shared Community Garden
449	Show Pride Where You Live And Neighbors Will Do The Same
450	Showcase Green Principles
451	Sidewalks And Complete Streets
452	Sidewalks Needed Around Curve At Missouri Street Onto 41st Avenue
453	Sidewalks On Ridge Road
454	Signage Pointing To Downtown And Conservation Areas
455	Small Community
456	Small Park Next To Evergreen Cemetery Can Be Improved
457	Smaller Class Sizes

458	Smart Growth
459	Soccer And Other Sports
460	Softball
461	Some Type Of Signage Denoting People Are In Hobart
462	Splash Pad
463	Sport Opportunities
464	Sports Clinic At HHS
465	Sports For Kids
466	Spring Fest (Citywide Fun Fair In School City Of Hobart)
467	Start A Signature West Side Pocket Park Or Community Garden
468	Stripped Bike Lanes
469	Stress Kids Activities Such As Hobart Lanes, Cressmoor, Skating Rink / Park
470	Strong Facility At IUN In Environmental Realm That Has Inventory Natural Assets
471	Structures That Are Not Salvageable Should Be Demolished And A Lien Placed On The Property
472	Summer Children Activities Program Established / Enhanced At Hansen Memorial Park
473	Take Care Of Neglected And Abandoned Homes. West Of I-65 Is The Worst.
474	Tax Abatement For Residential Properties And Development
475	Tax Abatement Should Require Green / Sustainable Development Criteria, Top Tier, Solar Capable, And Roof Replacement.
476	Tax Incentives For Remodeling / Upgrading Of Homes
477	Tax Revenue
478	Things Are Close If No Transportation
479	Things Available In School (Sports, Arts, etc.)
480	This Area Need To Be Cleaned Up And Made More Attractive To Other Businesses And Consumers As Well As Being Maintained
481	Time To Address All Service Areas For Transit
482	Tracks Of Lands That Can Be Redeveloped For Light Industrial
483	Trailer Park / Cressmoor Redevelopment
484	Trails With Welcoming Entrances, Benches, Planters (With Natives), Family-Friendly
485	Transit Feasibility Study
486	Transportation
487	Transportation / Transit
488	Transportation Study
489	Try To Bring In Small Businesses In To Fill Vacancies On Rt. 6
490	Turn Hobart NW Into The Green Community Everyone Envis

491	Turn Renters To Home Owners
492	University Park / Choice Neighborhood Program
493	University Park Plan
494	Upgrade Facades Or Signage Of Business, Make Them More Aesthetically Appealing
495	Use Community Service Sentences From The Hobart City Court To Clean Up The Public Right-Of-Ways And Recreational Areas
496	Use CRA Loans To Improve Housing
497	Use Hobart Arts League More Such As A Rental
498	Use Ivy Tech As A Regional Community Resource
499	Use Of Vacant Properties For Light Manufacturing And Warehouse Facilities
500	Use Rental As Means To Bring Gentrification And Diversity
501	Use Schools As Drop Off Point + Pick Up Points For Dash
502	Use YMCA For Youth More
503	Vacant Business That Could Be Reused
504	Vacant Houses - City Should Encourage Faster Redevelopment Or Rehab Before The Houses Fall Apart. These People Should Get Tax Abatement And Not Greenfield Developments
505	Valpo Dash Bus
506	Value Diversity In Home Buyers, Create First Time Home Buyers Program
507	Value Diversity Of People
508	Veteran Housing In Rehabbed Homes
509	Visible Road Revitalize For Businesses Large And Small
510	Volunteer Opportunities (Cub Scouts, Girl Scouts, Little League, Etc.)
511	Volunteering And Programs With The School City Of Hobart
512	Walkable Ridge Road
513	Walking Trails / Multi-Use Paths
514	Wayfinding Signs Should Be Placed Along The City Entrances On All Roads In The NW Side
515	Ways To Bring Mixed Income Residential Such As Fall Creek, Bronzville, Or Cabrini Green
516	Wetland, Nature, And Trails
517	Windshield Assessment Of Area Buildings
518	Work On Developing The Area Thoroughly
519	Work With Developers To Rehab Existing Salvageable Properties. Encourage Construction Of New Dwellings On Vacant Property Or Lots After Demolishing Derelict Buildings
520	Working And Subbing Through School City Of Hobart
521	Working With Gary And Lake Station To Promote Our Area
522	Would Like To See People Taking Care Of Their Homes Instead Of Building New Homes And Apartments
523	YMCA

524	YMCA
525	YMCA
526	YMCA
527	YMCA (Be Great To Have Smaller Extensions Around The Town)
528	YMCA And Programs Offered There
529	Younger Families Moving Into The Neighborhood
530	Youth Center - Afterschool Choices

THREATS

1	"The Speed Demons On 41st Avenue"
2	Abandoned Houses
3	Absentee Land Lords - Do Not Keep Up Property Or Upgrade
4	Access Point For New Chicago, Etc. Also Needs To Be Maintained
5	Access To Downtown: No Signage Or Wayfinding
6	Accountability For Maintaining Property
7	Air Quality
8	Ambivalence To The Issues Affecting The Area
9	Amount Of Existing Wetlands
10	Amount Of Retail On Ridge Road Is Now Much Less Than What It Was In The Past
11	Apartment Buildings
12	Area Stifles Interest In New Construction Due To Blighted Property
13	Bad Things Happening In Parks (Intercourse, Drugs, Etc.)
14	Big Box Retailers Pulling Out
15	Bike Path
16	Blight
17	Blight And Non-Reinvestment On The West Side
18	Blight And Old Houses
19	Border Of Gary
20	Boundaries With Gary, Lake Station, New Chicago
21	Bullying
22	Bullying In Schools
23	Businesses Could Be Cleaned And Fixed Up
24	Citizens Not Being Active Is A Threat To Our Community
25	Citizens Voted Against The Mall And We Still Got It
26	City Seems To Spend All Available Money In Downtown Area Further Destabilizing NW Side
27	Close Proximity To Gary
28	Close Proximity To Gary Border
29	Close To Gary
30	Close To Gary
31	Closed Fire House, If There Is A Train In The Area We Are Doomed

32	Closeness To Gary
33	Closeness To Gary - Impression
34	Code Enforcement
35	Combined Perception Of Being A Lower Class Area
36	Community Unrest Over the Prison
37	Condition Of Properties
38	Conflict With Those Who Specify To "Don't Touch, Don't Use, Leave As It Is"
39	Connectivity, No Complete Street
40	Continued Degradation Of Residential And Commercial Areas
41	Councilman Is Not Responsive To Complaints About Cressmoor Trailer Park - Owner Is Politically Connected
42	Councilman Or Elected Officials Working Their Own Agenda And Not The Will Of The People Or Their Constituents Or What Is Best For Hobart
43	Creeping Blight
44	Cressmoor Trailer Park - Burnt Trailer
45	Crime
46	Crime
47	Crime
48	Crime
49	Crime
50	Crime
51	Crime
52	Crime
53	Crime
54	Crime
55	Crime
56	Crime
57	Crime
58	Crime
59	Crime
60	Crime
61	Crime (Kids Being Beat Up In The Park)
62	Crime And Drug Related Activity From / Through Gary
63	Crime Crossing Borders
64	Crime Issues - Will Not Change The Image

65	Cyber Bullying / Sexting
66	Darkness, Poorly Placed Playgrounds
67	Decline Of Area Housing Stock
68	Decreased Pride Of Ownership (Businesses And Homes)
69	Decreasing Property Values
70	Degradation Of The Neighborhoods
71	Detention Center AKA Prison
72	Detention Center Will Lead To Increased Traffic Through Our Area To Get To Prison by Buses, Trucks, And Visitors.
73	Deterioration Of Ridge Road Corridor - Not Inviting To Out of Towners
74	Developing Greenspace And Natural Areas
75	Ditches Along Liverpool Road Are Dangerous And An Accident Waiting To Happen. Many People Walk And Bike Along Liverpool And These Ditches Are A Threat To Their Safety.
76	Doing Nothing Will Breed More Blight. This Will Drive Good Neighbors Out. Need To Keep Good Neighbors To Maintain A Stable Community
77	Domino Theory - If West Side Goes, Then Rest Of City Is Endangered.
78	Drug Activity Getting Worse
79	Drug And Alcohol Use Is Starting Younger
80	Drug Culture Involving Teens
81	Drug Dealers Driven Out / Now Folks Mostly With A Number Of Vehicles Stored On Property
82	Drug Dealers That Are High Up Living Here And Controlling Things
83	Drug Houses
84	Drug Problems From Gary
85	Drug Use, Prenatal Care
86	Drugs
87	Drugs
88	Drugs
89	Drugs
90	Drugs
91	Drugs (Drug Dealers On Wilson Street And In Alley)
92	Drugs (Under The Viaduct)
93	Economic Situation: Poverty, Unemployment, Low Percentage Of Education
94	Economy In This Area Is Threatening Future Businesses From Coming Due To The Lower Income In The Neighborhood
95	Educating Parents
96	Elected Leadership Of Hobart Acting Like They Don't Want Prison So They Can Get Votes When In Reality They All Want It. It Amounts To Lying And It Will Divide The Community.
97	Emphasis On Growth East And South

98	Empty Buildings / Low Income Store (Need Something Better To Attract People And Include Children)
99	Empty House On 39th Avenue
100	Empty Houses Invite Crime
101	Empty Houses That Are Broken Into For Drinking Or Drugs
102	Empty Storefronts / Businesses
103	Enhancements Have Not Been Maintained
104	Environmental Land Quality Issues (Drainage, Air Pollution, Storm Water)
105	Existing Roadway Cuts On Ridge Road
106	Filling In Of Evergreen Cemetery Marsh
107	Fire Station Is Closed
108	Fire Station Is Closed
109	Fire Station Is Closed
110	Fire Station Is Closed And Is A Dangerous Situation
111	Flooding In Area East Of I-65
112	Flooding Risk / Amount Of Floodplains
113	Foreclosed Homes Are In Need Of Repair And Bringing Down Property Values Adding the Blighted State of the Neighborhood. Values Will Rise Only Gradually Over Time or Another Boom In The Housing Market.
114	Friends Of Robinson Lake (All Above Taking Away Tax Revenue)
115	Funding For Projects And Immediate Action Such As Parks/Demolition
116	Funding: Lack Of Federal, State, And Local Sources
117	Gang Activity
118	Gang Presence In Hobart
119	Gangs
120	Gary
121	Gary Boarder - Line Blurred
122	Gary Border
123	Gary Drug Border
124	Gary Element
125	GEO
126	GEO Prison Corporation
127	GEO Prison Possibly Being Built On West Side
128	GEO Prison Ruins The Hobart Marsh Plan, Chance Of Success As A Depressing Land Use. Also Threatens The Safety Of Ridge View School
129	George Earle School Needs To Be Returned As An Elementary School. Kindergarten Has Affected Property Values.
130	Going After Tax Dollars "At All Costs"

131	Good Things Are Happening Downtown And Need To Connect Them To The West Side So Residents Do Not Feel Left Out. Connect West Side More To Downtown And Other Parts Of Hobart.
132	Growing Blight
133	High Taxes Forcing Young Families Out
134	Hobart Is Tied To Regional Economy
135	Hobart Police And Fire Would Be Used if Prison Developed / Property Values All Over City Would Drop
136	Hobart Prison
137	Hobart Prison - Leave Our Natural Spaces Alone. Prison Is Not The Answer.
138	Hobart Prison / Detention Center
139	Hobart West Side Will Become Another Glen Park, It Has Already Started
140	Homeowners Are Not Involved In Activities And The Area
141	Housing - Need Repairs
142	Housing Is Cheap And Very Old
143	Housing Stock Is Deteriorating
144	Housing Vacancies Attract Vandals
145	How To Get People To Have Pride In The Homes They Live In So The Neighborhood Looks Better
146	I-65 As A Boundary
147	I-65 Needs To Be Three Lanes South Of US 30 To Kentucky State Line
148	I-65 Orphans
149	Illegal Activities
150	Inaction On Moving Forward On Hobart Marsh Plan
151	Increase In Crime
152	Increase In Crime
153	Increase In Crime In Gary / Border
154	Increased Crime Due To Deterioration Of Properties
155	Increased Drug Activities In the Neighborhood Stemming From Activities At 3891 Evergreen Which Lowers Home Values
156	Increased Prison Traffic By Trucks And Buses Through The Community
157	Industrial Park Near 61st Behind Family Express
158	Influx From Gary: "Garyfication"
159	Infrastructure Problems, Road Conditions Near Rt. 6
160	Integrity Of Housing And Blight
161	Job Opportunities
162	Kids Do Nothing!
163	Lack Of Community

164	Lack Of Congestion Management On US 30
165	Lack Of Developing Collaborative Partnerships
166	Lack Of Education
167	Lack Of Inclusion
168	Lack Of Jobs
169	Lack Of Long Term Business Investment
170	Lack Of Parental / Family Support For Children
171	Lack Of Participation And Cooperation From Bordering Cities Such Lake Station, New Chicago, And Gary
172	Lack Of Transportation
173	Lake George And The Need To Dredge And The Need To Deal With The Materials
174	Lake Station
175	Landlords
176	Living So Close To Gary
177	Local Salaries Have Greatly Decreased
178	Location - Border Line with Gary
179	Low Area Property Values
180	Low Income
181	Lower Income
182	Lower Incomes
183	Lower Property Values
184	Many More Rentals (Not Always Taken Of And Devalues The Community)
185	Many Roads in NW Side Need Pothole Repairs. Dangerous And Could Cause Accidents.
186	May Need More Police Force For Curfew, Etc.
187	Mitigating More Land For Wetlands
188	More Active Effort On Ridding Area Of Drugs
189	More Crime Than In Other Communities And In The Mall Area
190	More Empty Homes And Businesses
191	More Homeless Walking In The Area
192	More Housing Without Infrastructure To Support, Impact On Schools, Overcrowding, Traffic Development
193	More Rental Housing
194	Nature Area Maintenance And Security
195	Need Better Signalization And Ramp Configuration At I-65 / Ridge Road
196	Need Infrastructure Improvements

197	Need More Police Patrols
198	Need Neighborhood Watch Program
199	Need To Stop The Spreading Of Abandoned And Vacant Homes / Businesses
200	Negative Influences Such As Drugs And Gangs
201	New Chicago
202	No Chances For Jobs
203	No Fire Station On Duty Every Day
204	No Inter-Agency Cooperation
205	No More Building New Stuff, No New Subdivision. Focus On Maintaining Sewers & Streets & Sidewalks
206	No Real Threats
207	No Sidewalks, Combined With Potholes And Deteriorated Roadsides Makes Walking Difficulty And Dangerous
208	No Threats To Speak Of, Little League Has Potential To Grow, Given Enough Funds!
209	Noise Pollution
210	Non-Enforcement of Curfew
211	None
212	Not Developing Areas Together And In Mass
213	Not Highly Populated
214	Not Listening To The Common Man
215	Old Ridge Road Across From Cemetery Is Deteriorating
216	Older Neighborhoods
217	One Rotten Apple In the Barrel Can Affect The Rest, In This Case All Of Hobart
218	Over Commercialization
219	Overpopulated Area With Wooded Sections (Hiding Places For Criminals And Other Undesirables)
220	Parochial Way Municipalities / Citizens View themselves
221	People Walking Away From Homes Because Of Taxes / Other Costs, All Of Which Further Depresses The Area
222	People's Perception of the Area
223	Perception Of Crime
224	Perception Of Criminal Activities
225	Perception Of Gary
226	Perception Of Gary
227	Perception Of The West Side
228	Perception Of West Hobart Is A Bad One Even Though The Schools And Neighborhoods Are Good
229	Poor Change, Need Strong Change

230	Poor Storm Water Management And Rampant Area Wide Flooding After Storms
231	Poor, Old Infrastructure
232	Poorly Maintained Homes, Dilapidated Trailer Homes, And Vacant Lots Invite Vandalism, As Well As, Health And Safety Issues
233	Possibility Of An Immigration Retention And Processing Center And Affecting The Spotlight Area Greatly Due To Its Close Proximity.
234	Possible Prison
235	Potential Development Of St. Sava Property Would Have An Adverse Affect On Natural Areas
236	Potential For Sprawl
237	Potential Immigrant Detention Center / Prison
238	Potential Vandalism And/Or Trespassers
239	Potential Vandalism And/Or Trespassers
240	Poverty
241	Poverty
242	Price / Value Continue To Decrease
243	Prison
244	Prison
245	Prison And The Close Proximity To Our Neighborhood
246	Prison Company Owning The Sava Property.
247	Prison Company Owning The Sava Property. This Site Would Make An Excellent Nature Center For The Hobart Marsh And Other Conservation Areas.
248	Prison That Might Be Built
249	Prison Traffic Will Tear Up Area Roads
250	Prison Will Lower Property Values And Safety
251	Problems With Area Rental Land Lords Not Maintaining Their Properties
252	Proposed Detention Facility - Supporters Do Not Live In Community And Do Not Care About The Impact To Area Residents And Homeowners
253	Proposed Industrial Park
254	Protect Wetlands, If Wetlands Are Lost Then More Flooding. So Much Of The Area Was Wet B4 Being Developed
255	Protection Of Remaining Natural Areas
256	Proximity To Gary
257	Public Safety
258	Public Safety
259	Public Safety
260	Public Transportation
261	Quality Of Housing / Idle Space
262	Quit Trying To Look Like Valpo.

263	Regional Politics
264	Regional Silos And Lack Of Regional Collaboration
265	Regular People Flight Out Of The Neighborhood
266	Regulate Filling Of Land In Low Areas So It Doesn't Cause Flooding Or Drought Problems With Neighboring Properties
267	Rent Going Up Without Upgrades Of Sidewalks, etc.
268	Rental Units
269	Renters Can Bring In Their Baggage (Bad Habits, Bad Friends, Bad Relatives); Accountability For Land Lords
270	Residential Property Values
271	Residents Feel Ignored And Devalued By The City
272	Resources And Who Will Have Money To Implement Plans
273	Restaurants Closing
274	Restricted Access To Wetlands and Natural Areas - Need To Find A Balance
275	Ridge Road And 51 is Such Teetering Area In Danger Of Becoming A Palace With Scary Things Like Cash Checking
276	Roads Will Last Longer If Done Right The First Time. Quit Repaving Roads That Have Been Paved Already. Rand Street Paved 2 Or 3 Times. 10th Street Too Many Times To Count. Wish Guyer Street Was As Smooth As Alley. Alley And Parking Lots Get Done, Not Our Streets Ever. 25 Yrs Trying To Get Paved.
277	Rodents / Spread Of Disease
278	Safety
279	Safety
280	Safety = Threat - Next To Gary
281	School City Of Hobart Correspondence With Parents
282	Secluded Natural Areas Such As Robinson Lake (A Little Scary)
283	Section 8 Housing
284	Section 8 Housing
285	Seeing Too Many Older People Leaving Hobart, Probably Lousy Winter
286	Sense Of Community; We Actually Know Our Neighbors
287	Skill Sets
288	So Close To Gary
289	Some Parks Secluded With Woods Around It
290	Speeding In The Area
291	Spike In Special Education
292	Stagnation Of Building Stock
293	Starter Homes / Affordable Homes For Young Couples And Older people
294	State And Federal Government

295	State Of Foreclosed Homes In The Area Is Giving Metal Thieves Opportunities To Break In And Steal. Leave Homes Open And Children Can Go In, Play, And Get Hurt.
296	Steel Industry Reduction Affecting Residents And Properties With Loss of Income. Lots of Steel Workers Live In The NW Side.
297	Strange People Walking Around At All Hours
298	Street Lights Along Rt 6 And I-65 Not Working Properly - They Are Either Off Or On
299	Street Upkeep
300	Surrounding Cities Offer More Services And Their Atmosphere Are More Welcoming
301	Tax Rates
302	Taxes
303	The Eyesore Of Lake Station Near I-65 Detracts From The Area
304	The For-Profit Prison Group Owning A Choice Piece Of Land In The Hobart Marsh Footprint.
305	The For-Profit Prison Would Disrupt The Integrity Of The Hobart Marsh Plan And Damage The Desirability Of West Hobart
306	The Huge NIPSCO Plant That Appears To Keep Growing
307	The People Of Hobart. We Care About Our Homes But Get No Help From The City
308	The People That Love Here, Close Knit Community
309	The Prison
310	The Prison
311	The Prison - Put A Sign In My Yard
312	The Prison Might Be Built Close To Us
313	The Rise Of Strange People Walking At All Hours
314	The Scare Of Gary
315	There Are No Connections Between The Area's Natural Resources Such As Hobart Marsh And National Lakeshore Properties
316	Tobacco Town Sells Stuff To Drug Community (Paraphernalia)
317	Too Much DNR Property
318	Too Much Wetlands
319	Trailer Park Code Enforcement
320	Trailer Park On Ridge Road Has A Burnt Down Trailer And One With A Tree Through It. Looks Bad And Attracts Undesirables.
321	Trailer Parks
322	Transient People Moving In And Out Of Neighborhoods As Tenants Are Destroying Properties
323	Transient Residents / Neighbors
324	Trash And Garbage Around I-65 / Ridge Road / Rear Of Cressmoor Country Club
325	Trying To Act Like Bigger Cities
326	Unenforceable Or Disregarded Ordinances
327	Urban Blight

328	Vacant And Run Down Houses Attract Squatters
329	Vacant Buildings Attract Crime And Vandalism
330	Vandalism: Buildings And I-65 Viaduct
331	Violence
332	We Need Growth
333	When Citizens Say Something, We Are Not Listened To.

HOBART NW NEIGHBORHOOD SPOTLIGHT



The Hobart NW Neighborhood Spotlight KICKOFF REPORT: A Community SWOT Analysis Assessing the Northwest Side - Summary of the Interview Process & Stakeholder Comments, May 2015, was generated by Christopher Meyers, Hobart NW Community Builder.

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“ORGANIZE, DECIDE, and ACT” to Make **HOBART NW** into **HOBART NOW!**



