

# 1 HEALTHY NEIGHBORHOODS

## THEME 1 | GOALS

### **Goal 1: Wide Range of Housing**

*Our neighborhoods will be more welcoming, serving current and future residents, and intentionally filling the housing gap as opportunities arise.*

### **Goal 2: Authentic & Vibrant Neighborhoods**

*Our neighborhoods will reflect our community character and encourage conservation of the built form, ensuring consistency in the urban fabric.*

### **Goal 3: Viable Development**

*Our neighborhoods will be development-friendly, supporting successful and well-managed growth, while maintaining community character.*

### **Goal 4: Housing at the Core**

*Our neighborhoods will extend into the heart of the community, supporting a true sense of place, cementing a positive identity, and promoting activity and livability.*

Hobart's 2040 Plan includes five community Themes. The following section describes Hobart's vision for Theme 1: Healthy Neighborhoods. A summary of the existing conditions analysis along with community input received over the course of the process are shared in the next few pages. Following that is a list of Strategies and Actions for each of the goals listed above.

# HOUSING

## HOUSING UNIT INVENTORY

Single family detached houses are the dominant type of housing in Hobart. This is not atypical for the community’s suburban environment and current zoning paradigm. Multifamily buildings with more than three units represent less than 18% of the overall housing stock in the City. This limited supply increases the demand for housing, pushing the average rent to approximately \$850 per month. This represents more than 50% of the average household income for a quarter of renters in Hobart, putting them at a financial disadvantage on a day-to-day basis. Increasing the supply of multifamily housing and providing more attainable units may increase affordability for many renters in the community.

Fig 13: Housing Typologies Map

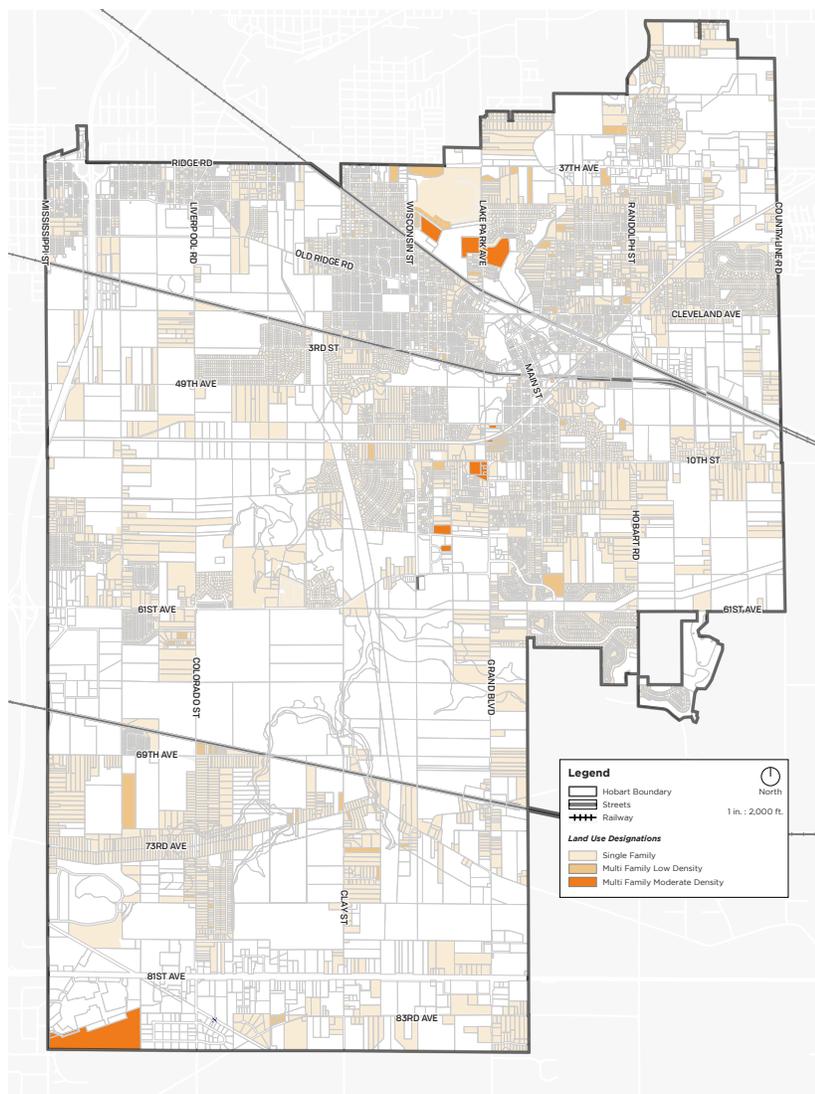


Table 3: Housing: Type and Age

TYPE OF HOUSING UNITS	
<b>Total Housing Units</b>	12,630
<b>1 Detached Unit in Structure</b>	<b>75.8%</b>
1 Attached Unit in Structure	2.2%
2 Units in Structure	1.2%
3 or 4 Units in Structure	1.5%
5 to 9 Units in Structure	11.2%
10 to 19 Units in Structure	1.8%
20 to 49 Units in Structure	3.5%
50 or More Units in Structure	1.6%

Source: U.S. Bureau of the Census, 2010 & 2020 Census, ESRI BIS forecasts for 2022 and 2027, VCE

## Theme 1: Healthy Neighborhoods

# HOUSING IN HOBART

Based on community feedback, Hobart residents recognize and appreciate the city's unique housing and architecture. Residents speak fondly of the lower density, charming single-family homes that characterize Hobart's downtown area. Some residents would like to see more condos, apartments, and townhomes, particularly near downtown, to serve younger generations, as well as older generations who are downsizing. Others are opposed to the construction of multifamily housing and would rather see more upscale single-family homes or modest, ranch-style homes. Many residents agree that instead of "cookie-cutter" homes and sub-divisions, they prefer visually unique, street-facing housing that interfaces with the rest of the community. They also agree that the existing housing should be maintained and improved in order to uplift the appearance of the surrounding neighborhoods.

## Housing Demand

According to a community survey, 65 percent of Hobart residents plan to remain in their housing over the next 5-10 years. Approximately 12 percent of participants expect to acquire a larger home, or "trade up", 6 percent expect to acquire a smaller home, or "downsize", and 16 percent of Hobart residents expect to move somewhere else entirely. Community feedback indicates that detached single-family housing is the most in-demand. However, many are also in favor of townhomes, mixed-use buildings, and apartments. Below are some of the community's preferred housing styles.



60%  
LIKE



56%  
LIKE



43%  
LIKE



36%  
LIKE

## Median Sale Price by Housing Type

- » Single Family Homes Median Sale Price \$251,000 +25.5% Year over Year (June)
- » Townhouses Median Sale Price \$256,500 +35.0% Year over Year (June)
- » Condos/Co-ops Median Sale Price \$164,000 +13.1% Year over Year (June)

Table 4: General Trends 2010-2022

Year	Population	Households	Housing Units	Housing Units Change
2010	29,254	11,687	12,445	0
2011	28,773	10,940	11,687	-758
2012	28,685	10,966	11,723	36
2013	28,756	10,949	11,714	-9
2014	28,849	10,941	11,713	-1
2015	28,882	10,948	11,731	18
2016	28,709	11,036	11,830	99
2017	28,549	11,086	11,894	64
2018	28,359	11,144	11,963	69
2019	28,280	11,136	11,964	1
2020	29,752	11,992	12,709	745
2021	29,362	11,903	12,621	-88
<b>2022</b>	<b>29,219</b>	<b>11,894</b>	<b>12,630</b>	<b>12,630</b>

Since 2015, Hobart has experienced a moderate growth in housing units. This culminated in a spike of 745 units between 2019 and 2020. While 2021 marked a decline in available units, 2022 showed a slight positive growth. A decline in available housing units is usually due to migration, demolition (e.g. age, decay), loss by disaster (e.g. fire) or of transformation into other non-residential uses.

Source: U.S. Bureau of the Census, 2010 & 2020 Census, ESRI BIS forecasts for 2022 and 2027, VCE

## HOUSING TENURE

Hobart has a higher home ownership rate (72.5%) than the national average (58.2%). While this lends stability to the single-family housing market, it also reflects the homogeneity of the City's housing supply. The ratio of ownership versus rental would likely change if the supply of multifamily housing in the community were to increase.

### OWNER VS RENT



## RESIDENTIAL REAL ESTATE MARKET AUGUST 2022 SNAPSHOT

The pandemic lock downs and ongoing supply chain issues led to delays in new home construction, creating a lack of supply. At same time, a strong job market and high household savings led to an increasing demand, resulting in drastically limited housing inventory and a rise in prices. These factors allowed homeowners to sell existing homes and purchase newer residences, which in turn increased the demand for new construction.

Furthermore, large urban counties experienced a net loss of residents in 2021, resulting in unprecedented negative growth compared to the past 50 years. Affordability, sprawl, a desire for recreational amenities and the changing work environment are driving population shifts. Some of the effects of the pandemic that drove this outmigration are likely temporary, such as young people moving back in with their parents and the more affluent households retreating to vacation homes. However, it seems less likely that those who purchased homes in the suburbs and exurbs during the pandemic, motivated in part by remote work options, will be selling and moving back to cities.

While mortgage rates were historically low at the beginning of 2022, they have been rising somewhat steadily since. The Federal Reserve recently raised interest rates by another 0.75 percent in an attempt to curb record-high inflation. While interest rates have risen a total of four times in 2022, inflation remains high. With the Federal Reserve bound to further raise rates to combat the high inflation, mortgage rates will likely continue to rise further during the remainder of the year.

### DID YOU KNOW?

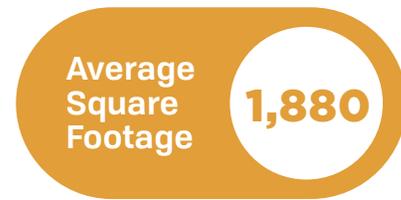
## Ongoing Supply Chain Issue

The monthly mortgage payment on a \$400,000 home with a 20% down payment went from \$1,399 at the start of January to \$1,976 in August of 2022, a difference of \$577, which excludes homeowners insurance and property taxes.

Due to the increase in interest rates paired with factors such as the war in Ukraine and the ongoing supply chain issues, there is a possibility of a light recession in 2023. This will consolidate the housing market and slow down demand, price and value gains. The gap between the increase in housing prices (approximately 20% over the last year) and the slight increase in income (5%) is an indication that the housing market is overheating and may result in a housing bubble. Thus, a consolidation of the market would protect value and not break the demand. While demand will slow down, given higher prices and interest rates, the underlying economic base is still positive, households have higher savings rates, and employment is still growing, albeit slower.

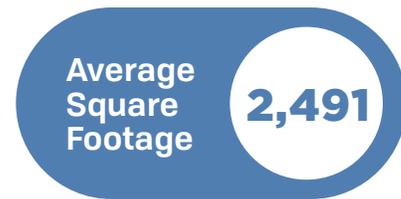
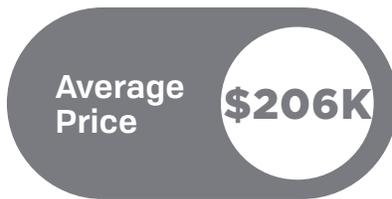
# SINGLE FAMILY RESIDENTIAL HOUSING IN HOBART

The majority (63%) of Hobart’s current housing stock was built before 1980, with roughly 36% constructed prior to 1960. Approximately 27% was constructed recently, between 1990 and 2010. On average, single family houses have 3 to 4 bedrooms and 1 to 2 bathrooms with an average square footage of 1,880 square feet. The average price is \$253,320 and the average price per square foot is \$143. Single family homes typically stay on the market for an average of 55 days.



# MULTI FAMILY RESIDENTIAL HOUSING IN HOBART

The majority of multi family housing stock in Hobart was built between 1891 and 1946. Many of these multi family homes are duplexes, rather than larger apartment buildings. On average, multi family buildings have 4 to 5 bedrooms and 2 to 3 bathrooms with an average square footage of 2,491 square feet. The average price is \$206,133 and the average price per square foot is \$88. Multi family buildings typically stay on the market for an average of 140 days.



# SENIOR LIVING AND RETIREMENT HOMES IN HOBART

Senior housing communities offer affordable accommodations to seniors with limited or fixed incomes. Affordable senior housing communities include 55+ Communities, Independent Living, and Assisted Living communities. These facilities often offer government assistance programs, which typically have income restrictions and other eligibility criteria. Currently there are no owner-occupied independent or assisted senior living facilities in Hobart.

Lake Park Senior Apartments



## SENIOR LIVING AMENITIES

- » Free Transportation Services
- » Housekeeping Services
- » Available In-house Laundry and Drycleaning
- » Community Dining
- » Available Medication Administration
- » VA Benefits Assistance
- » Laundry Services for Linens
- » Off-site Activities
- » Available On-site haircuts/barber services
- » Outdoor Patios and Gardens
- » Private and Semiprivate Suites/ Apartments/Rooms options.

## SENIOR SERVICES

- » Specialized therapy services, physical, occupational, speech and respiratory therapies
- » Short-term rehab to long-term nursing,
- » Memory care,
- » Hospice and respite.
- » On-site dialysis,
- » Psychiatric care,
- » Wound care and restorative nursing.

## SENIOR LIVING FACILITIES

### Lake Park Senior Apartments

51 W. 10th Street

Care Types: Independent Living, Assisted Living

### Brentwood at Hobart

1420 Saint Mary's Circle

Care Types: Assisted Living, Alzheimer's Care

### Casa of Hobart

4410 W 49th Avenue

Care Types: Nursing Care

### Miller's Merry Manor

2901 West 37th Avenue

Care Types: Nursing Care

### Linden House

360 W 61st Avenue

Care Types: Low Income-Affordable

## Hobart Real Estate Market

- » Hobart is still a sellers' market although demand is slowing, especially from first time home buyers.
- » The median listing home price in Hobart was \$236,000 in June 2022, trending up 5.5% year-over-year. The recorded median listing home price per square foot is \$137.
- » As of June 2022, there are 109 homes for sale in Hobart, 10 of which were newly listed within a week of the data access date. Additionally, there are 10 rental units on the market, ranging from \$835 to \$1,600 per month.
- » On average, homes in Hobart sell after 15 days of being on the market compared to the average of 48 days in 2021. There were 47 homes sold in June of 2022, 45 homes more than the previous year.

## Key Observations - Housing

- » Currently, 72.5% of the 12,630 housing units in Hobart are owner occupied; 21.7%, renter occupied; and 5.8% are vacant. Nationally, 58.2% of the housing units are owner occupied, 31.8% are renter occupied, and 10.0% are vacant. In Hobart, the estimated annual rate of change in housing units since 2020 is a decline of 0.28%. Median home value in Hobart is \$189,188, compared to a median home value of \$283,272 nationally. Over the next five years, median home value is projected to change by 3.31% annually to \$222,663.
- » In Hobart, detached single-family residential units are the dominant housing typology, comprising 76% of all housing units. Attached single-family residential units (e.g., rowhouse) account for 2.2% of all residential units.
- » The most common multi-family residential structures in Hobart feature five to nine units, accounting for about 11% of all units. This indicates that Hobart, while dominantly a single-family community, includes some higher-density residential developments in the medium-sized range, something that could foster future population growth.
- » Most housing units in Hobart were built during three construction "boom" periods. The 1970s saw a construction boom that resulted in a 17% increase in the housing stock, the 1990s added 14.5% and the 2000s added 12.5% of all existing housing units to the stock. Since 2010 the housing stock changed only marginally, accounting for a little less than 3% of all existing housing units in Hobart. Overall, 36% of all housing units were built before 1960.
- » In general, housing costs consume the largest part of a household's budget. There are two main factors that influence the percentage of household income allocated for rent and mortgage. First the market demand, supply, and interest rates influence cost, and second overall household income. The lower the household income is, the higher the percentage dedicated for housing, especially when housing options are limited to lower income groups. Other factors that influence costs include the type and size of housing available for rent or sale.



# Housing Cost Burden

Housing is considered affordable if a household pays 30% or less of its income on rent or mortgage payments. Housing research for Hobart indicates that 44% of renter households pay 30% or less of their household income for rent payments while 56% of owner-occupied households contribute 30% or less of their household income toward mortgage payments. In both cases there are households that use more than 50% of their income towards those payments – 25% of renter households and 4% of owner-occupied households in Hobart. This is a relatively small percentage of owner-occupied households that fall in that bracket, indicating that most households in Hobart are financially stable. However, the fact that nearly 25% of renter households spend more than 50% of their income toward housing indicates that a group of residents may struggle with housing affordability.

**“I’d like to see more affordable, unique single family homes that are attractive to families.”**

- STAKEHOLDER COMMENT



Craftsman-style housing in Hobart



Housing near Downtown Hobart

# GOAL 1: WIDE RANGE OF HOUSING

Our neighborhoods will be more welcoming, serving current and future residents, and intentionally filling the housing gap as opportunities arise.

Single-family detached houses comprise nearly three-quarters of the city’s existing housing stock. By accommodating and encouraging a more diverse range of housing options the city will help ensure that the housing needs of all existing and future residents are met regardless of income, age, household size, or family history.

In addition to permitting traditional “single-family” and “multi-family housing,” the city will accommodate and encourage a wide variety of housing types, including two-, three- and four-unit houses, townhouses, and accessory dwelling units. These types of house-scale buildings (sometimes referred to as “missing-middle” housing types) can be seamlessly integrated into the fabric of existing residential neighborhoods and provide additional density that supports local-serving businesses and the city’s walkability and transportation goals. A more varied housing palette can also promote a spectrum of affordability to help avoid a mismatch between the city’s available housing stock and its changing demographic makeup.

**STRATEGY 1:** Amend the zoning ordinance to encourage a broader range of housing types.

- **Action 1.1:** Amend land use regulations in the R-1 and R-2 single-family residential zoning districts to allow small multi-unit residential buildings.
- **Action 1.2:** Amend zoning regulations to eliminate floor area requirements in the R-1 and R-2 single-family residential zoning districts.
- **Action 1.3:** Amend zoning regulations to allow small accessory dwelling units, also known as garage apartments, carriage houses, or in-law suites, on lots occupied by one principal dwelling unit.
- **Action 1.4:** Review existing density limitations, i.e., Minimum lot area per dwelling unit requirements, to ensure they address market demand and provide opportunities for healthy developments.

- **Action 1.5:** Rezone areas to allow higher intensity residential and mixed-use development, taking into consideration the existing infrastructure, established physical character of surrounding neighborhoods, as well as the future land use strategy.



Rendering of Accessory Dwelling Unit (ADU) by Ziggy

● 0 - 1 yr. ● 1 - 3 yr. ● 3 - 5 yr. ● 5 - 10 yr. + Ongoing

**STRATEGY 2:** Foster the development of single-family homes in Hobart that respond to the needs of the community.

● **Action 2.1:** Facilitate the development of higher-end single-family dwellings in appropriate locations.

● **Action 2.2:** Foster the development of smaller homes that can fill housing gaps, including senior housing and workforce housing.

● **Action 2.3:** Continue to review the community's housing needs through future assessments. Timeline: 3-5 yr.

+ **Action 2.4:** Create opportunities to engage the community about their housing needs.

● **Action 2.5:** Collaborate with Lake County Housing Authority and Illinois Housing Development Authority, among other organizations, to align with regional housing needs and market trends.

● **Action 2.6:** Explore the need for a housing coalition that focuses efforts on assessing housing needs and defining strategies to overcome housing barriers.

**STRATEGY 3:** Preserve and maintain Hobart's current housing stock.

● **Action 3.1:** Engage owners of old houses in the periphery of the Downtown to discuss reinvestment in the aging structures.

+ **Action 3.2:** Encourage maintenance and preservation of Hobart's mid-century housing stock.

● **Action 3.2:** Explore incentivizing preservation through financial tools, including conservation easements and land trust programs.

## HOUSING RESOURCES

### Residential Historic Rehabilitation Credit

#### INDIANA

Homes in Hobart that are listed in the Indiana Register of Historic Sites and Structures can apply for a tax credit for expenditures related to the rehabilitation of their historic home. These types of financial tools can help Hobart residents maintain historic resources in the community and support a culture of preservation and appreciation of the City's unique past.

### Historic Preservation Fund Grants

#### INDIANA

As a Certified Local Government (CLG) in Indiana, Hobart is eligible to participate in the State's Historic Preservation Fund grant program. Providing a 60/40 grant-to-match ratio, the funding can be used for a wide variety of historic preservation initiatives: nominations to the National Register of Historic Places, education programs like workshops, publications, and brochures, and architectural resources surveys to document Hobart's historic assets.

## GOAL 2: AUTHENTIC & VIBRANT NEIGHBORHOODS

Our neighborhoods will reflect our community character and encourage conservation of the built form, ensuring consistency in the urban fabric.

Single family neighborhoods are a defining feature of Hobart. They range from the mid-century housing around Lake George, established neighborhoods near the downtown, large lots in rural areas, and newer houses built in larger subdivisions. This substantial housing supply is an asset to the community and it will be important to maintain its quality and encourage reinvestment.

A healthy, vibrant city promotes community well-being and quality of life for all residents, with neighborhoods that include safe, attractive and well-maintained properties. The city and its partners can help ensure that all residents can live in authentic, well-maintained and vibrant neighborhoods through continued code enforcement, community education, and strategic public investments.

Hobart's existing neighborhoods contribute greatly to the city's unique character. Through community engagement and financial and in-kind assistance programs, the city can preserve and protect neighborhood character while also accommodating desired change and necessary adaptation. Such strategies can help ensure that the city's significant stock of older (pre-1960) housing, makes a positive contribution to a neighborhood's fabric and provides a supply of "naturally occurring" affordable housing.

**STRATEGY 1:** Enhance the quality and livability of Hobart's single-family residential neighborhoods.

- + Action 1.1:** Ensure the City's property maintenance and code enforcement is effective in mitigating neglect and nuisances in residential neighborhoods.
- Action 1.2:** Invest in infrastructure improvements, such as road repairs, sidewalk installations, street trees, and street lighting upgrades, to enhance the safety, character, and accessibility of neighborhoods.
- Action 1.3:** Create a program to assist homeowners with essential repairs and improvements and conduct outreach to increase awareness of the program.

**STRATEGY 2:** Foster a sense of place and identity for neighborhoods in Hobart.

- Action 2.1:** Create a map that identifies Hobart's unique neighborhood character areas based on defining features such as architecture styles, building age, built environment, natural features, among others.
- Action 2.2:** Engage residents in each neighborhood to share what makes their neighborhood special and why it is an important place to them.
- + Action 2.3:** Engage neighborhood residents in volunteer efforts, such as community planting and beautification days.
- + Action 2.4:** Support events, such as neighborhood block parties, by assisting with street closures and attendance from local leaders and City Departments.





# Home Improvement Program

## NILES, ILLINOIS

The Village of Niles has an older post-war housing stock and found the smaller housing sizes were an obstacle to attracting new residents. They initiated a “Grow Your Home” home improvement program that offers financial assistance to property owners who need to increase the living space of their property. The goal is to encourage residents to improve housing stock in the community and encourage young and/or growing families to stay or relocate in Niles. The Village offers financial assistance in the form of permit fee waivers up to \$5,000 for significant improvements. The Village approves only 20 projects each year.

## GOAL 3: VIABLE DEVELOPMENT

Our neighborhoods will be development-friendly, supporting successful and well-managed growth, while maintaining community character.

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Providing stability in existing neighborhoods means being prepared for development in the future. It is important to evaluate regulations in Hobart’s City Code to determine how they shape the built environment in residential neighborhoods. Zoning and land development regulations should be tailored to existing conditions and desired outcomes. From density and setback regulations to subdivision and infrastructure requirements, the City’s regulatory environment establishes the framework through which future development will occur. Regulatory guardrails are necessary to ensure that new development does not pose unreasonable adverse impacts on neighbors, but such regulations must fit Hobart’s on-the-ground conditions and community values and not stymie positive investments in the city.

The strategies below introduce several improvements to Hobart’s regulations that help ensure the City’s subdivisions and residential construction contribute positively to the community. Introducing new zoning districts can better define the City’s vision for land uses in residential neighborhoods, setting realistic expectations for residents, developers, and builders. Buffering requirements mitigate potential conflicts between dissimilar land uses. These approaches begin with revisiting key parts of Hobart’s City Code.

**STRATEGY 1:** Address key amendments to Hobart’s Zoning Code related to development and land use regulations.

- **Action 1.1:** Amend the zoning ordinance to revise bulk and setback regulations that regularly result in variation requests.
- **Action 1.2:** Add one or more new zoning districts for civic and institutional uses, such as parks, schools, churches, and hospitals.

**STRATEGY 2:** Address key amendments to Hobart’s Subdivision Regulations to improve future development and neighborhood mobility.

- **Action 2.1:** Add “complete streets” requirements and specifications to the subdivision ordinance and to Hobart’s City Standards.
- **Action 2.2:** Add street connectivity requirements calling for newly developing areas to be connected to existing and future developing areas.

- **Action 2.3:** Update block length regulations to impose maximum length requirements below the quarter mile recommended in Sec. 153.064.

**STRATEGY 3:** Ensure multi-family development, including townhomes and rowhomes, is designed to reflect area context.

- + **Action 3.1:** Ensure Hobart’s Design Guidelines are up to date and reflect the community’s evolving needs and interests in the built environment.
- + **Action 3.2:** Ensure architecture and design review are critical components of the City’s review process and Plan Commission deliberations. Encourage strong conformance and limit variations or modifications to the Guidelines.
- **Action 3.3:** Work with property owners to provide screening or buffering on developments that preceded the current Design Guidelines.

+ Ongoing  
 + 5 - 10 yr.  
 ● 3 - 5 yr.  
 ● 1 - 3 yr.  
 ● 0 - 1 yr.



Complete Streets example

## GOAL 4: HOUSING AT THE CORE

Our neighborhoods will extend into the heart of the community, supporting a true sense of place, cementing a positive identity, and promoting activity and livability.

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Hobart's charming downtown on the shores of Lake George is well-positioned for revitalization. The downtown core area has the potential to become a celebrated and unique community hub with the addition of more restaurants, specialty shops, and community events. Having housing within walking distance of downtown is vital to the area's success, especially outside of peak business hours. Increasing the number of residents within and near downtown will offer greater market support for existing and new businesses and increase around-the-clock energy and vitality.

While increasing the number (and variety) of residential units in and around the core is a priority, this objective should be balanced against the need to preserve downtown's traditional main street character and scale as well as the character of stable residential neighborhoods near downtown.

**STRATEGY 1:** Encourage mixed-use development in Hobart's downtown core.

- **Action 1.1:** Ensure zoning regulations allow multifamily density above ground-floor commercial uses at a density that facilitates meaningful reinvestment.
- **Action 1.2:** Identify opportunities for public private partnerships that can help finance and develop mixed-use buildings, incentivizing developers to invest in Hobart's core.
- **Action 1.3:** Review off-street parking regulations to ensure they are consistent with best practices and do not create an obstacle to redevelopment in the Downtown.

**STRATEGY 2:** Identify opportunities for higher density and multifamily residential development that will support Hobart's downtown commercial core.

- **Action 2.1:** Amend the zoning map to be consistent with the future land use map for multifamily development in the future.
- **Action 2.2:** Evaluate properties in Downtown and around the periphery of Downtown to determine whether land can be assembled to facilitate new multifamily development.
- + **Action 2.3:** Engage property owners to encourage reinvestment and ongoing maintenance in existing multifamily dwelling units in and around the Downtown.
- **Action 2.4:** Facilitate partnerships between property owners to encourage assembling properties and creating larger downtown development opportunities

**STRATEGY 3:** Revisit under-utilized residential properties close to Downtown to determine feasibility for land assembly and redevelopment.

● **Action 3.1:** Review zoning regulations to ensure that future developments are consistent with the vision set forth by the Future Land Use Strategy, are allowed.

+ **Action 3.2:** Engage property owners of these properties to clarify ownership status and educate about opportunities for preservation and redevelopment.

Mixed use residential and commercial property, Main Street



THEME 1   STRATEGIES & PARTNERS	
<b>Goal 1: Wide Range of Housing</b>	
HIGH	<p><b>STRATEGY 1:</b> Amend the zoning ordinance to encourage a broader range of housing types.</p> <p><b>Partners:</b> City of Hobart, Plan Commission, Consultants</p>
MEDIUM	<p><b>STRATEGY 2:</b> Foster the development of single-family homes in Hobart that respond to the needs of the community.</p> <p><b>Partners:</b> City of Hobart, Developers / Homebuilders, Lake County Housing Authority, Indiana Housing &amp; Community Development Authority (IHCDA)</p>
HIGH	<p><b>STRATEGY 3:</b> Preserve and maintain Hobart’s current housing stock.</p> <p><b>Partners:</b> City of Hobart, Historic Preservation Commission, Redevelopment Commission</p>
<b>Goal 2: Authentic &amp; Vibrant Neighborhoods</b>	
HIGH	<p><b>STRATEGY 1:</b> Enhance the quality and livability of Hobart’s single-family residential neighborhoods.</p> <p><b>Partners:</b> City of Hobart, Community Groups &amp; Associations</p>
MEDIUM	<p><b>STRATEGY 2:</b> Foster a sense of place and identity for neighborhoods in Hobart.</p> <p><b>Partners:</b> City of Hobart, Plan Commission, Consultants</p>

### Goal 3: Viable Development

HIGH

**STRATEGY 1:** Address key amendments to Hobart’s Zoning Code related to development and land use regulations.

**Partners:** City of Hobart, Plan Commission, Consultants

HIGH

**STRATEGY 2:** Address key amendments to Hobart’s Subdivision Regulations to improve future development and neighborhood mobility.

**Partners:** City of Hobart, Plan Commission, Consultants

MEDIUM

**STRATEGY 3:** Ensure multi-family development, including townhomes and rowhomes, is designed to reflect area context.

**Partners:** City of Hobart

### Goal 4: Housing at the Core

HIGH

**STRATEGY 1:** Encourage mixed-use development in Hobart’s downtown core.

**Partners:** City of Hobart, Plan Commission, Redevelopment Commission, Consultants

MEDIUM

**STRATEGY 2:** Identify opportunities for higher density and multifamily residential development that will support Hobart’s downtown commercial core.

**Partners:** City of Hobart, Plan Commission, Redevelopment Commission, Consultants

MEDIUM

**STRATEGY 3:** Revisit under-utilized residential properties close to Downtown to determine feasibility for land assembly and redevelopment.

**Partners:** City of Hobart, Plan Commission, Redevelopment Commission, Consultants