

Neighborhoods & Housing

VISION

Goshen is committed to vibrant, diverse and engaged neighborhoods where residents work together on common interests and concerns. The City will enhance residents’ sense of place, empowering them to take an active role in their community. Goshen will have a wide range of affordable and quality housing options available for all residents—single and multi-family, owner and rental occupied housing and housing for persons with special needs.

GOALS & OBJECTIVES

N-1: Revitalize, sustain and enhance urban core neighborhoods

Goshen’s urban core neighborhoods are vital to the overall health of the community. These areas are distinctive due to their historic character, compact land use patterns and proximity to the downtown. Urban core neighborhoods are increasingly important in retaining and attracting residents who are looking for urban lifestyles offering walkability, art, culture and entertainment.

1. Support organizations that promote homeownership
2. Provide incentives to encourage infill development
3. Rehabilitate homes through the City’s owner occupied rehabilitation program
4. Encourage businesses, schools and churches to invest in neighborhoods
5. Use existing code enforcement program to reduce blight
6. Empower neighborhood associations to identify and help resolve code violations
7. Address vacant and blighted properties
8. Identify and prioritize neighborhood needs to target City resources effectively
9. Reduce the number of single-family homes that have been converted to multi-family housing
10. Protect existing historic areas and identify additional areas with historical and/or architectural significance



Photo by: Danny Graber

N-2: Provide opportunities for neighborhood engagement and involvement

Goshen’s residents place a high value on engagement and involvement in civic decision-making and community affairs. Opportunities for engagement and involvement at the neighborhood level are accomplished, in part, through Goshen’s neighborhood associations. The City will partner with nonprofit organizations, businesses, community leaders, residents and neighborhood associations to provide opportunities for engagement and involvement.

1. Support the development of neighborhood associations
2. Help facilitate the formation of neighborhood associations through partnerships with LaCasa and neighborhood representatives
3. Partner with neighborhood associations to communicate City information, announcements and events to residents

Historic Southside Neighborhood Association

In 2002, the Historic Southside Neighborhood Association was formed after the City encouraged the formation of distinct neighborhoods within the City borders. With the assistance of LaCasa's Neighborhood Outreach Program, a Board of Directors, regular meetings and special events were developed.

The City assigned a police liaison, which has been a great source of information and given the neighborhood association an improved sense of security.

Our email database now includes over 250 names and 180 Facebook friends. These communication venues allow us to send news releases on very short notice to our membership.

We also publish a newsletter three times a year to announce major events. Block captains deliver our newsletters and keep in touch with our neighbors.

Our yearly picnic, chili dinner, yard sale and twice a year clean-up are publicized via all forms of communication. We reach out to talented neighbors to provide entertainment for our events. Volunteers also tend our lovely garden at the corner of Main Street and Plymouth Avenue. By getting people involved, we help all to take pride in our homes, neighborhood and city.

-Terri Wentz, President

4. Encourage neighborhood association participation in civic decision-making
5. Encourage neighborhood association events and service projects



Photo by: Rieth Park Neighborhood Association

N-3: Enhance neighborhood sense of place

Place is more than a location on a map. Goshen's neighborhoods contribute to the community's character and quality of life. Goshen's neighborhoods are defined by their particular characteristics—architectural, natural and cultural—that create a unique neighborhood identity. Goshen will work to enhance sense of place in individual neighborhoods by supporting their unique characteristics.

1. Promote residential and infill development that is cohesive with existing neighborhood characteristics and design
2. Use street and architectural design to enhance neighborhood sense of place (e.g., streetscaping design elements and traffic calming strategies)
3. Develop, adopt and implement design guidelines for targeted areas
4. Promote and encourage neighborhood art and expression and special events
5. Use traffic calming strategies to reduce speed in neighborhoods when needed
6. Encourage neighborhood-based planning

N-4: Enhance the experience of diversity in neighborhoods

Goshen is a culturally diverse community in terms of race, ethnicity, nationality or ancestry, religion, age, physical abilities, family status and income. In the context of such diversity, positive community relations will be fostered within and across the diverse environments of the Goshen community.

1. Support existing neighborhood association activities, events and programs, and develop new programs that involve intercultural engagement and that foster positive community relations
2. Encourage the use and development of multi-lingual relevant resources, events, activities and communications



Photo by: Branden Beachy

3. Provide information to neighborhood associations about the resources available to address instances of neighbor to neighbor conflict and the process to report cases of alleged discrimination
4. Support neighborhood improvement efforts that require intentional community engagement (e.g., public arts, neighborhood gardens, clean-up efforts, neighborhood boards and other initiatives)
5. Provide opportunities for neighborhood associations to connect with community-wide initiatives
5. Explore the possibility of a city orchard and planting of fruit trees
6. Work collaboratively with neighboring jurisdictions to conserve agricultural land
7. Encourage businesses, programs and uses that support local food production

N-5: Support the development of local food systems

Locally grown foods are produced in close proximity to consumers in both geographic distance and supply chain. Though there is no standard definition of a local geographic range, this can encompass sources from backyards and community gardens to farms within the region or state. The development of local food systems provides positive social, environmental and economic impacts for the community.

1. Promote community gardens
2. Encourage neighborhood associations to develop community gardens
3. Raise awareness of Purdue Extension resources, county and state initiatives and other organizations that support local food systems
4. Encourage the integration of edible landscaping

N-6: Encourage compact and connected residential development

Goshen will encourage new and infill residential development that uses land efficiently. The City will work to improve connectivity in existing neighborhoods and newly-developed neighborhoods.

1. Promote and encourage resident and business participation in the City's sidewalk program
2. Promote mixed-use residential and commercial development
3. Combine development decisions with planning strategies for transportation, community services and utility capacity
4. Promote infill residential development when feasible
5. Identify strategies to encourage increased density in select districts
6. Identify opportunities for connections and expansion in residential neighborhoods of the Maple City Greenway trail network
7. Plan development that improves safety, promotes active lifestyles and enhances quality of life

N-7: Expand housing options and opportunities

A stable mix of housing types that provide options for all residents is necessary for the vitality of the community. A healthy mix of housing options, including market rate and affordable, owner and rental occupied, single-family, two-family and multi-family, housing for seniors and persons with special needs, ensures housing opportunities for all members of the community.

1. Increase the supply of affordable rental housing
2. Ensure that there is a sufficient supply of quality, multi-family housing units to meet existing and future needs of the community
3. Incorporate social and community services with special needs housing
4. Provide housing for persons with special needs
5. Support educational programs for homeownership
6. Support existing agency efforts and partnerships to acquire and rehabilitate rental and owner-occupied housing
7. Regularly conduct a county-wide housing needs assessment to identify, evaluate and address housing needs in the community
8. Encourage residential development that includes a mix of income levels

N-8: Improve the quality of rental housing

In recent years, the percentage of rental-occupied housing units in Goshen has grown, exceeding the national and state averages. As the demand for rental housing continues to rise, Goshen should work to provide an adequate supply of safe and desirable rental housing.

1. Enforce the Neighborhood Preservation Ordinance
2. Use the existing Code Enforcement program to reduce blight

3. Actively communicate with rental property owners to ensure that property standards are clearly understood and enforced
4. Encourage neighborhood associations to involve renters
5. Maintain the existing rental registration and inspection program



Photo by: Branden Beachy

N-9: Promote green building and site design in new and existing residential development

The built environment impacts the natural environment, human health and the economy. Promoting green building and site design maximizes economic and environmental performance, by enhancing and protecting biodiversity and ecosystems, reducing operating costs and improving productivity of resources. Green buildings are characterized by design features that minimize the environmental impacts of a building over the course of its lifespan. The goals of green building design are energy resource efficiency, waste reduction, pollution prevention and occupant health.

1. Implement the landscaping requirements in new and redeveloped residential projects



2. Promote the use of energy conservation strategies in new and renovated buildings through education and incentives
3. Encourage residents and neighborhoods to use resources available through the City's urban forestry program
4. Incorporate transportation options—pedestrian, bicycle, public transit—into new development
5. Discourage development in hazard zones and environmentally sensitive areas



Photos (top to bottom) by:
Danny Graber,
Chamberlain Neighborhood Association,
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