



WELCOME!



HISTORICAL  
DOWNTOWN  
KOKOMO



2017 KOKOMO COMPREHENSIVE PLAN

# KEEP KOKOMO CURRENT

*Shifting the Perception*

205

20

Kokomo



# ACKNOWLEDGMENTS

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The Kokomo Comprehensive Plan is the result of the hard work and contributions from many people. A special thanks to the community members who contributed their great input, feedback, and ideas throughout this process.

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# PART ONE

## PLAN OVERVIEW





# PLAN OVERVIEW



## What is a Comprehensive Plan?

It is a strategic guide containing policy statements for effective decision making in both private development projects and community expenditures for the public good. A comprehensive plan is an adopted, legislative document containing official policy statements for effective decision making in both private development projects and community expenditures for the public good. The purpose of the plan is to guide the community through the realization of their vision. A comprehensive plan is the vehicle with which a community's decision makers are able to control the quality, quantity, and location of their growth. It provides both a snapshot of the current point in time and a vision for the future, guiding long-term investment, growth, and development.

A comprehensive plan assists policy, land use, and infrastructure decisions, and helps gather input from a variety of sources to build consensus around the plan. In its most effective form, it is a living document that will be updated as change occurs among land use, transportation, infrastructure, resources, demographics, and priorities within the community.

Communities may adopt comprehensive plans as described by Indiana Code “for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development.” Indiana Code 36-7-4-500 series sets forth the standards for developing and evaluating a comprehensive plan. Required elements include the following:

- A statement of objectives for the future development of the jurisdiction.
- A statement of policy for the land use development of the jurisdiction.
- A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

A comprehensive plan is not a rezoning document, and the zoning classifications within the city do not change because of the recommendations set forth. Any future zoning changes within the City, whether initiated by Kokomo, or by a private land owner, must follow standard Indiana law and the County or local entity process for zoning and ordinance changes. It is not the only piece of the decision-making process and is not the solution for all the community's challenges. Recommendations within the comprehensive plan may require further, in-depth studies in order to provide the best possible solutions to certain issues.



## Purpose of a Comprehensive Plan

The Kokomo Comprehensive Plan is a long-term strategic guide to help the community manage and facilitate stable and desired economic growth to achieve the desired community goals as described in this document. The plan is designed to showcase the existing conditions of the community, determine the desired future goals and objectives, and illustrate appropriate strategies to help achieve the overall vision. In addition to guiding local government officials, the plan also serves to guide other non-government community organizations, leaders, and all citizens in designing the future of their community. The plan is intended to be a living document that is utilized by public and private entities as they make decisions about the future. To remain applicable and effective, the plan document should be re-evaluated, updated, and adjusted annually or as major changes occur in the economy, demographics, land use, infrastructure, or major developments. As growth or changes occur, this plan will provide a framework to further the welfare of the people of Kokomo and Howard County by creating convenient, equitable, healthful, efficient, and attractive environments for present and future generations to Keep Kokomo Current.

## So, Why Create a Comprehensive Plan?

This comprehensive plan is necessary for the community to establish a clear vision, provide a set of strategies to help manage and facilitate stable and desired economic growth to realize that vision, and prepare for the future in the best possible manner.

## The Planning Process

The process to develop the Kokomo Comprehensive Plan began with in-depth research to understand the current state of the city, including land use, transportation, demographics, the economy, and the environment to make an educated projection as to what the future holds. By understanding the starting point and the current strengths, weaknesses, and a vision, the community can then start to organize goals and strategies to achieve the vision. The process engaged local residents and businesses as part of the visioning process; without their input, the vision for the future of Kokomo would be unclear and potentially misguided. Bringing all these individuals together had benefits beyond the creation of this planning document. It engaged various groups to communicate and find they have similar missions and should work together more often. Engaging these various groups allows the plan to be relevant and meaningful to many people. It also creates some accountability between the general community and the leadership. Additional information regarding the planning process is in Part Three of this document.

# The Plan Organization

## **PART ONE: PLAN OVERVIEW**

### **WHAT IS A COMPREHENSIVE PLAN, PURPOSE OF A COMPREHENSIVE PLAN, THE PLANNING PROCESS, THE PLAN ORGANIZATION**

Part One serves as the introduction to the Kokomo Comprehensive Plan. This section identifies the purpose of comprehensive planning, the planning process that was used in order to create the plan, and the plan's organization.

## **PART TWO: COMMUNITY PROFILE**

### **INTRODUCTION, HISTORY, PREVIOUS PLAN/COMMUNITY EFFORTS, DEMOGRAPHICS OVERVIEW, EXISTING CONDITIONS AND ANALYSIS**

Part Two identifies the characteristics of the community. This section will explain the history and past planning efforts that have led to this document. It will also explain the current demographic environment and the existing conditions of many aspects of the community.

## **PART THREE: THE PLANNING PROCESS**

### **THE PLANNING PROCESS, STEERING COMMITTEE, PUBLIC INPUT**

Part Three will describe the planning process in more detail. This section will recognize the people that made this project possible and explain the data that was gathered from the community. Many ideas and recommendations within this plan are a direct result of the public input provided by Kokomo residents.

## **PART FOUR: VISION AND GOALS**

### **THE KOKOMO VISION, KEY ISSUES, GOALS**

Part Four identifies the key issues and objectives that the Kokomo Comprehensive Plan seeks to solve. This section will identify the overall community vision, the common key issues heard throughout the process, and the goal statements that the community must strive to achieve.

## **PART FIVE: RECOMMENDATIONS**

LAND USE, GROWTH AND DEVELOPMENT, DOWNTOWN, ENVIRONMENT, PARKS AND RECREATION, TRANSPORTATION AND CIRCULATION, UTILITY INFRASTRUCTURE, COMMUNITY SERVICES, ECONOMIC AND WORKFORCE DEVELOPMENT, COMMUNITY IDENTITY, TOURISM AND EVENTS, PLAN IMPLEMENTATION

Part Five of the Kokomo Comprehensive Plan is a long-term strategic guide to help the community achieve its desired goals. The recommendations and strategies listed within this section will serve as a toolbox for future policies and decisions made in Kokomo.

## **PART SIX: APPENDIX**

DATA REPORTS, ENVIRONMENTAL REPORTS, OTHER PLANS, MEETING MATERIALS AND DATA, LARGE MAPS

Part Seven of the Plan will include all additional reports, plans, data, materials, and maps not included as part of the body of the plan.





# PART TWO

## COMMUNITY PROFILE







# COMMUNITY PROFILE



## Introduction

Kokomo is diverse and complex, and to fully understand the ‘City of Firsts,’ it is important to gain a clear idea of the current conditions. While many focus on the accomplishments of Kokomo, including the first successful trial run of the “horseless carriage,” the first pneumatic rubber tire, the first push-button car radio, the first canned tomato juice, as well as being the home of the likes of Norman Bridwell, Steve Butler, Elwood Haynes, and Ryan White, it is also important to look at other accomplishments of Kokomo. Understanding the demographic trends, physical conditions, and the characteristics of Kokomo can reveal trends that can assist Kokomo recognize the city’s strengths and weaknesses and anticipate the future for continued positive growth. The following section targets important existing condition data which can inform and provide the basis for prospect plans and policies which will govern the evolution of the city.

Howard County, which Kokomo is located in, is just north of the center of the state of Indiana, between Indiana highways 29 to the west and Indiana 13 on the east. US 31 splits the county relatively in half. Larger towns in Howard County include Russiaville in the southwestern part of the county, and Greentown to the middle east. Kokomo, the only city in the county, is the county seat of Howard County and is centrally located. It is roughly 58 miles from downtown Indianapolis to downtown Kokomo, and it is just west of the new US 31 bypass. The city is governed by a mayor, who is elected by citywide vote, and a city council. The council is known as the Common Council and has nine members, six who are elected from districts and three who are elected at large. The city provides all of the amenities of a 21st century city, including an airport, colleges and universities, museums, an extensive park system which includes a reservoir for water activities, and a proud history full of noteworthy accomplishments.

## History

Howard County, one of the last two counties to be created in Indiana, was originally called Richardville County, named after Jean Baptiste Richardville in 1844. Jean Baptiste was also known as Pinšiwá, his Miami name meaning “Wildcat” and was the last great civil chief of the Miami people. (Consequently, Wildcat Creek in Kokomo today is named after him.) Due to the fact that the county name was difficult to pronounce as well as write, it was changed in 1846 to Howard County after Tilghman Ashurst Howard, a lawyer who served the area as a U.S. Representative, who reportedly never set foot in the county. Despite this, the county grew into a thriving community.

Kokomo was founded before the area was designated a county by David Foster in 1842. At what is now the intersection of Superior and Main Streets, Foster settled 40 acres of land near the rapids of Wildcat Creek. This land was named after “Chief Kokomo”, a legend of a man who was part of the Miami Native American tribe. The city grew, and received an especially large boost after the railroads connected the city to Indianapolis and other major trading cities during the natural gas boom of Northern Indiana. Kokomo contributed to many sectors of the automotive industry, and gained the nickname the “City of Firsts” due to the innovations that originated in Kokomo. Today the city is 36 square miles of the 294 square miles of Howard County. As the county seat, Kokomo is the thirteenth largest city in Indiana.



## Past Plans and Community Efforts

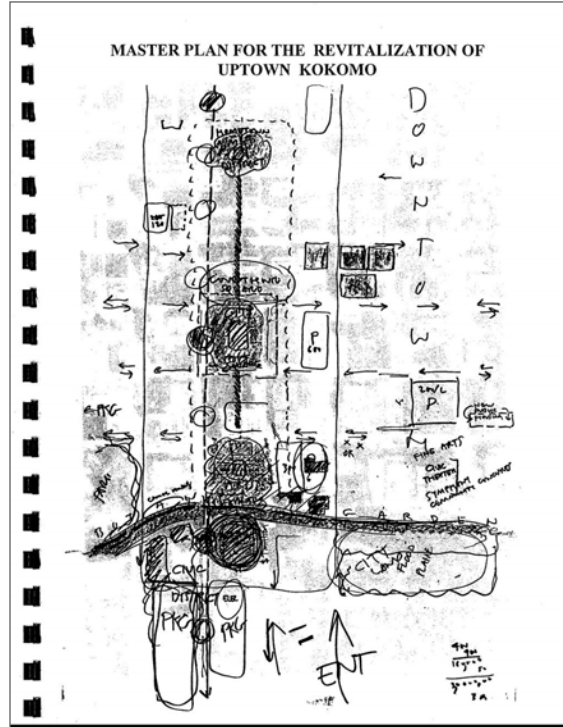
The planning process starts with understanding the past projects and plans that have been created. This is a great way to understand the achievements and initiatives of the community. Every plan has its own unique recommendations and goals. In order to create a comprehensive plan for the City of Kokomo, it is important to individually understand the past plans and make sure they are taken into consideration when creating a new unified community plan. Some of the past plans explored throughout this planning process include:

### *Master Plan for the Revitalization of Uptown Kokomo (1997)*

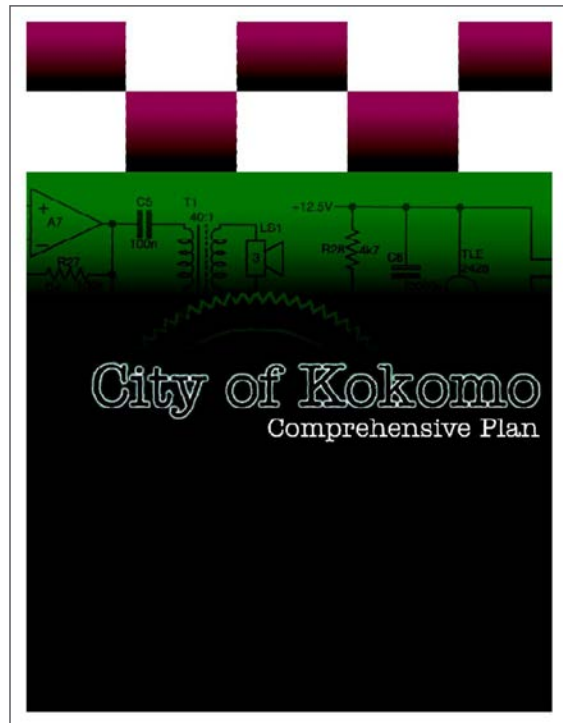
- Summarizes the existing physical conditions and provides site analysis
- Highlights opportunities and provides recommendations for infrastructure and design improvements
- Summarizes Kokomo's current economic status and defines the leadership structure
- Provides realistic implementation strategies for infrastructure and economic improvements
- Organizes future development both physically and economically for efficient implementation that takes into account history, present-day needs, and future potential

### *City of Kokomo Comprehensive Plan (2001)*

- Identifies goals for growth that were established out of public and community input
- Provides clear objectives from the community-sourced goals
- Recommends strategies that could be implemented to achieve the goals



Revitalization of Uptown Kokomo Master Plan



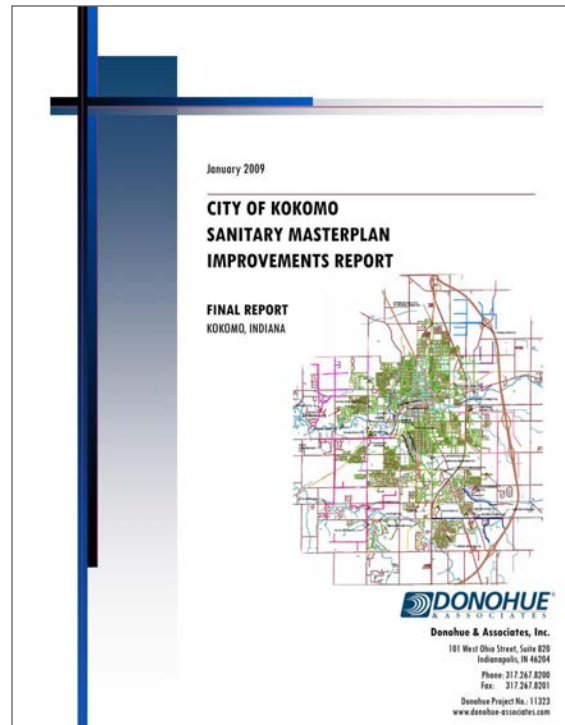
City of Kokomo Comprehensive Plan 2001

*Kokomo Sanitary Master Plan (2009)*

- Evaluates the current sanitation system and recommends improvements
- Provides preliminary estimated construction and administration costs
- Creates a priority ranking for each sewer basin within the service area

*Architectural Control Overlay District Design Guidelines (2010)*

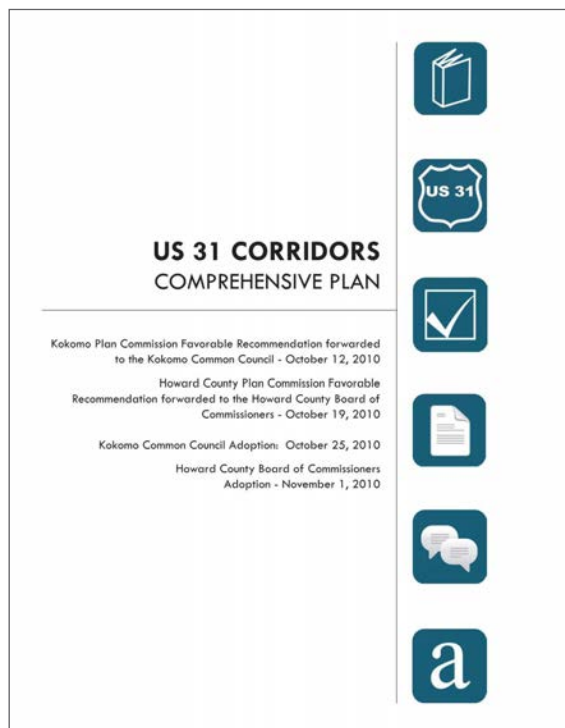
- Establishes design standards for Courthouse Square area, Downtown Perimeter area, and Lake Erie & Western Depot area within the Central Business District
- Requires the application of design guidelines for any alteration for existing structures and new construction of buildings and structures within the districts



Kokomo Sanitary Master Plan 2009

*31 Corridors Comprehensive Plan (2010)*

- Identifies strategies to maintain and enhance access, mobility, safety, economic development, potential redevelopment strategies, and environmental quality
- Establishes redevelopment areas along the existing US 31 corridor
- Changes roadway classifications in the thoroughfare plan based on changes in transportation loads



US 31 Corridors Comprehensive Plan 2010



*SR 931 OL & US 31 OL District 99, 101 (2012)*

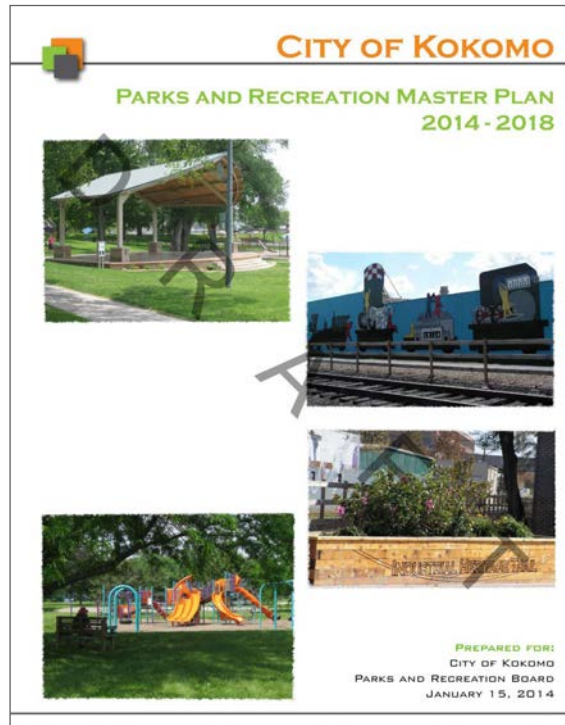
- Establishes a clear development and redevelopment standard which facilitates new development and redevelopment opportunities along the SR 931 corridor
- Creates design strategies, and procedures to enhance the character and the function of the corridor
- Provides an urbanized development along the SR 931 corridor with mixed uses and lively activities such as residential, office, commercial, entertainment, and a gateway industrial development pattern along US 31

*City of Kokomo Parks and Recreation Master Plan (2014-2018)*

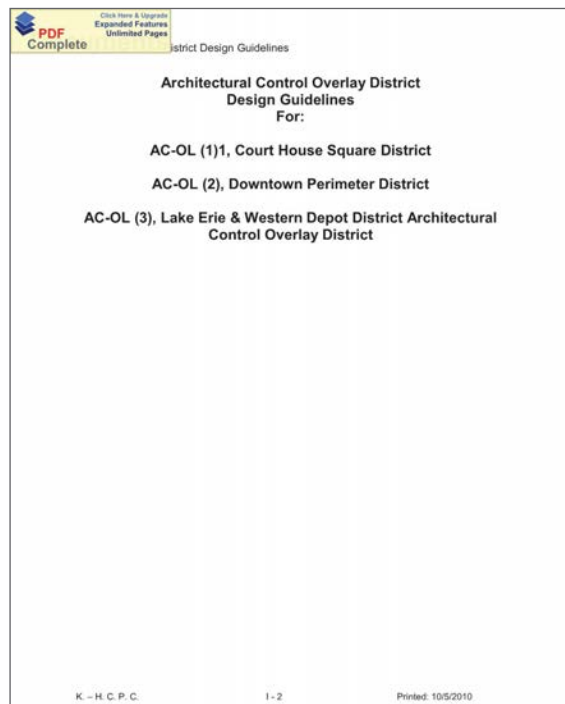
- Establishes a report for each property maintained by the Parks and Recreation department
- Defines 7 goals for the Parks and Recreation to provide a framework for improvements over 5 years through 2018
- Established priority actions for improvements at specific parks and facilities

*T.I.F. Southeast Allocation Areas Map*

- Creates the area of tax increment financing in the southeast area of the city of Kokomo, mostly along East Boulevard Street. This area includes the General Motors Plant and the Chrysler Transmission Plant, as well as Kokomo Town Center and Boulevard Crossing shopping centers.



City of Kokomo Parks and Recreation Master Plan



Architectural Control Overlay District Design Guidelines



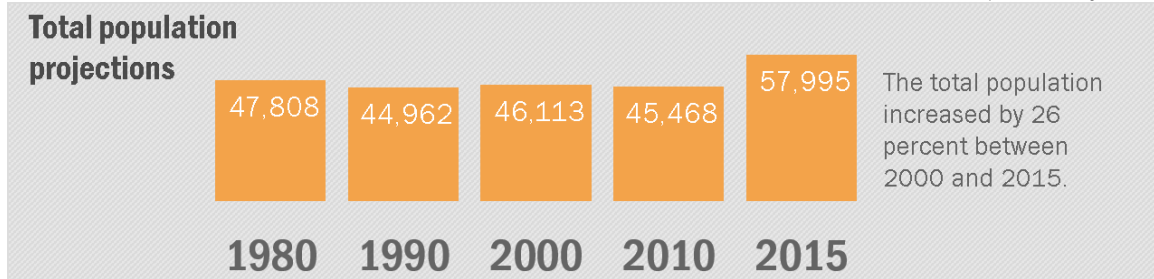
# Demographics Overview

## POPULATION CHANGE

From the population data starting in 1980, there has been a fluctuation of Kokomo's population. It dipped in the 90s; however, our population has been on a steady increase since. In fact, the total population of the city increased by 26 percent between 2000 and 2015. At the census count in 2015, the population was just shy of 58,000, which is the highest the city's population has been in 55 years. A large portion of the population gain is a result of individuals moving in from other locations within the state, different states, and abroad. However, parts are attributed to the annexations through the decades since 1980. This growth trend is much more exaggerated than that of Howard County. The county as a whole saw a decrease in population by 2 percent between 2000 and 2014, mostly due to individuals moving outside of the county.

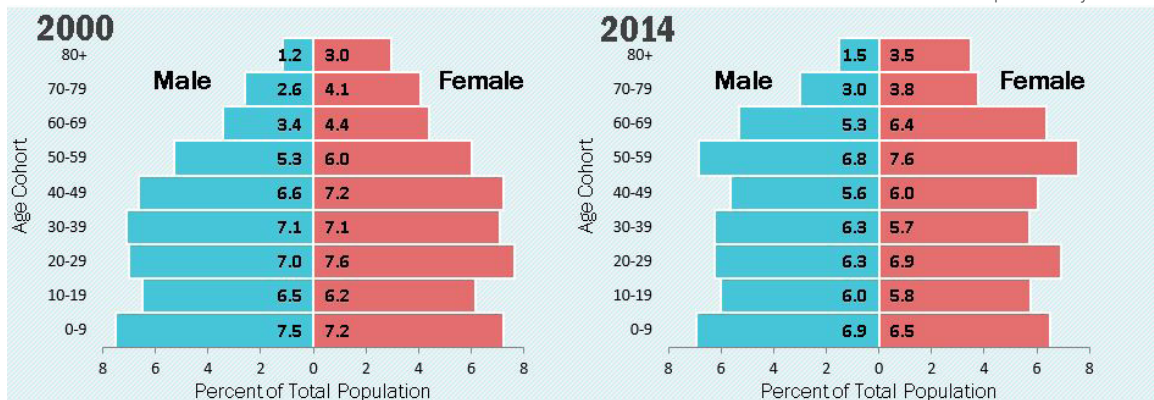
Similar to trends in the rest of the Midwest, much of Kokomo's population is aging in place. As the baby boomer population grows closer to or meets the retirement age, the prime workforce age pool (20-49 years old,) continues to shrink. While the disproportionate amount of the workforce age pool decreases in the wake of this phenomenon, it is also important to consider the incoming age groups that will be replacing those who are lost. The percent of individuals under 20 years old also, though slightly, decreased between 2000 and 2014. This trend is mirrored in the county data with a 2.8 percent decrease in the under 20 category.

Total Population Projections



Purdue Center for Regional Development. Data Snapshot. 2016

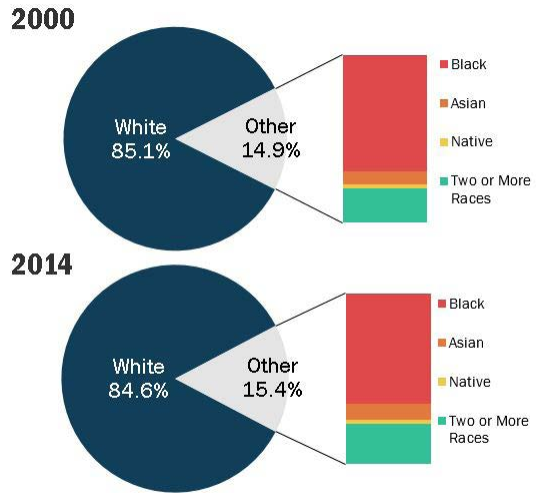
Percent of Total Population by Gender



Purdue Center for Regional Development. Data Snapshot. 2016

The city of Kokomo, similar to that of the whole of Howard County, has experienced a marginal increase in diversity. Howard County experienced approximately 2 percent growth of individuals who identify as a race other than white, whereas the city of Kokomo only increased by a half of a percent. The state average of 6 percent of the population identifying as Hispanic, (individuals whose ancestry are from Mexico, Puerto Rico, Cuba, Spain, the Dominican Republic, or any other Spanish-speaking Central or South American country,) is still much higher than that of the 3.5 percent found in Kokomo. However, the Hispanic population shows a steady growth pattern, increasing by 68 percent from 2000 to 2014.

Percent of Population by Race

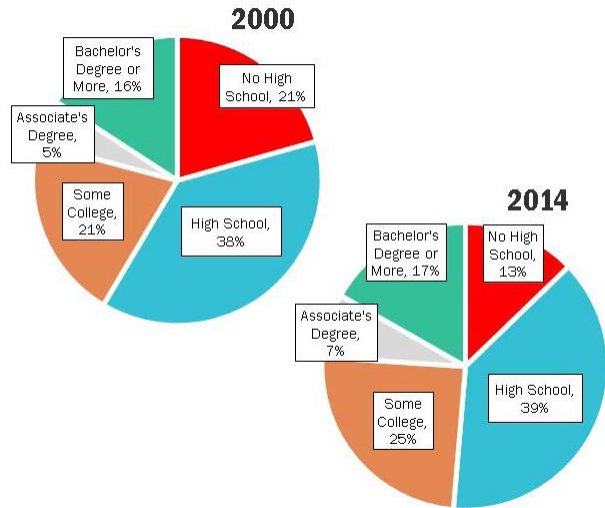


Purdue Center for Regional Development. *Data Snapshot*. 2016

## EDUCATION

The education level of the Kokomo population shows great improvement. Eighty-seven percent of the population who is 25 years or older have attained a high school level degree or more. This is an increase of 8 percent from the year 2000 to 2014. This improvement was reflected throughout the county. One of 4 adults in Kokomo have an associates, bachelor's, or higher degrees, yet the city's population is still about 8 percent below the state average. According to these estimates, 2 out of 4 adults in the city have a high school degree or a minor form of education.

Population Education Level



Purdue Center for Regional Development. *Data Snapshot*. 2016

# Existing Conditions and Analysis

## ECONOMY

### EMPLOYMENT, INDUSTRY, AND OCCUPATION

The largest portion of the establishments in the city of Kokomo are Stage 0-2 companies; however, the city is home to several major Stage 4 companies which employ thousands of citizens of not only the City but throughout Howard County and neighboring counties. The top 5 industries in the city employ 77 percent of the population, with manufacturing being the largest employer. The other 4 industries, Educational, (including health and social services,) Arts and Entertainment (including recreation, accommodation, and food services,) Retail trade, and Professional (including scientific, management, administrative, and waste management services) respectively, showed growth in jobs in the period between 2000 and 2014. The only establishments which lost jobs was manufacturing.

Most likely a result of the housing market crash and the Great Recession (from 2007-2009,) the Midwest saw a trend of manufacturing reducing jobs. Kokomo was not spared from this course, and the evidence is with the loss of more than 1,000 jobs in middle skill and moderate paying manufacturing jobs alone. Following this trend, there was a loss of 600 jobs in higher paying computer, engineering, and science occupations as well, losing the city median earning jobs which ranged from \$38,000 to \$72,000.

Despite the losses, there were significant gains in the other groups. Agriculture, forestry, fishing, hunting, and mining gained at 163 percent, and Arts and Entertainment gained at 80 percent. These jobs though pay less than \$10,000 and \$33,000 respectively, which reflect in the incomes of the City of Kokomo.

Types of Businesses

An establishment is a physical business location. Branches, standalones and headquarters are all considered types of establishments.



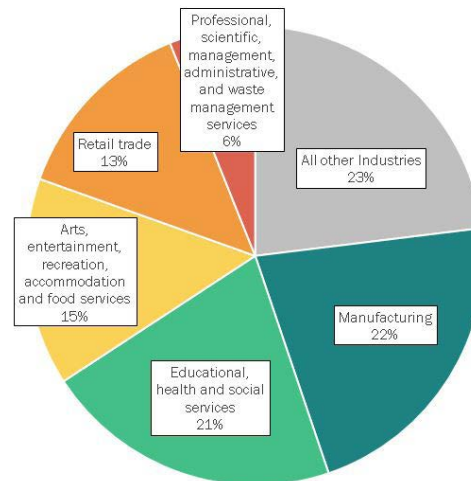
### Definition of Company Stages

- 0** Self-employed
- 1** 2-9 employees
- 2** 10-99 employees
- 3** 100-499 employees
- 4** 500+ employees

Stage	Establishments	Proportion
Stage 0 & 1	2,721	78.9%
Stage 2	671	19.5%
Stage 3	51	1.5%
Stage 4	6	0.2%
<b>Total</b>	<b>3,449</b>	<b>100.0%</b>

Purdue Center for Regional Development. Data Snapshot. 2016

Industry Percentages



Purdue Center for Regional Development. Data Snapshot. 2016

## INCOME AND POVERTY

This loss of high paying jobs in manufacturing, engineering, and science jobs contributed considerably to the decline of the median household income. The median income in the City of Kokomo dropped by \$15,832 between 2000 where the earnings were \$51,522 to 2014 where it was recorded at \$35,690, (in real dollars, adjusted for inflation.) The total population in poverty reflected the same increase, swelling from 13 percent to over 21 percent from 2000 to 2014. In the year 2014, 1 in 5 adults was in poverty, and the rate for minors was even higher, increasing by 14 percent to close to 33 percent. These numbers however, reflect the Great Recession in part, and have shown a gradual decrease since 2014.

Percent of Population in Poverty

	2000	2010	2014
Total Population in Poverty	13%	21.8%*	21.1%
Minors (up to age 17) in Poverty	18.5%	36.9%*	32.5%
Real Median Household Income (2014)*	\$51,522	\$37,902	\$35,690

\*Real median household income is the middle income value in the city. Half of the city's households fall above this line and half below.

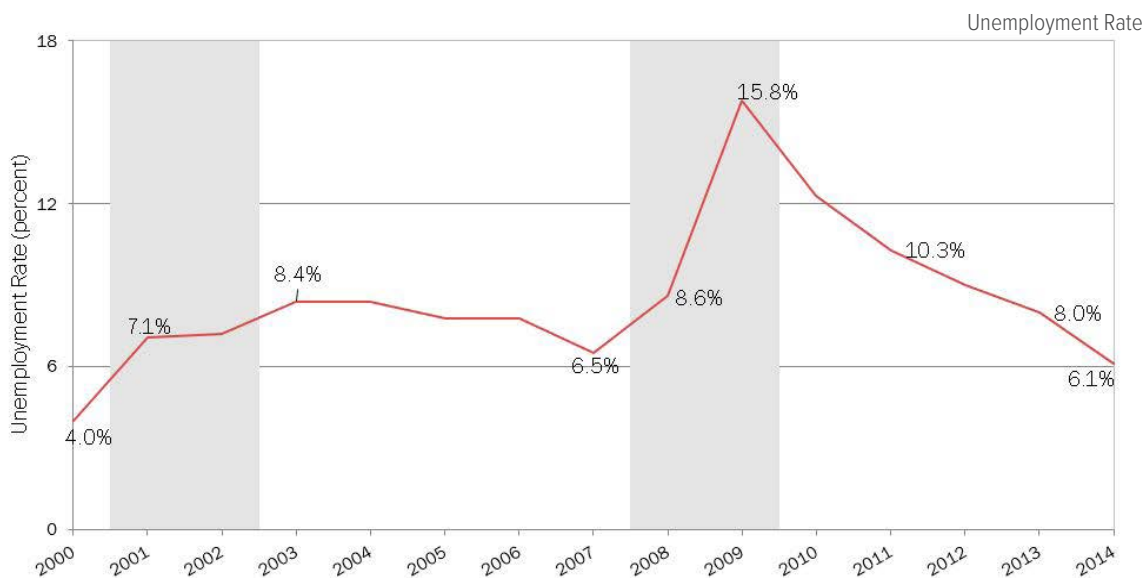
Purdue Center for Regional Development. *Data Snapshot*. 2016

## LABOR MARKET

### UNEMPLOYMENT

The number of citizens of the City of Kokomo that are in the labor force increased between 2000 and 2014. Part of this growth can be attributed to the population surge, even though the unemployment rate increased during the same time. The Great Recession can be to blame for the fluctuation in this rate.

Before the Recession, the rate was low, coming in at only 4 percent. By 2009 when the Recession was slowly ending, the rate hit a staggering 15.8 percent. Recovery was evident by 2014 when the rate relaxed considerably to 6.1 percent. While the unemployment rate is still higher than Indiana's average rate by 0.2 percent, Kokomo's rate is in line with the rest of the United States.



Purdue Center for Regional Development. *Data Snapshot*. 2016



### WORKFORCE IN AND OUTFLOW

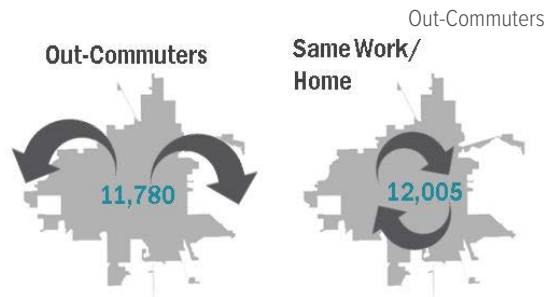
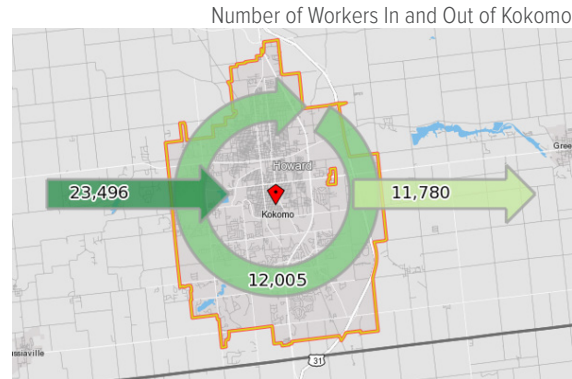
For every 100 employed residents of Kokomo, the city has 149 jobs. This is a result of more workers traveling into the city than those who travel outside of the city for work. The census lists 35,501 workers who are employed in the city, 23,496 which live elsewhere. Those who live within the city and work elsewhere are listed at 11,780, providing a positive workforce inflow with a gain of 11,716 workers.

### COMMUTE SHED

When looking specifically at the amount of workers who live and work within the city, compared to those who live in the city and work elsewhere, it is about a 50-50 divide. The majority of workers who commute do so to Marion County, and Hamilton County. The third largest is Allen County. These counties reflect the majority of the metro areas for capital city Indianapolis and the major city of Fort Wayne. While both the population and jobs of Kokomo has increased, the unemployment rate has as well.

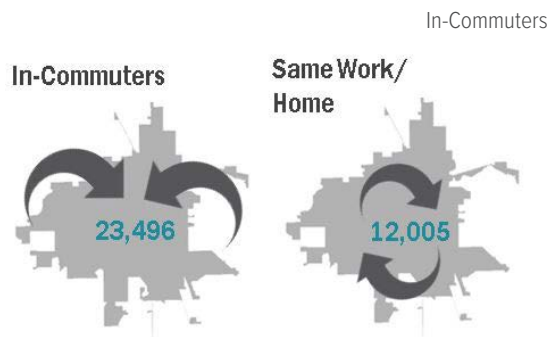
### LABOR SHED

The commuting patterns of Kokomo may show that not all the residents are finding careers within the city limits. Especially since 66 percent of the jobs are filled by those outside the city's boundaries. The majority of these individuals come from the rest of Howard County (75 percent represented) while the neighboring counties of Miami, Hamilton, Marion and Cass make up 15 percent. The remaining 10 percent is split between those who commute from Grant, Allen, Wabash and Delaware counties and those who come from Carroll, Lake, and St. Joseph. Combined that is a total of 16 counties that provide up to 85 percent of the labor shed of the City of Kokomo.



	Commuters	Proportion
City of Kokomo	12,005	50.5%
Howard County, IN *	731	3.1%
Marion County, IN	2,750	11.6%
Hamilton County, IN	1,202	5.1%
Allen County, IN	530	2.2%
Miami County, IN	483	2.0%

Purdue Center for Regional Development. Data Snapshot. 2016

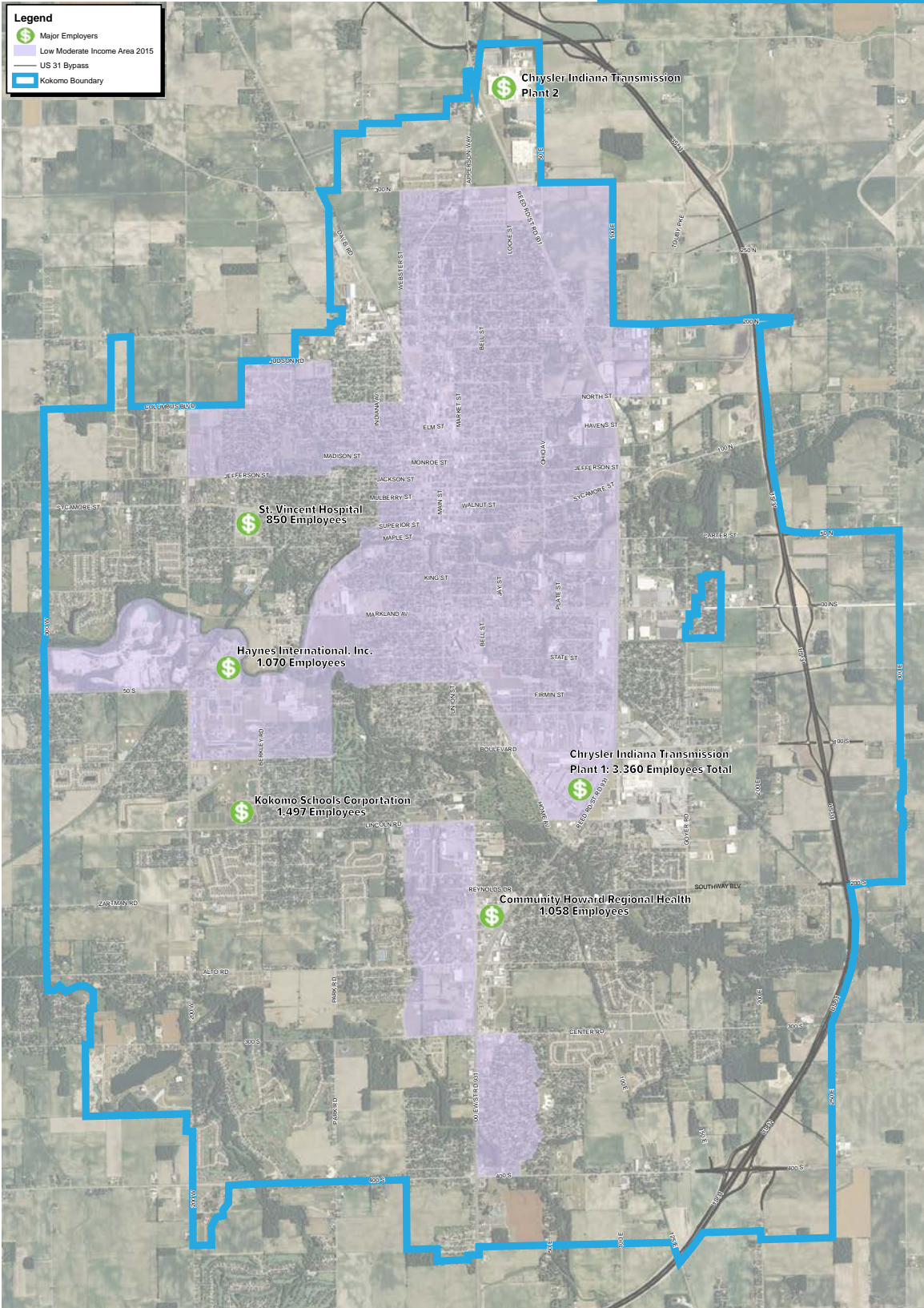


	Commuters	Proportion
City of Kokomo	12,005	33.8%
Howard County, IN*	4,930	13.9%
Miami County, IN	2,085	5.9%
Hamilton County, IN	1,907	5.4%
Marion County, IN	1,485	4.2%
Cass County, IN	1,342	3.8%

Purdue Center for Regional Development. Data Snapshot. 2016



# MAJOR EMPLOYERS



## HOUSING

### HOUSING AND HOUSEHOLDS

The number of housing units in the City of Kokomo is on the rise. In fact, from the year 2000 to 2014, more than 6,000 units became available which was an increase of 27 percent. This growth was also reflected in the resident population, which grew from 45,419 to 55,963. Though the owner-occupied units increased, the distribution between owners and renters remained relatively the same. The housing stock in the city remains primarily from before 1989, with the largest amount of the stock being built before 1960. Due partly to the Great Recession, only 9.3 percent of the housing units available in Kokomo were built during the new millennium. This fact could be of concern due to the recent change in building codes since 2000. New design and building codes require more stringent designs for seismic and other hazards, which puts the majority of the city’s residential structures vulnerable to potential threats.

The residential units in Kokomo are predominantly single-family detached homes making up 70 percent of all the residences. Multifamily structures in the city decreased by more than 5 percent; however, mobile homes increased in the same proportion. Throughout the housing stock in Kokomo, the majority of the units have 4 or more rooms, making up 90 percent of the total units. The remaining are split into 2-3 rooms, which decreased significantly, and 1 room, also known as a studio, which increased by 1.4 percent. This increase could be attributed to Kokomo’s large manufacturers who utilize visiting consultants. Students could also contribute to the rise in popularity of the studio apartment.

Investigating the residential units by tenure though shows an interesting breakdown. Owner-occupied housing units expanded both in number and percentage, occupying a solid 62 percent of the housing units in Kokomo in 2014. However, vacant housing also increased by more than 3 percent from 2000 to 2014. This means that as of 2014, 1 out of 10 units were vacant within the city. Vacancy broke down into 5 different

types. The largest reason in 2014, which increased by 32 percent between 2000 and 2014 was considered “Other vacant” which included abandoned, boarded up, or foreclosed properties, along with properties which were under repair, used for storage, or elderly living in assisted living or elsewhere. This percentage parallels other trends seen within the housing status of Kokomo, such as the growing elderly population. In 2000 14.3 percent of the vacant houses were for sale, and 44.8 percent were on the market for rent. These percentages decreased by 2014 to 13.1 percent for sale and 20.4 were on the market for rent.

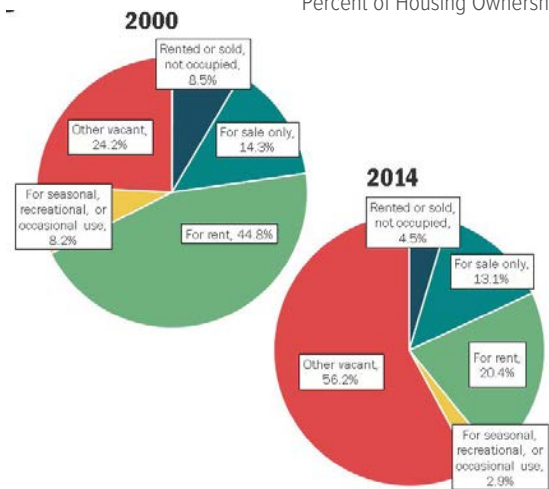
Housing Typology in Kokomo

#### Housing Typology: Units in Structure

	2000		2014	
1 detached	14,831	66.4%	19,732	70%
1 attached	866	3.9%	1,224	4%
2 apartments	793	3.5%	778	3%
3 to 4 apartments	1,516	6.8%	1,638	6%
5 to 9 apartments	1,590	7.1%	1,718	6%
10 or more apartments	2,170	9.7%	893	3%
Mobile or other types (boat, RV)	584	2.6%	2,328	8%
<b>Total</b>	<b>22,350</b>	<b>100.0%</b>	<b>28,311</b>	<b>100%</b>

Purdue Center for Regional Development. *Housing Snapshot*. 2016

Percent of Housing Ownership



Purdue Center for Regional Development. *Housing Snapshot*. 2016

## RENTS AND MORTGAGES

Two of 5 residents of Kokomo were renters in 2014. The median gross rent value was \$645; however, almost 35 percent of renters in 2014 paid \$200 to \$600 in rent per month. Only 10 percent of the renters in Kokomo pay more than \$1,000 in rent, because almost 5.2 percent pay a lower rate of less than \$200. Between 2000 and 2014, renters who paid 50 percent of their incomes or more increased from only 15 percent to 25. Along the same lines, renters who were paying 30 percent of their income increased from 33 percent to 62. Out of all the homes in Kokomo, 56 percent of them have housing costs that are between \$400 and \$1,000 a month for owners. This includes mortgage payments, taxes, insurances, and utilities. It also includes site rent for mobile home units. This steady increase in the cost burden for housing in Kokomo shows there is an increasing need for more affordable rental housing. This need is also reflected in the types of households found in Kokomo.

The value of homes in Kokomo in 2014 were slightly less than the average for Howard County. Sixty-four percent of the housing units in the City of Kokomo were valued under \$100,000. Whereas the county was only at 53 percent. Only 2 percent of Kokomo's housing stock was valued between \$300,000 and \$500,000, and the last 1 percent of the homes were valued \$500,000 and above. The owner-occupied housing units with mortgage or debt decreased by 2 percent. Those with a second mortgage decreased by 5.7 percent. In especially good news, housing units without any debt and mortgage-free increased by 2 percentage points (32% in 2000 to 34% in 2014) in the 14-year period.

## Rent Expenses

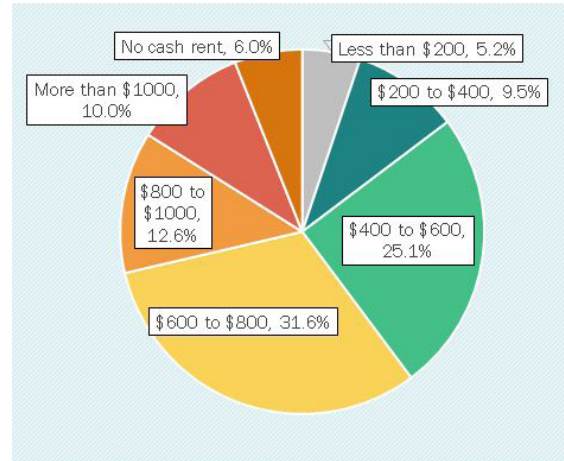
### Gross Rent as Percent of Income

Gross rent as a proportion of income for years 2000 and 2014 are presented.

	2000	2014
Less than 15%	22.4%	11.9%
15% to 30%	37.7%	30.2%
30% to 50%	18.0%	36.7%
More than 50%	15.0%	25.4%
Not computed	6.9%	9.1%
<b>Total</b>	<b>100%</b>	<b>100%</b>

Purdue Center for Regional Development. *Housing Snapshot*. 2016

### Percent of Rental Rates



Purdue Center for Regional Development. *Housing Snapshot*. 2016







## ENVIRONMENTAL

### WATERSHED

Natural drainage in Howard County and the City of Kokomo is difficult due to the nearly level elevations in the area. The area was covered with swamps and marches before pioneers drained the soils for farming. Despite this, the drainage in the area consists of two actions. Water is either run off, where water moves across the surface of the earth and feeds into streams, rivers, and lakes, or it is absorbed into the soil by infiltration. Infiltrated waters feed into the surface waters like run off, but also add to groundwater aquifers that supply wells. Indiana American Water system at Kokomo supplements the water supply with 17 wells in 3 well fields, taking advantage of the groundwater aquifers below the surface. The rest is shed into watersheds in the area. The 4 main watershed areas include:

1. Cannon-Goyer Ditch – Wildcat Creek, which encompasses Highland Park, IU Kokomo, Wildcat Creek, Kokomo Creek, Kokomo Municipal Airport, Sycamore Elementary School, and the Kokomo Waterworks Reservoir
2. Taylor Run-Kokomo Creek, which includes Indian Heights, Jackson Morrow Park, and Farmland.
3. Little Wildcat Creek and West Fork-Little Wildcat Creek, which encompasses the Wildcat Creek Golf Course, Chippendale Golf Course, Farmland, and West Middleton
4. Kitty Run- Wildcat Creek, which includes Farmland, Wildcat Creek, Wildcat Creek Soccer Complex, and Alto

These watersheds touch the majority of the land that is part of or has been recently annexed by the city of Kokomo. About 60 percent of Howard County drains into Wildcat Creek, and the headwaters of the Wildcat come from neighboring Tipton and Grant counties. The Creek then flows west to finally come to an end when it joins the Wabash River near the city of Lafayette.

While much of the watershed areas remain in rural areas, the urban core of the city has been steadily expanding into the rural area. From 2001 to 2010, urban areas have increased by at least 2 percent in each watershed, if not more. According to some predictions, Kokomo’s urban areas will continue to grow up to 3.5 percent or more by the year 2020. This means that the changing landscape will be less agricultural and more urban. This can impact the city’s water quality, agricultural industry, and natural wildlife. For example, the Dixon Road corridor in the Kitty Run watershed is already zoned for development. Once the area exceeds 40 percent urban coverage, water quality degradation will be difficult to avoid. Modified zoning can assist in preventing degradation. The focusing on no net loss and borrowing from the Association of State Floodplain Managers (ASFPM) No Adverse Impact (NAI) approach for floodplain management could be part of a solution.

After the water contamination issues in 2007, the Kokomo area’s water resources have been scrutinized. Surface water in the area shifts from the designation of “Threatened” to “Degraded” as the resources get closer to the city center. The vast majority of the streams are listed as a 303(d) listed waterway. These are identified by the state as an impaired or threated waterway, and the state identifies the pollutant causing the impairment (when known.) This is a way for the EPA to track waterways as the stake works to achieve Total Maximum Daily Loads. (TMDL) These loads are defined in the U.S. Clean Water Act, as a value of the maximum amount of a pollutant that a body of water can receive while still meeting water quality standards. Due to this listing, there are several NPDES Facilities (National Pollutant Discharge Elimination System) along these waterways. These facilities regulate point sources that discharge pollutants to waters and establish limits on water quality. Monitoring the waterways is critical to the health of not only the population of Kokomo, but the ecosystem and wildlife of the area, and those communities downstream.

## SOIL

Howard County is within the Tipton Till Plain, which is part of the Central Lowland Province of the United States. The county has 3 physiographic subdivisions, the upland till plain, the out wash terraces, and the bottom lands. Much of the area is upland till plain, where it is nearly level, and much the same as it was after the last glacier receded. The county is at the average of 820 feet above sea level, though it dips to a low of 705 feet near where Wildcat Creek leaves the county. The wash out terraces are mainly along the Wildcat Creek watershed areas, in areas around the City of Kokomo, near Little Wildcat, and Honey Creeks.

The county and areas within the city limits of Kokomo have areas of soils that do not drain quickly after a rainfall. These areas were created when glaciers retreated in the last years of the Ice Age, leaving behind rock fragments and very fine clay particles. These particles have a tendency to hold water between them which creates a very tight sieve where water does not drain quickly through. As the water tries to seep into the soil, it becomes backed up and collects, or 'ponds' on the surface. From there it either slowly is absorbed into the ground soil, runs off across the surface, or evaporates. The ponding effect can exceed the soil's capacity and begin to flood the area, which can have costly effects on the area's agricultural business, city and county roads, public utilities, and residences.

## FLOODING

The impervious areas in the community have been measured to be within the 10.1 to 15 percent mark. However, the closer to the urban Kokomo city center, the measurements jump to greater than 15 percent. This urban measurement highlights the density of the city, the amount of impervious materials, (roads, roofs, parking lots, etc.) and points to the need to consider green energy and design specifications for buildings and renovations. These specifications to also include the use of run-off minimizing design strategies such as the use of pervious materials for sidewalks, bio swales, rain gardens, and green roofs to retain excess storm water. A new landscape ordinance could also prove to assist in mitigating the water retention problem. Encouraging the installation of native species and pollinator plants can help absorb water before it has a chance to pond.

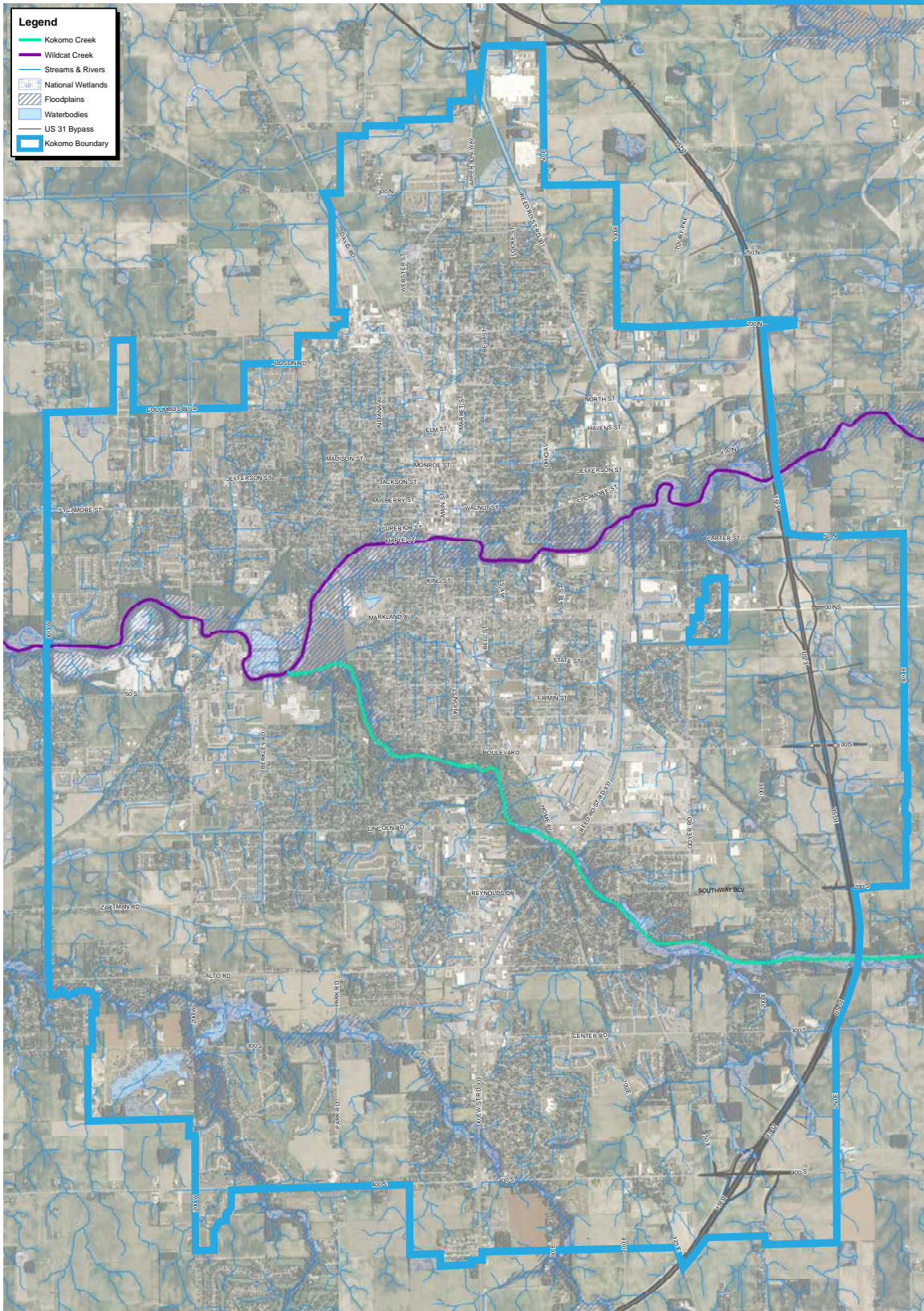
## AGRICULTURE

The majority of Howard County is still non-urban. As of 2015, 76.89 percent of the county was farmland. The land is used for row crops, forests, pasture and hay cultivation, and shrubland, respectively. These activities take place in primarily drained soils, with the majority of the prime farmland being dispersed alongside the creek beds. The row crops consist of cereal grains, with a small minority amount of edible and non-edible crops disbursed around the county. The cereal grains, the majority of which are corn and soybeans, are used as feed for livestock.





# HYDROLOGY





## PARKS AND RECREATION

### PARKS

Kokomo Parks and Recreation’s mission is “to enhance the quality of life of the Kokomo community through well maintained parks, recreation facilities, programs and services protecting our environment, personal and social benefits, and economic opportunities.” The department does this by providing citizens of Kokomo with a comprehensive range of both recreation activities and community programs over 31 properties covering over 420 acres. This means that there is 7.24 acres of Park and Recreation-maintained land per 1,000 residents of the city. This ratio is slightly under the national guideline of 10 acres per 1,000 residents. (This statistic does not include any privately held recreational lands such as golf courses, neighborhood parks, and docks, as well as municipal school facilities.)

While protecting the environment, Kokomo Parks and Recreation provide historical, interpretive, and community facilities as well, such as the Visitors Center, Nature Center, the Elwood Haynes Museum, and the Senior Center, all 4 of which are open and free to the public. The Nature Center is located in the largest park in the collection, Jackson Morrow Park. The park also provides 100 acres of basketball, hiking and walking paths, historic sites and monuments, nature center, natural areas, picnic areas and shelters, playgrounds, sledding, volleyball, and a skate park. But the Kokomo facilities offer many more recreational opportunities such as baseball, boat launches, disc golf, fishing, horseshoes, pools and splash pads, soccer, softball, tennis, and areas set up for stages. Many of the park’s buildings and facilities are available to rent, making the parks flexible for all types of events.



Kokomo Arts Pavilion



Kokomo Arts Pavilion Amphitheater



Foster Park Welcome Sign



## TRAILS

There are three different trails that run in or through the city of Kokomo. Two are run by the Parks and Recreation Department. Both the Industrial Heritage Trail and Wildcat Creek Walk of Excellence connect parts of the City of Kokomo together. The Wildcat Creek Trail, dedicated in 2008, is an urban pathway that connects Kokomo's historic downtown to several of the surrounding parks. Along the pathway are historical markers and interpretive signage which inform the users of Kokomo history. The Industrial Heritage Trail was a rails-to-trails project that now connects all the areas of Kokomo that were once or still are part of the city's industrial history. For example, the trail connects the location where the first pneumatic rubber tire was created to the Kokomo Opalescent Glass company, which has been in business since 1888. The Industrial Heritage trail is also home to historic markers that help the user interpret the history, as well as public art and murals. The Nickel Plate Trail, another rails-to-trails project run by the NPTA, is a regional trail that begins in Kokomo and goes north to Rochester, Indiana, connecting the towns of Cassville, Bennetts Switch, Miami, Bunker Hill, Peru, Denver, Deedsville, Birmingham, and Macy along the way. The trail follows the Nickel Plate Railroad and crosses small urban downtowns, woodlands, and wetlands.



Industrial Heritage Trail

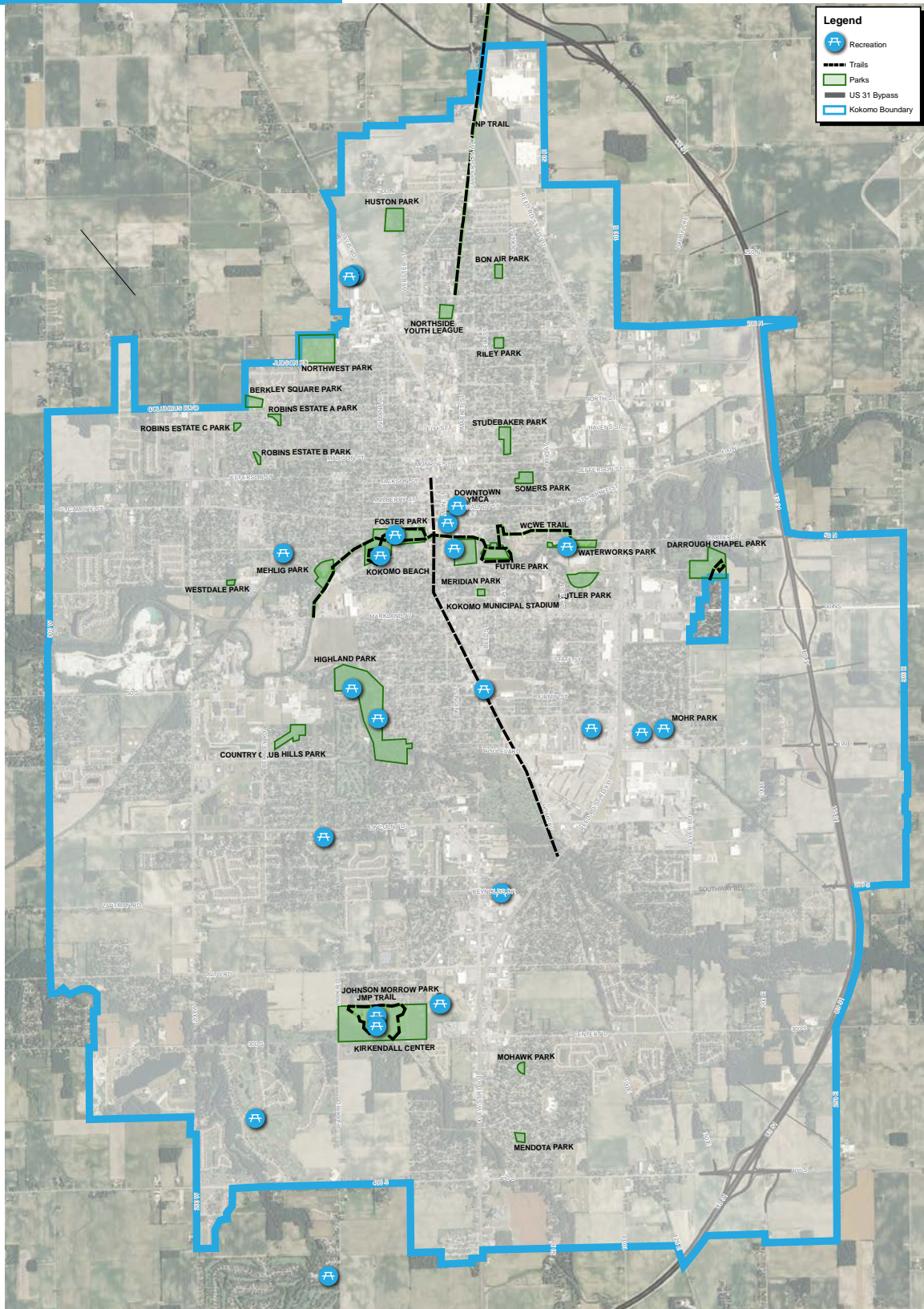
## OTHER RECREATIONAL FACILITIES

There are several other opportunities for the Kokomo community to be active. The Kokomo Family YMCA just opened a brand new facility in 2016, replacing the previous 100-year-old building. The YMCA also offers youth activities at the Tycony Camp, just outside the downtown. Kokomo citizens can rent canoe or kayaks to explore the reservoir or creeks and try their hand at baseball at the Municipal Stadium. Races at the Kokomo Speedway thrill visitors, or if a more relaxing outdoor experience is desired, there are a plethora of golf courses in the city, including the Wildcat Creek Golf Club and the Kokomo Country Club.



Kokomo Family YMCA

# PARKS AND RECREATION





## COMMUNITY SERVICES

### CULTURAL FACILITIES

Kokomo has thriving arts and cultural facilities, which are not only city attractions but also regional and state attractions. The Kokomo Automotive Museum and Kokomo Opalescent Glass Factory draw visitors from all over for their varied and unique offerings. The Seiberling Mansion & Howard County Museum provides a space to archive the area's history of 'firsts' as well as preserve the unique Neo-Jacobean and Romanesque Revival mansion that represents the Gas Boom era of the city. The Kokomo Art Association offers classes and demonstrations, and citizens can enjoy the rotating exhibits at the IU Kokomo Art Gallery.

### RELIGIOUS ORGANIZATIONS, CHARITIES, AND NONPROFITS

While the majority of citizens do not consider themselves, "religious," the residents of Kokomo primarily identify with the Protestant faiths. The next largest affiliation is Catholicism, followed by Judaism, Eastern Religions, and Islam. These organizations provide community support to the citizens of Kokomo, as well as additional support to those in need, mental and spiritual guidance, engagement in the community, and motivation for community development, as well as resources for volunteers.

Many of the religious organizations coordinate or collaborate with the local and regional charities and nonprofits of the area as well. Kokomo Urban Outreach connects many nonprofits and churches together to pool resources to achieve great things for the community. In addition to partnerships, charities and nonprofits support the community in many other and varied outlets. The SHAK Makerspace provides a learning environment for fabrication and new technologies. Many of these organizations also provide recreation opportunities, wellness programs, and other events for the community that complement city offerings.

### EDUCATION

Primary public education in Kokomo is covered in three areas, the Kokomo School Corporation in Center Township, the Taylor Community School Corporation, and the Northwestern School Corporation. The majority of the schools are within Center Township, which encompasses downtown Kokomo, but the recently annexed areas of Taylor are covered in the Taylor Community schools. The schools north, east, and west of the downtown are under the Northwestern School Corporation. These three groups cover the city of Kokomo and the public education from early childhood (kindergarten) through high school. The majority of the schools servicing the Kokomo area received a grade 'B' or higher by Indiana Department of Education in 2014 when the department released their accountability grades. The schools graded represent not only the public schools but some of Kokomo's private schools as well, the majority of which have a religious affiliation. There are alternative educational opportunities, including a Montessori school, The Crossing, The Excel Center, and the Robert J. Kinsey Youth Center which provide nontraditional educational opportunities.

Higher education is available in Kokomo as well. Indiana University has a large Kokomo campus, which it also shares with Purdue University College of Technology. Purdue provides undergraduate and associate degrees as well as certificate programs. Indiana University provides select graduate degrees as well as undergraduate degrees, associate degrees, and certificate programs. Ivy Tech Community College also has a campus in Kokomo offering associate degrees, some of which can transfer directly to four-year universities. There is also a Kokomo Education and Conference Center for Indiana Wesleyan University. Ross Medical Education Center in Kokomo offers courses that train students in jobs related to the medical field. It also offers some associate degrees.

## HOSPITALS AND HEALTHCARE

In addition to local family doctor practices and dentistry offices, Kokomo's healthcare facility offerings are diverse. St. Vincent Hospital maintains a branch hospital in Kokomo, and Community Howard Regional Health maintains a regular and specialty hospital, as well as a behavioral health center. Indiana Health Center also has a location within Kokomo. For illnesses which require surgery, there is the Community Surgery Center Howard. Kokomo also has specialty medicine, such as the Indiana Hand to Shoulder Center. The Clinic of Hope is a no or low cost-option for healthcare in the city as well.

## GOVERNMENT SERVICES

Kokomo is blessed with several government resources due to the fact that it is the county seat. The majority of the Howard County services are headquartered or have a branch within the city, including the County Health Department, Assessor's Office, City Clerk, Information Systems, Recorder, Community Corrections, and Sheriff Department. The Howard County Courthouse which houses the four superior courts of Howard County, is located just west of the Kokomo City Hall. Kokomo provides services such as a Municipal Airport, overseeing Crown Point Cemetery, and many departments including central equipment, city development, engineering and traffic, housing authority, inspection services, wastewater treatment, transportation, public maintenance and refuse, municipal sanitation, as well as police and fire. Together with the county, the city also supports the Kokomo-Howard County Library system.



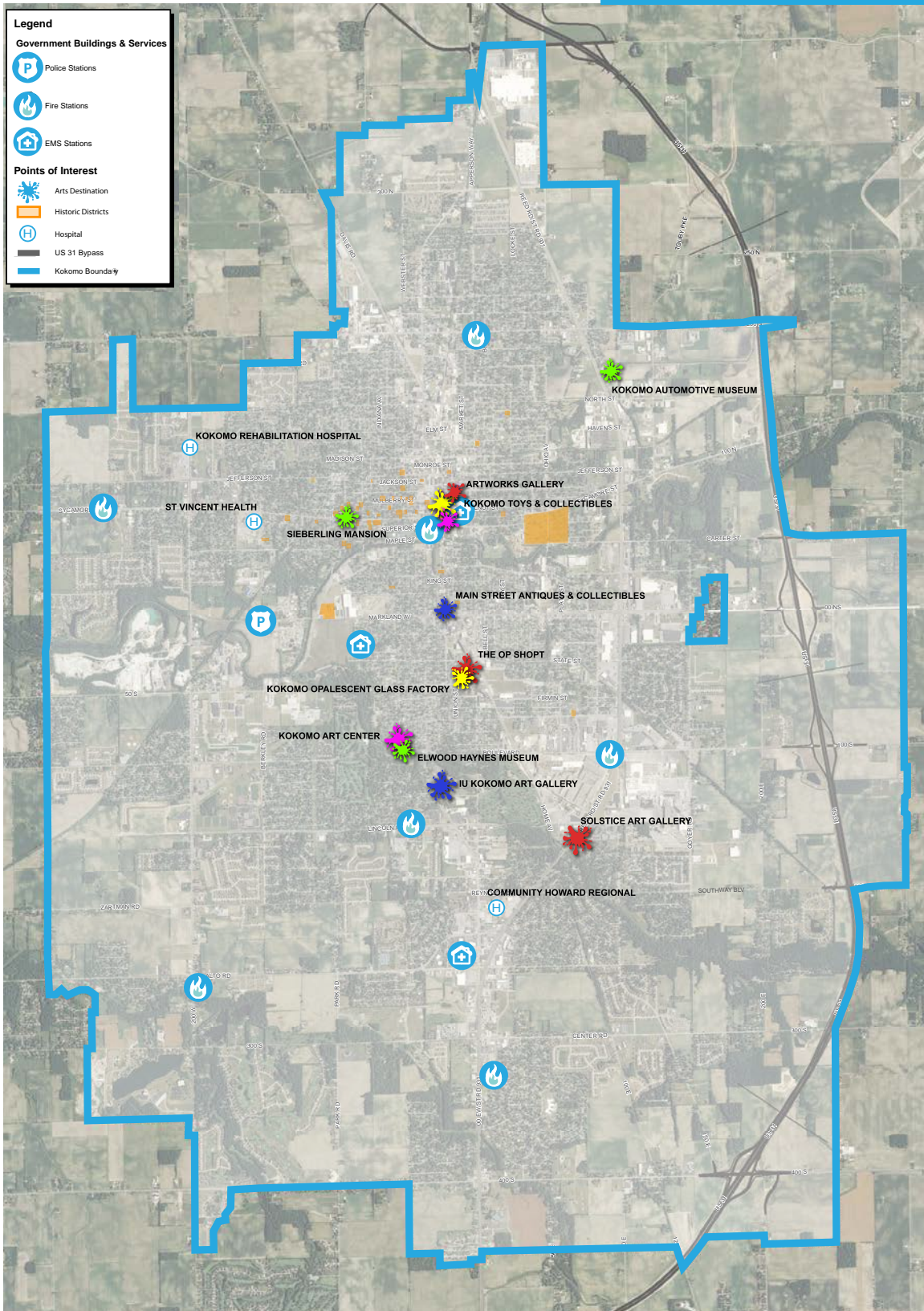
Kokomo Municipal Stadium



Kokomo City Hall



# COMMUNITY SERVICES MAP



## TRANSPORTATION

### MAJOR ROADS AND HIGHWAYS

The main thoroughfare that travels north and south is the new US 31 bypass. US 31 is a 4-lane divided highway which opened in 2013 with 13 miles of new highway to bypass the center of Kokomo. The limited-access highway travels east of the city, and continues on, connecting north to South Bend and south to Indianapolis. What was originally US 31 has now been designated SR 931, and still serves as a north – south route through the city. Due to its frequent stoplights, it is now considered a local route through town. East and west corridors through the city include Indiana SR 22, Indiana SR 26, and US 35. Indiana SR 22 is a connector road starting at Burlington in the west, travels through the center of Kokomo until Washington Street, where it follows Washington Street south until Markland Avenue. It then continues its route east toward Greentown. Indiana SR 22 turns into part of US 35 after it passing under the 31 bypass. The origin of US 35 is just south of Logansport, Indiana. It travels southeast through Anoka, Walton, Lincoln, and Galveston until it merges with US 31. US 35 follows US 31 south until it meets with SR 22 and diverts directly east toward Greentown, connecting Kokomo to Jonesboro and Gas City. US 35 ends when it meets Interstate 69. Indiana SR 26 travels along the very southern border of Kokomo and connects the city to Lafayette in the west and Portland to the east.

### PUBLIC TRANSPORTATION

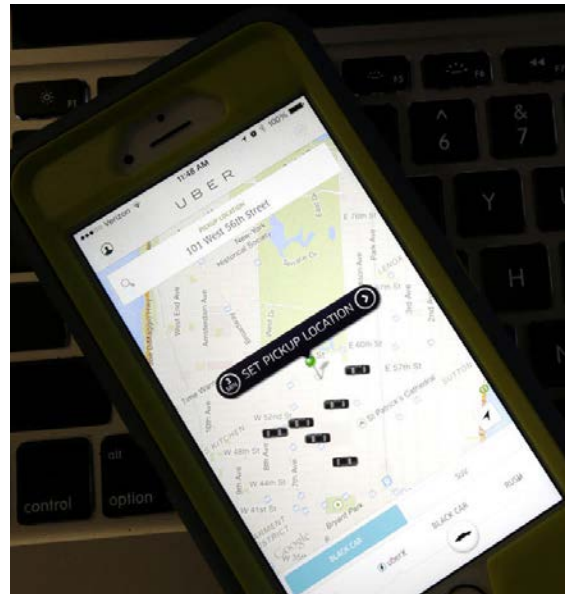
Kokomo's CityLine Trolley transit system is the largest fare-free transit in the state, which makes moving around the city affordable and easy. The system started out in 2010 with just 2 lines, north-south and east-west. This transit line, with almost 120, stops was the first for the city since the 1960s. It was projected to service approximately 100 users, according to consultants. However, the ridership was 8 times that. This unexpected usage prompted an expansion in 2013 which added 3 additional routes. The new system also included new WiFi-enabled buses, and ridership increased even more. Today the trolley-style buses provide a "hop-on hop-off" service, and are equipped with bicycle racks and wheelchair ramps. The 5 different lines, (red, yellow, green, blue, and orange,) run from 6:30 a.m. to 7 p.m. Monday through Friday each week. The lines cover each of the cardinal directions, focusing on connecting the city to hospitals, parks, schools, entertainment, and the downtown. The Downtown Transit Center serves as the main hub, while the buses maintain almost 300 stops throughout Kokomo. The ridership fluctuates between 1,600 to up to 2,000 riders a day.

Much like Kokomo's bus system, there is a transit opportunity for those who have mobility difficulties. Spirit of Kokomo, the para-transport service, is door-to-door transportation free to those who place a reservation who meet ADA criteria or are over the age of 60. This provides service for those who are unable to get to the nearest CityLine stop or are unable to reach a destination easily with the CityLine system. The Spirit is active between Monday and Friday, 6:30 a.m. to 7 p.m. and offers a safe and convenient by-appointment ride.

Kokomo has several private car transportation services. While the traditional taxi cab service still is present in the city, new app-based private car services are growing. According to the website Up Hail, which compares and rates app-based ride hail services such as Uber and Lyft, the Hail Score for Kokomo Indiana is 5 out of 10. With this



rating, (0 being a city with no available service, and 10 being a city with 2 or more rideshare services) Kokomo's score of a "5" means that the City has "1 on-demand private car service with 1 tier of service." While both Uber and Lyft service the Kokomo area, the density of drivers is not high enough to encompass all service periods which would reasonably advance the Hail Score. Fair estimators for app-based ride hail services in Kokomo start with a minimum ride charge of \$4.50, with a \$1.50 booking fee and an average cost per minute at \$0.15. The cost per mile is estimated at \$0.75, which can offer an affordable ride for times that the CityLine does not run. For example, a ride from downtown Kokomo, at North Washington and West Sycamore Streets, to the Kokomo Municipal Airport would range from \$9.00 to \$12.00 depending on traffic and the service. However, with the traditional taxi services available in the city, the same trip is estimated from \$18.63 to \$28.99 depending on traffic and services. Many other cities around the country are still hesitant to embrace the app-based services; however, it seems that Kokomo is exploring the option.



Uber App on Phone



CityLine Trolley Stop



## BICYCLISTS AND PEDESTRIANS

The City of Kokomo recently redesigned many of the one-way streets in the city. The traditional one-way streets are now two-way, and with the excess room the city has built new bike lanes. Part of this was a push for downtown revitalization, which included removing 11 of the traffic lights in favor of traffic-calming stop signs, which allow improved line of sight for bicyclists and motorists. Other street clutter was removed as well, such as 1,300 street signs and 400 parking meters. A total of 44 pedestrian bump-outs were installed at intersections to help slow the speed of traffic for safety of pedestrians and bicyclists. While some of the improvements were costly, some of the work was done in-house by the Kokomo Street Department, such as re-marking the streets to include bike lanes. Along with new bike lanes, (over 6 miles) there are over 27.5 miles of bike routes that have been established and marked by signs. The end goal of these improvements is to have every trail connected by either a physical trail, bike lane, or marked bike route to complete a comprehensive transportation network available to bicyclists.

In addition to the rails-to-trails projects such as the Nickel Plate extension, the Industrial Heritage Trail, and the Wildcat Creek Walk of Excellence, there are additional paved multi-use trails within the city. The Jackson Morrow Park Walkpath is a favorite for 5k walks and races, as well as bicyclists and rollerbladers. The path is paved and also has a bark-chipped additional spur which runs deeper into the woods. Other multi-use paths exist within the park system, including one in Highland Park, Darrough Chapel Park, Waterworks Park, and spurs off of the Walk of Excellence. The majority of these paths connect neighborhoods to parks, entertainment, downtown, and cultural facilities.



Bike Route Sign



Industrial Heritage Trail



Jackson Morrow Trail



## RAIL

There are several rail services available to Kokomo, all of which are used for freight and transportation. Kokomo no longer uses rail for passenger services. US Rail operates the Kokomo Division line, which serves Kokomo, Amboy, Marion, Converse, Sweetser, Galveston, Walton, Logansport, Clymers, Camden, Flora, and Bringhurst, and interchanges with the Indiana and Central Railroad of Indianapolis in Kokomo, Indiana. A division of US Rail, Winamac Southern Railroad services Kokomo and brings in goods from Logansport while stopping in Anoka, Walton, Lincoln, and Galveston. The Norfolk Southern also connects to Kokomo from the south, with two branches, one which services West Middleton, Russiaville, Forest, and Michgantown on the way to Frankfort, and the other branch which meets Oakford and Sharpsville on the way to Tipton.



Railroad and Train

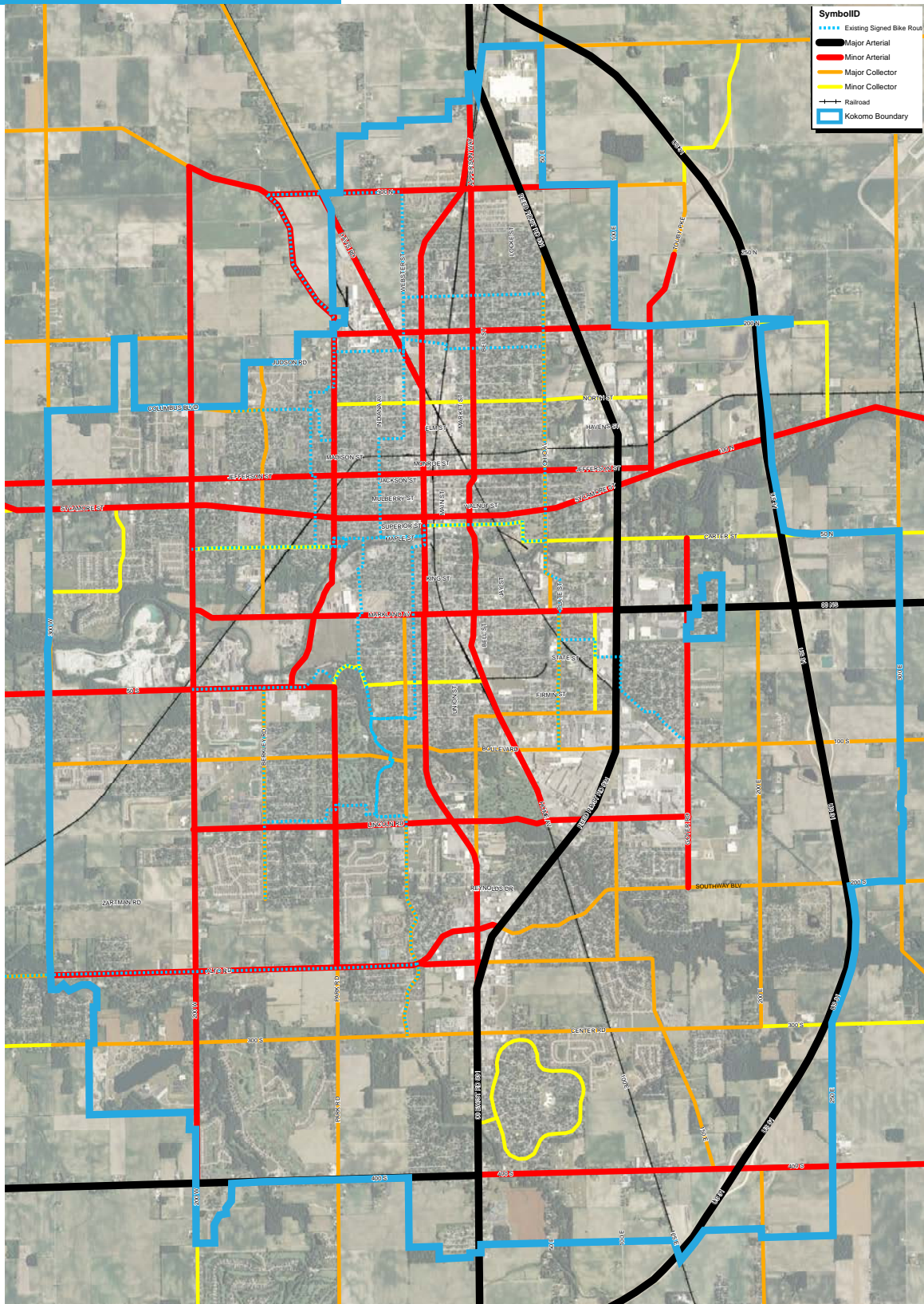
## AIR

Kokomo is home to the Kokomo Municipal Airport, which the city owns and operates. The airport is 530 acres, with 30 of those acres being runways, taxiways, and aprons. Two runways service the airport. One is 5,201 feet long, and the other is 4,001 feet long. There are 6 corporate hangars, and 58 'T' hangers that are serviced by a main terminal building. Approximately 50 aircrafts are based out of the airport, and there is an average of 30 aircraft operations per day. The majority of the aircrafts utilizing the airport are single-engine crafts; however, there are a small percentage of multi-jet, jet, and helicopter crafts that use the airport as well. In addition to providing transportation, the airport also offers full-service fuel sales and other pilot and passenger amenities.



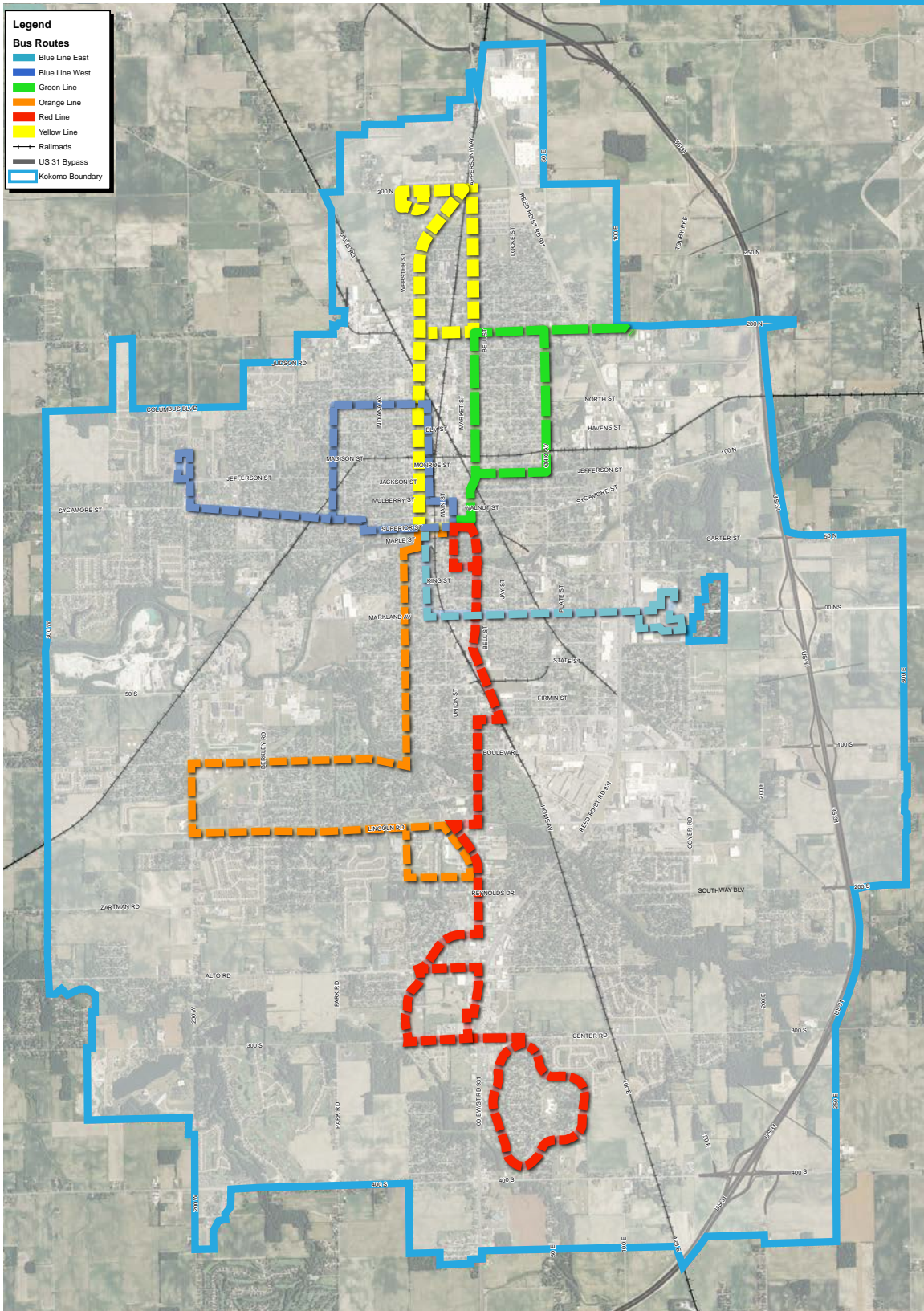
Kokomo Municipal Airport

# EXISTING TRANSPORTATION MAP





# PUBLIC TRANSPORTATION MAP





## UTILITIES AND SERVICES

### ELECTRIC

Duke Energy is one of the largest electric power holding companies in the United States. The company covers not only the Midwest but the Carolinas and Florida as well. In Indiana alone, Duke services over 810,000 customers. As the electrical provider in Kokomo, Duke Energy works with the community to save energy. For example, energy-efficient equipment installed at Indiana University Kokomo earned nearly \$80,000 in incentives from Duke Energy.

### GAS

Northern Indiana Public Service Company (NIPSCO,) provides the city with natural gas. NIPSCO is the largest natural gas distribution company in Indiana. In 2011, both Kokomo Gas and Northern Indiana Fuel & Light (NIF&L) were merged under NIPSCO, and their customers were enveloped into NIPSCO's service. The state is divided into different areas of service and Kokomo is within Central Zone 3.

### WATER/SEWER

Water in Kokomo is provided by Indiana American Water Company, which is the largest investor-owned water utility in the state. The typical residential user consumes roughly 4,600 gallons of water per month. Some of that is supplemented with the company's 17 wells in 3 well fields.

The city of Kokomo operates its own wastewater treatment plant which runs 24 hours a day processing up to 23.5 million gallons of wastewater (on all dry weather sewage transported by the collection system.) The system is a combined system, which means it includes both sewage and storm water. During a rain event, the plant can end up processing up to 40 million gallons per day for 4 hours and 30 million gallons per day continuously for the duration of the rain event. There are approximately 300 miles of sewer lines that are on planned preventive maintenance schedules 4 days per week with the goal that all sewers less than 24 inches will be cleaned annually.

### TRASH/RECYCLING

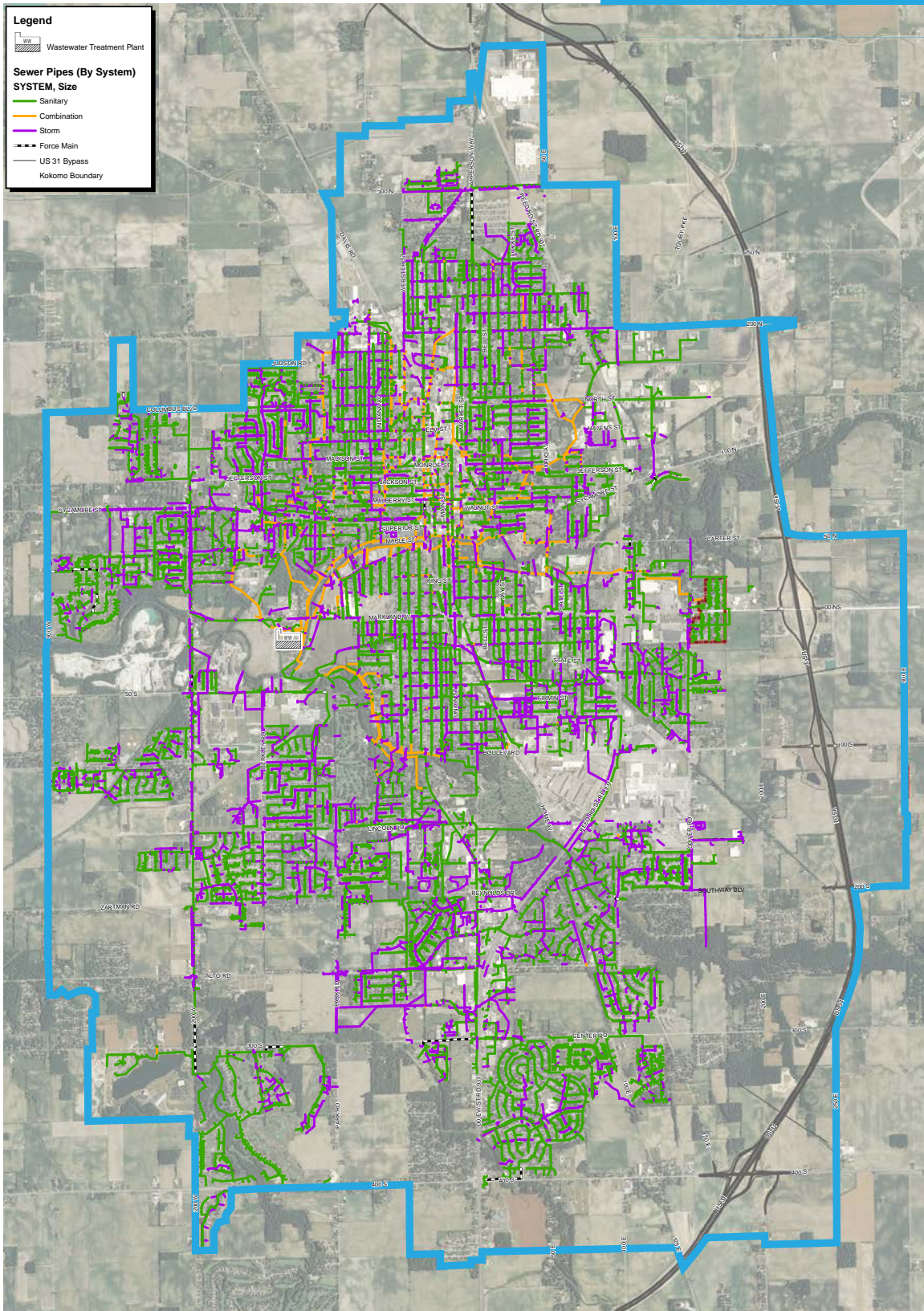
The city of Kokomo's Public Maintenance and Refuse department manages the maintenance of city streets, sidewalks and the public right-of way, as well as limb and tree pickup, and garbage removal. Recently, the city of Kokomo overhauled garbage removal, which slimed down the process to be more efficient and cost effective. The city moved to a single side system where all the bins are collected on one side of the street. This eliminates the need for the trucks to drive the same street twice to collect on either side. The city also instituted a curbside recycling program. The collection is biweekly from a blue 96-gallon tote that was issued to each single family residence. E-waste, such as computers and other electronics, are collected at the Howard County Recycling District. Citizens can drop off their E-waste Monday through Friday. The County also provides drop-off centers for regular recycling at 4 locations: Greentown 4-H Fairgrounds, Northwestern High School, Western High School, and Russiaville Town Hall.

### SNOW REMOVAL AND OTHER SERVICES

The Public Maintenance and Refuse department is also in charge of snow removal and salting the roads in the event of snow. The department uses up to 19 trucks at time, focusing on the main thoroughfares through the city, and then moving to the secondary streets once the primary roads have been cleared. Howard County Highway Department is in charge of the county roads, some of which are in Kokomo. The county uses over 25 vehicles to clear the 700 miles for which it is responsible.

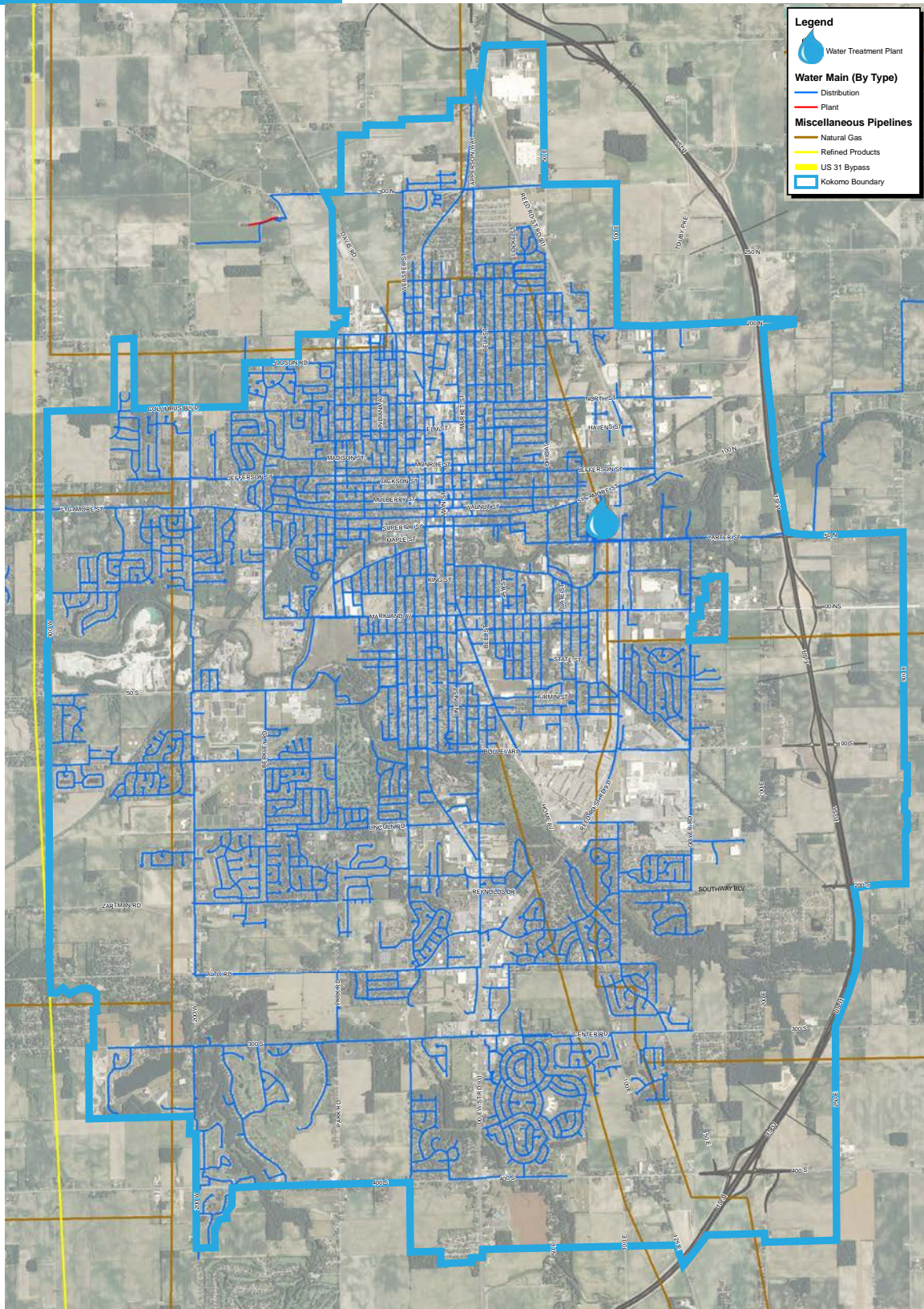
In addition to snow removal, the city of Kokomo owns and operates 4 street sweepers, which operate on 200 miles of streets. The sweepers clean about 3 to 4 miles of street per day, and to complete the entire city, it takes approximately 2 to 3 weeks.

# SANITARY SEWERS



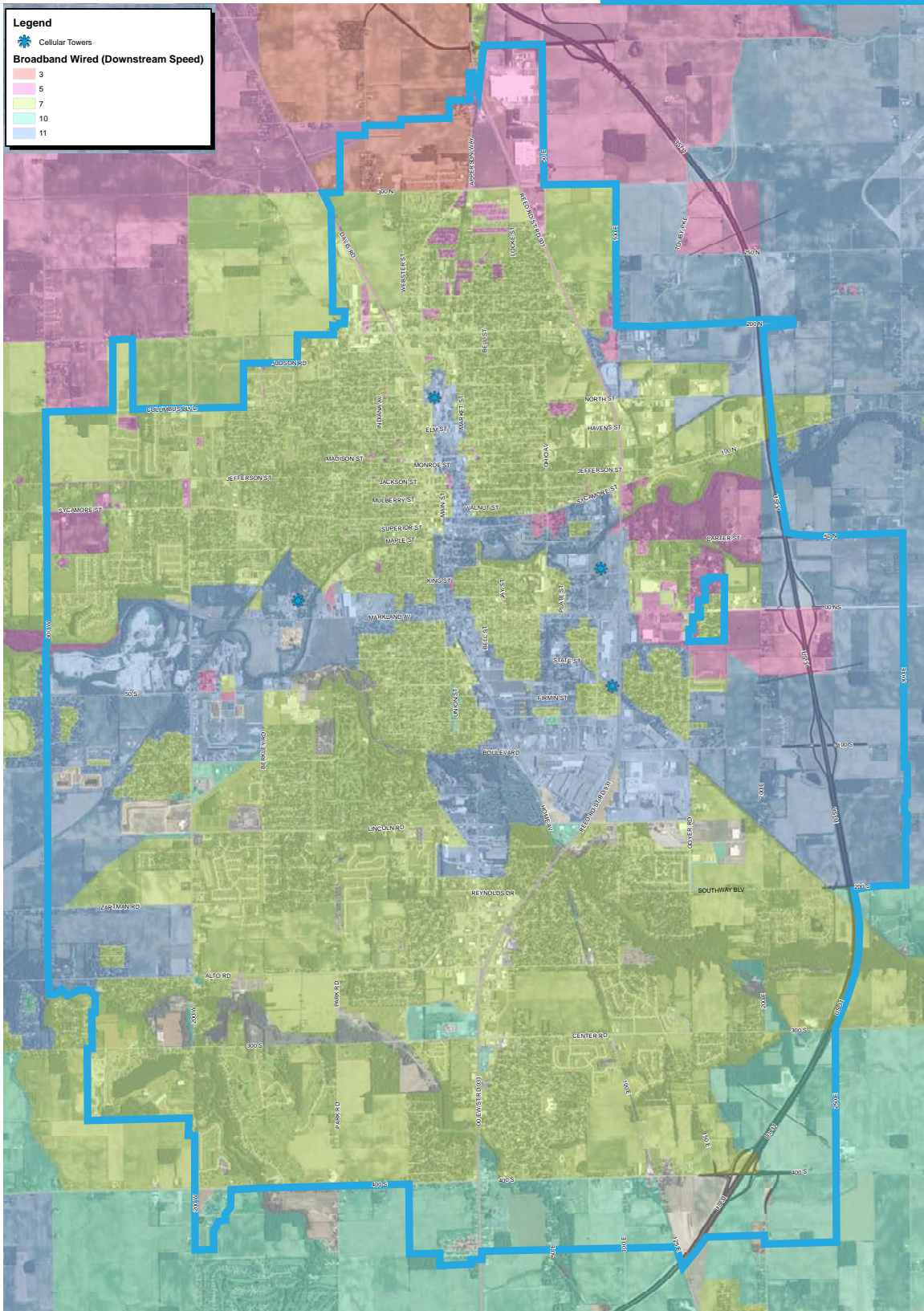


# WATER AND GAS



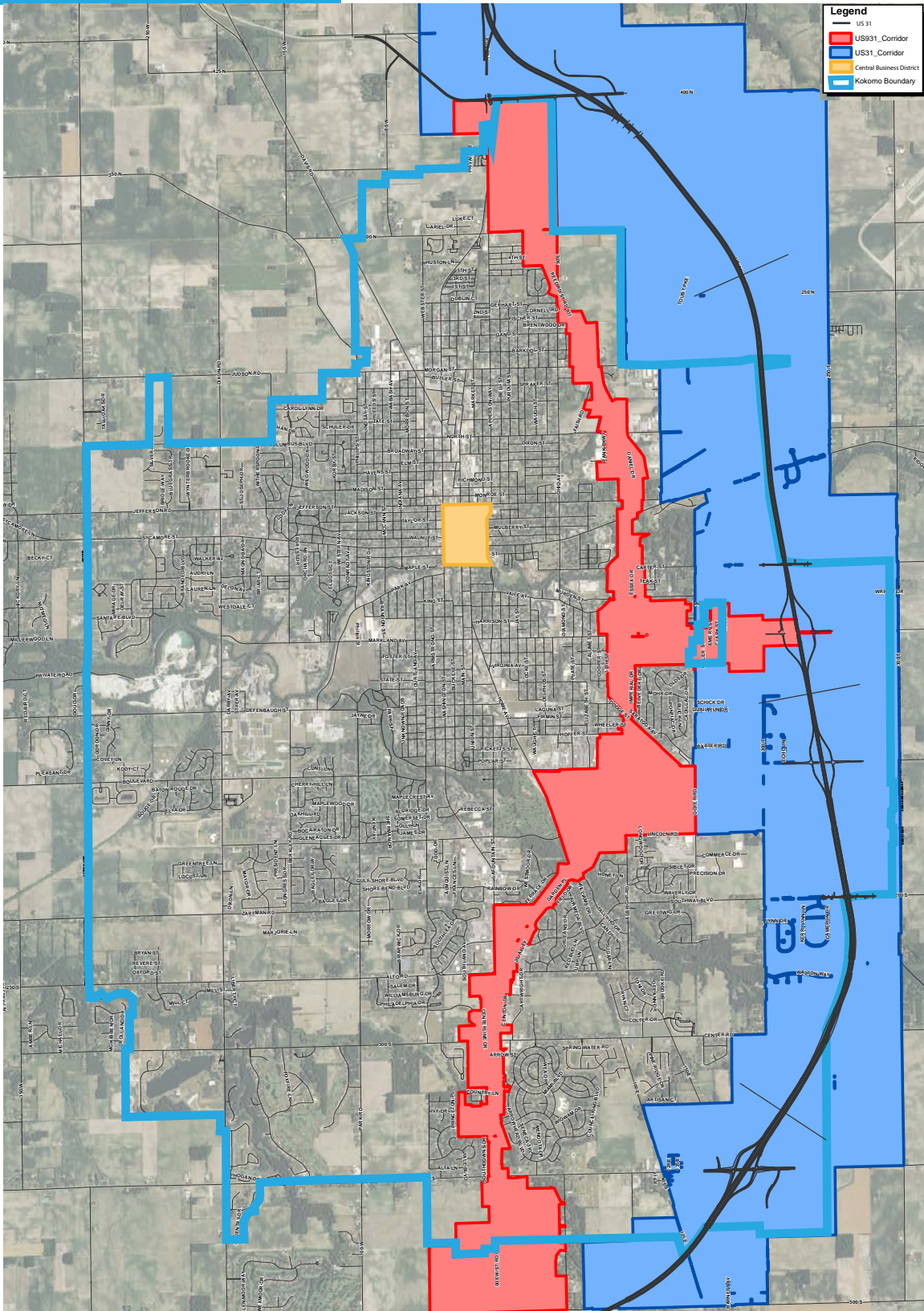


# BROADBAND INTERNET



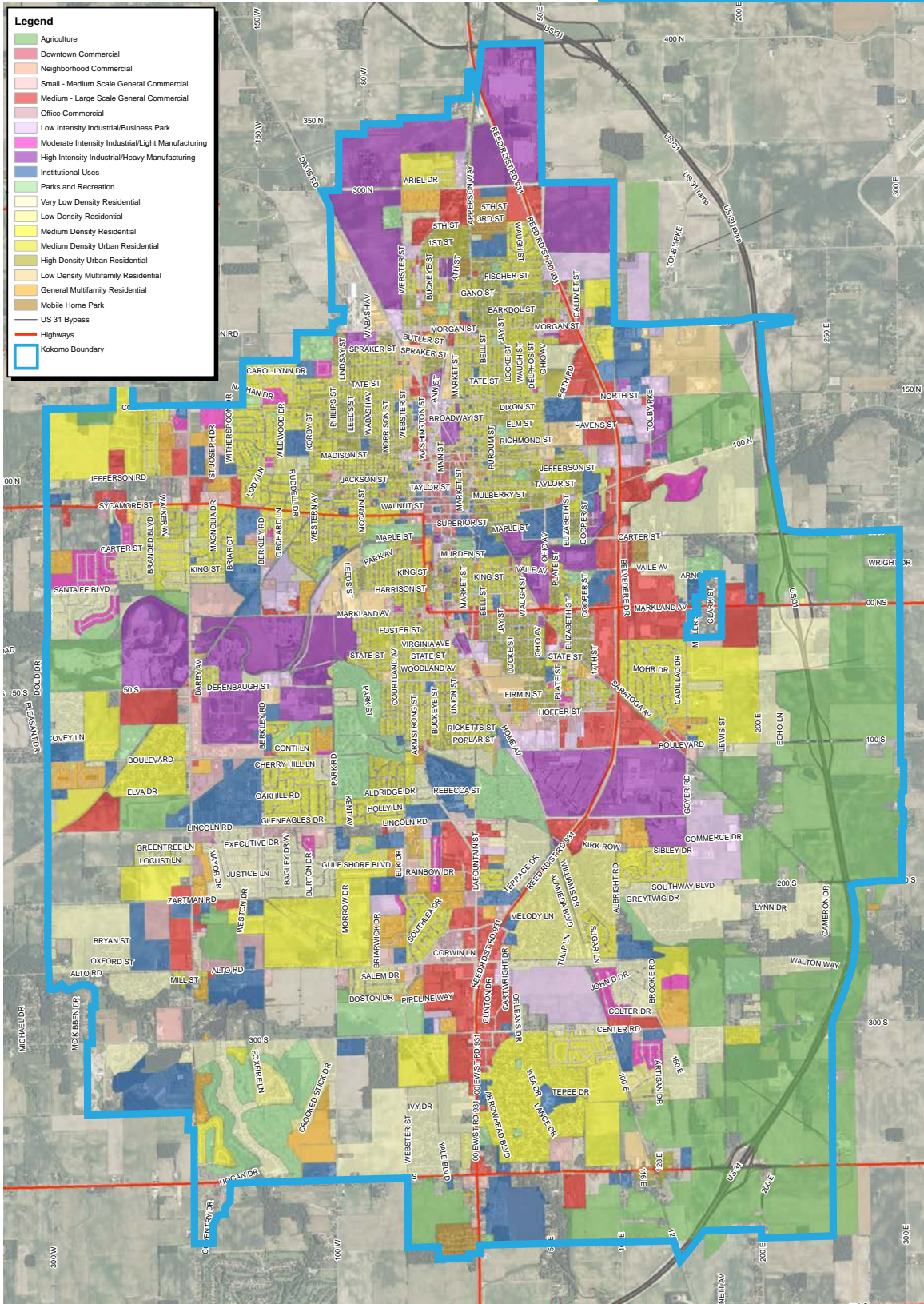


# OVERLAY DISTRICTS





# EXISTING ZONING



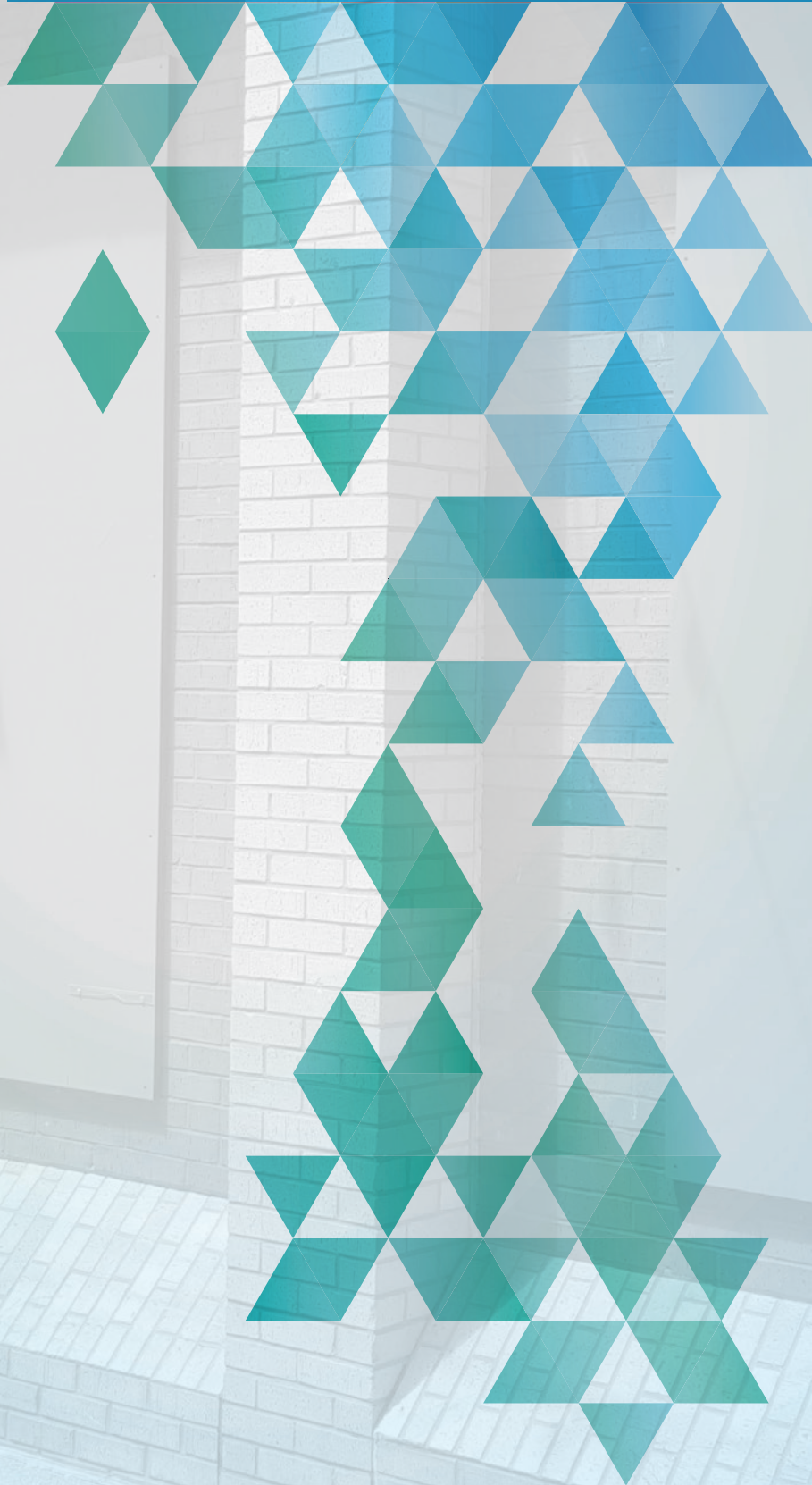






# PART THREE

## THE PLANNING PROCESS





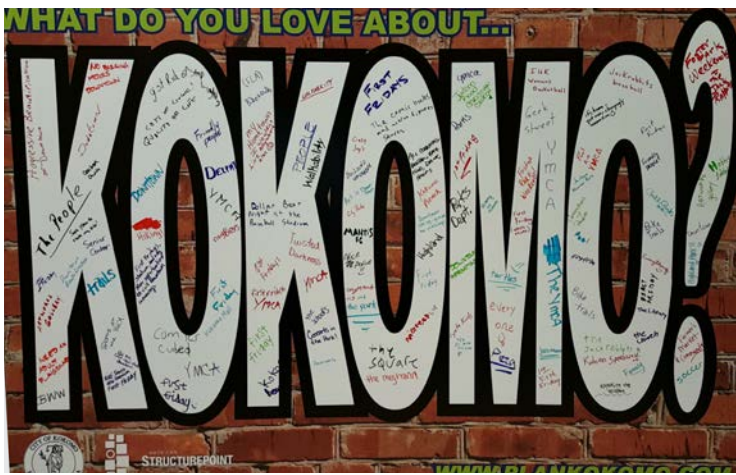
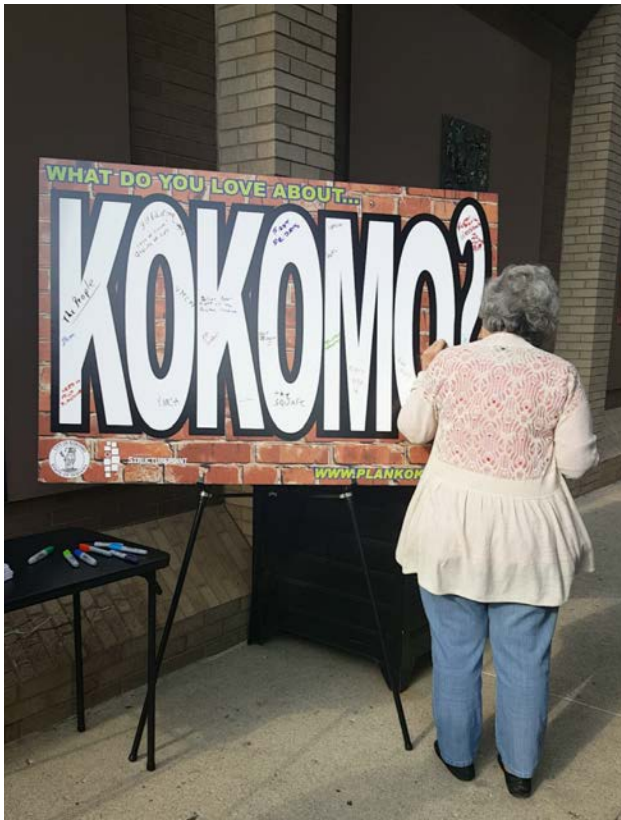


# THE PLANNING PROCESS



While the comprehensive planning process has a defined beginning and end, the process of planning in a community is continuous and constantly evolving. There were many efforts in the City of Kokomo prior to this update and the efforts will continue well after this plan is adopted. The Kokomo Comprehensive Plan was last updated in 2001 and the city has changed and evolved significantly since that time. This new plan is the result of a detailed 10-month process that analyzed extensive data and engaged the community, residents and stakeholders, on multiple levels to understand the personality of the city and determine what steps might be necessary to move forward and effect change. This plan is a reflection of that process and represents the wants and needs of the community and its residents.

The first phase of the comprehensive planning effort, Information Gathering and Vision Development, involved a variety of opportunities to gather existing data, analyze trends, solicit input, and broadcast information. The first step involved data gathering and a series of site visits to gain a depth of understanding of the history of the community, how it has evolved, and what different segments of the community look and feel like currently. This effort included the assistance of the Purdue Center for Regional Development who produced a series of data snapshots for the City of Kokomo and Howard County that showcased an extensive summary of data on the population, economic and labor force, and housing. This data not only provided an understanding of current conditions, but also explained trends over time and provided insights on the opportunities and challenges that the community may be faced with in light of this data. The data contained in these snapshots provided the framework for the conversations that took place with community members at multiple levels and gave the project team a good base of knowledge to begin the planning process.



**ONLINE PUBLIC SURVEY RESULTS**  
 11.30.2016  
 2016 KOKOMO COMPREHENSIVE PLAN  
**KEEP KOKOMO CURRENT**  
 Shifting the Perception



Before beginning any public engagement efforts, the project team created a website specific to this comprehensive planning effort to provide community members a one stop shop that included any pertinent information about project progress, upcoming meetings, and draft information. The website also included a conversation board that allowed the team to post questions on a regular basis and encouraged residents to respond and provide their input at their own convenience. The website also helped to support the identity and vision created as the planning process unfolded.

To kick off the project with the community, the planning team participated in a Kokomo First Friday event in May of 2016 to introduce residents to the process, encourage them to participate, and give them an immediate opportunity to provide feedback on what they love about their community. The team set up a “graffiti board” and asked residents to write a quick note then handed out cards printed with the project website. Residents were encouraged to use the website for project information and news about additional chances to participate and provide input. Dozens of community members stopped at the booth to add their own graffiti explaining what they like about Kokomo and many expressed interest in providing continual assistance to the process.

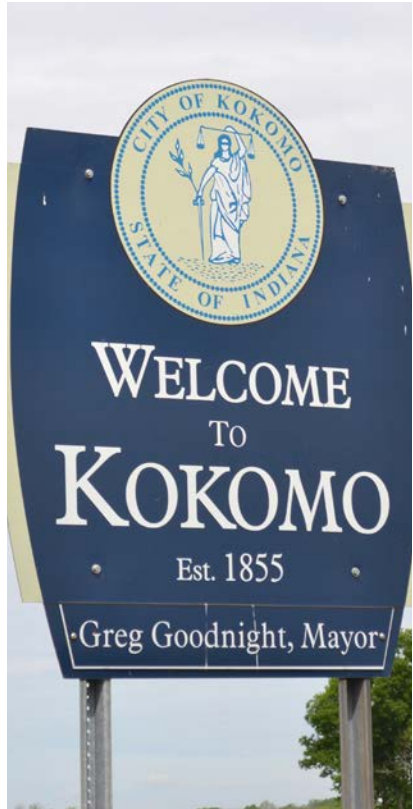
The next phase of engagement included a series of stakeholder discussions where specific groups of experts were invited to a two hour meeting focused on specific topics critical to the development of the comprehensive planning elements. The goal of these meetings was to uncover any and all issues and challenges the city was currently facing and begin discussing opportunities that may present themselves to address these issues. The groups assembled focused on the following topics: Economic Development, Education/Workforce Development, Transportation and Safety/Utilities, Downtown, Housing and Neighborhoods, Tourism and Events, and Government Processes and Policies. In addition, the Purdue Center for Regional Development was also called in

to provide their expertise in two additional areas. Their team led discussions on the Environment and Parks and Public Spaces and provided summaries of any issues identified and opportunities or recommendations that were presented as a result. These discussions provided guidance on the overall vision for the comprehensive plan, as well as direction on specific goals and objectives that were built into the recommendations for next steps.

The final element of this first phase of the planning process involved the first extensive engagement of the general public in Kokomo. The planning team held an evening public open house at the main public library in downtown Kokomo and set up a variety of stations that encouraged attendees to interact, not only with the planning team, but also with other attendees and learn about issues and challenges they were all facing and begin to understand how they might build ideas on how to improve the community. The stations provided opportunities to brag about something that was unique and great about Kokomo, “Make a Wish” about what they wanted in the city, and begin to think about initiatives and projects to improve the community both now and in the future. Two online surveys were distributed throughout this phase to gather more data and input from the public that were unable to attend the other events. Similar to the public open house, the online survey asked the public to explain their concerns, hopes, and dreams for the future of their community.

At the conclusion of the Information Gathering and Vision Development phase, the planning team met with the Steering Committee to confirm the overall vision for the comprehensive plan and begin formulation of the various goals that had presented themselves throughout the various engagement efforts with stakeholders and residents. This created the foundation for the next phase of the process, Plan Development, where the goals, objectives, and plan components began to take shape.





# PART FOUR

## VISION AND GOALS







# VISION AND GOALS

## The Kokomo Vision

The City of Kokomo has always been associated with innovation, even becoming known as the “City of Firsts” many decades ago in response to the vast number of technical and engineering achievements regularly springing forth from its many industries. While the makeup of the community has evolved over the years, Kokomo’s strong sense of character is still heavily rooted in its ability to make things and contribute as a leader. The presence of the automotive and aviation industry is undeniable and most families, either historically or currently, have some connection to these businesses and the many “firsts” that helped shape the city.

While Kokomo’s history as the “City of Firsts” cannot be denied, its ability to innovate and remake itself is what will maintain and build its relevance as a sustainable community moving forward. The city is constantly looking for ways to evolve, responding to the wants and needs of its existing residents, while seeking to create an environment that caters to potential new residents as well. The tagline for this City of Kokomo Comprehensive Plan is *Keep Kokomo Current*, which is a reflection of these desires and initiatives that are already underway. The city must continue to transform itself, responding to the ever-changing needs of the people that live in the community, and build the type of place where people want to live.

*Keep Kokomo Current* means that the city should remain authentic to its roots, but also provide the types of high-quality services and amenities that reflect current trends taking place in Indiana and around the world. Great schools, an active downtown, excellent park and trail facilities, quality housing options, a diversified economy and job opportunities, competitive higher education and workforce training opportunities, an environment that breeds entrepreneurship, and strong natural and built infrastructure are all critical elements that will help to keep Kokomo relevant now and in the future. The city has had many successes over the last several years in creating and building a desirable community for its residents, and this plan will help recognize this success and prioritize objectives to further those successes and keep Kokomo current for many years to come.

## The Key Issues

All good planning processes start with defining the issues and goals. To establish the direction of the plan, it is important to conduct a thorough analysis of the community's existing conditions, strengths, weaknesses, opportunities, and threats. Once this is completed, the community can expand upon their community vision to begin identifying the key issues that need to be addressed in their goal statements. The key issues are common themes heard and seen in past plans, stakeholder interviews, and the public input process. The key issues heard throughout the Kokomo Comprehensive Plan planning process include:

Local Branding and Identity, Digital Branding and Identity, Tourism and Events	Public Transportation, Circulation, Walkability, Alternative Transportation
Government Communication with the Public, Coordination between Government Bodies and Departments, Communication on Project Updates, Coordination with Regional Entities	Housing Stock, Housing Diversity, Rental Diversity, Housing Prices, Neighborhoods, Attracting New Residents
Local Environment, Water Quality, Air Quality, Open Space and Trees	Local Businesses, Workforce Development, Attracting New Businesses, Diversifying Tax Base
Youth Activity Opportunities, Senior Activity Opportunities, Park and Recreation Opportunities, Sports	Community Infrastructure, Utilities, Community Services, Sustainability
Vibrant Downtown, Mixed-Use, High Density, Urban Environment	Zoning, Land Use, Annexation, Planned Growth, Redevelopment, Incentives

## The Goals

This plan establishes a set of goals that have been identified and refined throughout the process. These goal statements describe the successful, positive elements that the plan seeks to achieve. The following goals have resulted from an assessment of past studies and plans, community input, and guidance from the steering committee and stakeholders. The goals of a comprehensive plan set the tone for the community and help guide actions and decisions necessary to achieve the overall vision. More importantly, they allow the community to then focus and direct more specific strategies and recommendations that must be accomplished in order to meet the goals. The following goals listed below are not listed by rank or priority. All goals are equally important to create a thriving community.



### LAND USE

Encourage orderly and responsible development to promote health, safety, and quality of life of residents in the City of Kokomo.



### UTILITY INFRASTRUCTURE

Ensure high-quality, efficient, and effective utility infrastructure to address the needs of both existing and potential future residents and businesses.



### GROWTH AND REDEVELOPMENT

Ensure that the strategic and intentional growth and redevelopment of Kokomo maintains the highest quality of life for current and future residents, businesses, and visitors.



### COMMUNITY SERVICES

Ensure high-quality, efficient, and effective public facilities and services, and emergency response and community support services to address the needs of both existing and future residents and businesses.



### DOWNTOWN

Create a genuine, urbanized, and unique identity for Downtown Kokomo that attracts visitors and residents with walkability, density, and diversity.



### ECONOMIC AND WORKFORCE DEVELOPMENT

Support and encourage the success and growth of the existing business base and the attraction of new, high quality business and development opportunities that strengthen and diversify the economy and create jobs and generate wealth for residents of the community.



### ENVIRONMENT

Promote an ecologically sound community by ensuring protection of the natural environment to keep and maintain natural features and resources.



### COMMUNITY IDENTITY

Strengthen and expand a community brand and identity for the City of Kokomo to promote a positive and appealing community image for citizens, businesses, and visitors.



### PARKS AND RECREATION

Ensure year-round recreation and leisure experiences for all members of the community through quality active, passive, and social spaces throughout the community.



### TOURISM AND EVENTS

Enhance and promote Kokomo's events and attractions as a way to boost tourism and attract new visitors.



### TRANSPORTATION AND CIRCULATION

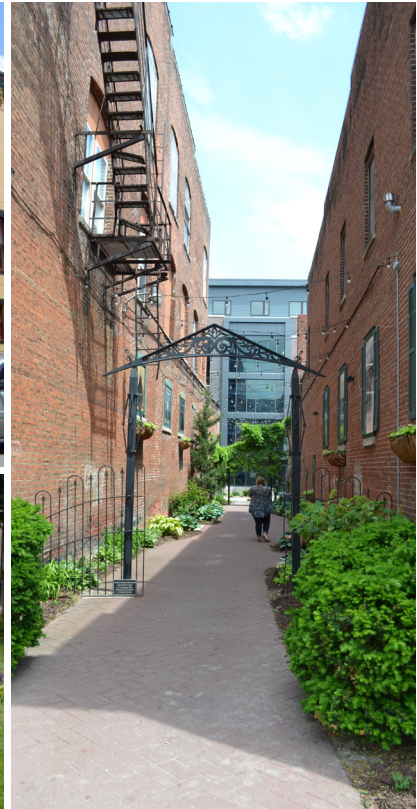
Enhance connections throughout the city for improved safety, function, and efficiency for all modes of transportation including vehicular, bicycle, and pedestrian networks.



### PLAN IMPLEMENTATION

Improve communications between governmental and non-governmental groups both internally and externally to support successful community development, governmental proceedings, communications, and collaboration toward realizing the vision of this plan.







# PART FIVE

## RECOMMENDATIONS







# RECOMMENDATIONS



## Goal

In order to accomplish the goal statements identified within this plan, a structured set of objectives and strategy recommendations have been created to be used as a guide for the community. The vision and goals for the future helped craft the objectives and strategies listed within this plan.

## Introduction

An introduction to each goal is included in this section. These introductions explain the purpose, and importance that these goals have on the overall success of the community. The Purpose gives context to the goals and sets the stage for the objective and strategy recommendations to follow.

## Objectives

The objectives are a set of recommendations that should be pursued in order to accomplish the desired goals. These objectives are high-level ideas that are strategically crafted for the City of Kokomo. Following the objectives on the following pages can help ensure that Kokomo has a strong economy, strong neighborhoods, strong connectivity, and community identity. The objectives are created from multiple sources including:

- Existing and past plans and community efforts
- Data gathered from public input methods
- Data gathered from the stakeholder focus group interviews
- Guidance from the Steering Committee

# LAND USE

## Goal

**Encourage orderly and responsible development to promote health, safety, and quality of life of residents in the City of Kokomo.**

## Introduction

Land use patterns can have a considerable impact on the health and prosperity of the entire Kokomo community, this plan pays particular attention to the services and amenities that impact the lives of residents the most. The future land use plan map illustrates where growth and development should occur using a handful of land use categories, including:

- Residential;
- Commercial;
- High Tech / Light Industrial;
- Environmental;
- Institutional; and
- Parks, Recreation, and Open Space.

Many factors go into deciding where to best assign land use categories. The following factors contributed to the development of the future land use plan map:

- Community context and adjacent land uses;
- Availability of private and public utilities and services;
- Access to the local transportation network;
- The desired economic impact in terms of identifying the highest and best use for the land;
- and general health, safety, and welfare of the community

Use the following goal and objectives, as well as the Future Land Use map, as a guide for reviewing proposed developments and making local land use policy decisions; keeping in mind that, in some instances, existing or planned roadways and/or utilities, and environmental features will often dictate which land uses are appropriate for adjacent properties.



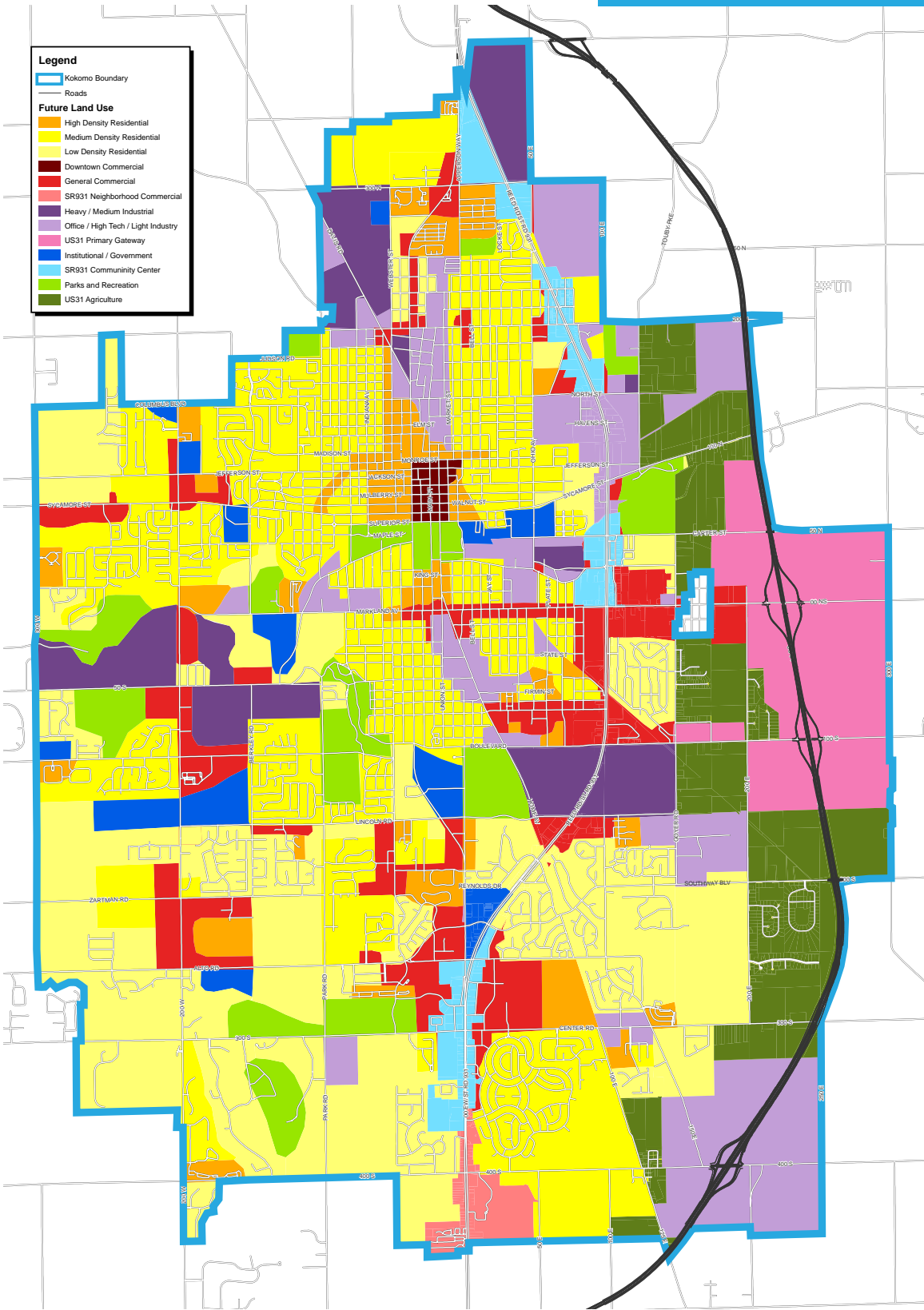
## Objectives

- i. Prevent single-family residential and industrial land uses locating next to, or in close proximity to one another.
- ii. Remove barriers to infill development on vacant residential lots.
- iii. Remove barriers to the redevelopment of vacant or under-utilized commercial and industrial buildings.
- iv. Minimize, remove, or prevent the introduction of factors that are known to destabilize existing residential neighborhoods.
- v. Allow for a mix of commercial, office, and industrial land uses to provide a diversified tax base.
- vi. Strictly enforce development standards for non-conforming properties located within the SR931 and US31 overlay districts to control future development or redevelopment along these key corridors.
- vii. Preserve the integrity and character of the unique historic and environmental areas of the city.
- viii. Ensure that land uses within the vicinity of rivers, creeks, floodplains, wooded areas, wetlands, and other natural features are developed in such a manner to minimize their impact on the environment.
- ix. Allow for a variety of low-, mid- and high-intensity land uses to better ensure that there are diverse opportunities to live, work and play.
- x. Expand upon existing subdivisions and neighborhoods where possible to provide additional housing options before expanding and creating new subdivision developments.
- xi. Adopt a master planned development approach to the redevelopment or reuse of vacant or underutilized retail centers.



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# FUTURE LAND USE



# GROWTH & DEVELOPMENT

## Goal

**Ensure that the strategic and intentional growth and redevelopment of Kokomo maintains the highest quality of life for current and future residents, businesses, and visitors.**

## Introduction

All future growth within the City of Kokomo should be intentional and well planned. Failing to properly plan for future growth and redevelopment can encourage sprawl, which in turn can mean inadequate services and diminished capacity in local infrastructure. The following growth and redevelopment policy objectives helps to: ensure that resources and services are used appropriately; produce positive economic impacts; and facilitate the effective transition of one land use to another. More specifically they establish objectives related to:

- Annexation and planned growth;
- Capital improvement projects;
- Operation and maintenance of public infrastructure;
- Neighborhood revitalization;
- Low-impact greenfield development; and
- An increase in land use diversity and intensity, where appropriate.

Use the following goal and objectives to guide decisions on annexation and development opportunities and ensure appropriate resource allocation for capital projects and redevelopment efforts.





## Objectives

- i. Ensure that all development or redevelopment considers both the character and context of adjacent developments.
- ii. Extend city infrastructure and services only to areas within the current city limits or properties where a voluntary annexation petition exists or has been committed.
- iii. Ensure that all new development is environmentally sensitive to its existing and surrounding environmental features by requiring adequate stormwater management methods and environmentally sensitive land uses.
- iv. Promote and support new business and industry growth on vacant and under-utilized properties within the city's jurisdiction.
- v. Encourage growth and development that promotes an increase in residential and employment densities, a mix of uses, improved connectivity, and improvements that are at a pedestrian scale to create an attractive "urban living" environment.
- vi. Actively pursue funding for the cleanup and reuse of brownfield properties.

# DOWNTOWN

## Goal

**Create a genuine, urbanized, and unique identity for Downtown Kokomo that attracts visitors and residents with walkability, density, and diversity.**

## Introduction

Downtown Kokomo is one of the driving forces of the city's economy. It is home to many important city functions like infrastructure, government and leadership, energy, and transportation. It is also the center of a collection of destinations for living, working, playing, and supporting the community. Philosophically, Downtown Kokomo is the center of activity as it relates to the community's overall identity. There are many characteristics that contribute to a successful and vibrant downtown environment. Some of these characteristics include:

- Walkability of and connectivity between destinations;
- Safe and efficient transportation options for all users;
- Diverse entertainment, retail, and dining options for residents and visitors;
- Strong sense of arts and culture;
- Clean and well-maintained streetscapes and public spaces; and
- High quality residential options.

Use the following goal and objectives to guide decisions to ensure the continued revitalization of Downtown Kokomo as the heart and soul of the community.



## Objectives

- i. Create and maintain a safe and walkable pedestrian environment.
- ii. Increase residential densities and non-residential intensities within the downtown to further its appeal as an urban center.
- iii. Attract and expand retail, dining, and entertainment options within the downtown.
- iv. Enhance downtown streetscapes to serve all users and all modes of transportation.
- v. Actively pursue parking management solutions, as well as opportunities to reduce (in number) or share parking spaces throughout the downtown.
- vi. Allow for the incorporation of an arts and culture district within the downtown.
- vii. Identify opportunities to attract additional primary employers to downtown, particularly companies whose employees typically desire an urban setting, such as the technology sector.
- viii. Develop a downtown marketing and communications plan and brand the downtown as a unique place to live, work, and play.
- ix. Investigate an incentive program that encourages investment of the land uses planned for downtown, such as retail, professional offices, and attached single-family and multi-family housing options for a mix of incomes.



# ENVIRONMENT

## Goal

**Promote an ecologically sound community by ensuring protection of the natural environment to keep and maintain natural features and resources.**

## Introduction

Natural environments, like parks, creeks, rivers, and lakes, wetlands, and forests add ecological, aesthetic, health, and quality of life benefits to a community. As new development occurs and the population grows, city leaders are finding it more and more challenging to protect and preserve these natural assets. It is important to continue to search for innovative ways to preserve and protect natural assets in order to;

- Provide high quality water and air;
- Provide open space and lush vegetation;
- Provide beautiful viewsheds and unique landscapes;
- Provide affordable energy; and;
- Provide safety from natural disasters for developments.

Use the following goal and objectives to protect, preserve, and improve these environmentally sensitive areas that contribute to the Kokomo landscape. These objectives and strategies focus on areas such as water, land, air, vegetation, and energy.



## Objectives

- i. Protect and seek to improve the quality of Kokomo's surface and groundwater resources.
- ii. Minimize impacts to natural environments when greenfield development or redevelopment of existing properties occurs.
- iii. Protect and improve air quality by introducing land use and transportation policies and practices that reduce the number of vehicle miles traveled.
- iv. Maintain an adequate level of open space, particularly around Wildcat Creek.
- v. Protect and increase the city's tree canopy by installing and maintaining street trees and encouraging landscaping and tree preservation as part of development.
- vi. Conserve natural areas such as floodplains, forests, and wetlands within and surrounding the corporate limits.
- vii. Identify and implement standards that protect scenic view sheds that are special to the community.
- viii. Remove barriers to the use of alternative energy sources, specifically wind and solar energy.
- ix. Improve water quality, ecology, and biodiversity through public outreach and education about the positive benefits of buffering rivers and streams.
- x. Explore and promote alternative energy methods for both the public and private users.
- xi. Strategically implement physical measures and improvements required by FEMA to obtain a Letter of Map Revision needed to modify the flood plain boundaries and reduce the number of structures currently within the Wildcat Creek Special Flood Hazard Areas.

# PARKS & RECREATION

## Goal

**Ensure year-round recreation and leisure experiences for all members of the community through quality active, passive, and social spaces throughout the community.**

## Introduction

Parks and recreation opportunities play an important role in the quality of life of local residents in that they create more livable and desirable places. Many businesses consider the availability of park and recreation opportunities when they are making decisions about where to locate. A community needs numerous parks and open spaces of various sizes and a mix of both passive and active recreational opportunities in order to;

- Promote healthy lifestyles;
- Promote social interaction and character building;
- Protect and celebrate the natural environment;
- Attract residents and visitors of all ages; and;
- Attract new businesses into the community;

Use the following goal and objectives to guide decision-making efforts that focus on improving, protecting, growing, and maintaining quality park and recreation opportunities within the City of Kokomo.





## Objectives

- i. Ensure that future development and redevelopment contributes to, rather than detracts from, adjacent park land and recreational areas.
- ii. Keep pace with the community's growth and changing demands by implementing the projects outlined in the Parks and Recreation Master Plan, as amended from time to time.
- iii. Expand the number and types of community programs focused on arts and culture, coordinating with area not-for-profits whose mission is to provide similar programs.
- iv. Ensure that there are recreational opportunities for residents of all ages, abilities, and incomes.
- v. Provide universally accessible facilities, programs, and communications.
- vi. Provide and promote more recreational opportunities along and on Wildcat Creek and all surface waterbodies.
- vii. Program year-round recreation activities throughout the entire Kokomo community, coordinating with area not-for-profits whose mission is to provide similar services, programs or events.
- viii. Ensure that future development and infill development connects to parks and other community destinations via trails or sidewalks.
- ix. Find creative ways to lessen the ownership, operations and maintenance costs of city-owned parks and open spaces.
- x. Enhance the visibility of Kokomo parks and recreation through unified branding and signage.
- xi. Develop and adopt restrictive covenants for open spaces and parks that have been transferred to private interests to restrict any development pressures that would convert them to non-civic uses.

# TRANSPORTATION & CIRCULATION

## Goal

**Enhance connections throughout the city for improved safety, function, and efficiency for all modes of transportation including vehicular, bicycle, and pedestrian networks.**

## Introduction

A community's transportation network includes roads, sidewalks, trails, rails, waterways, airports, and more. The movement of goods, services, and people throughout the City of Kokomo has a direct effect on the quality of life of residents and the climate in which companies conduct their business. Planning for and adequately providing for vehicular, bicycle, and pedestrian circulation is extremely important ensuring that a city is safe, well-connected, and free of congestion. The city's transportation system can help establish and enhance social connections as well. Trails and sidewalks play a vital role in getting residents out and moving within the community.

Use the following goal and objectives to guide decisions and direct resources to improving, maintaining, changing, and connecting key areas of the transportation network.



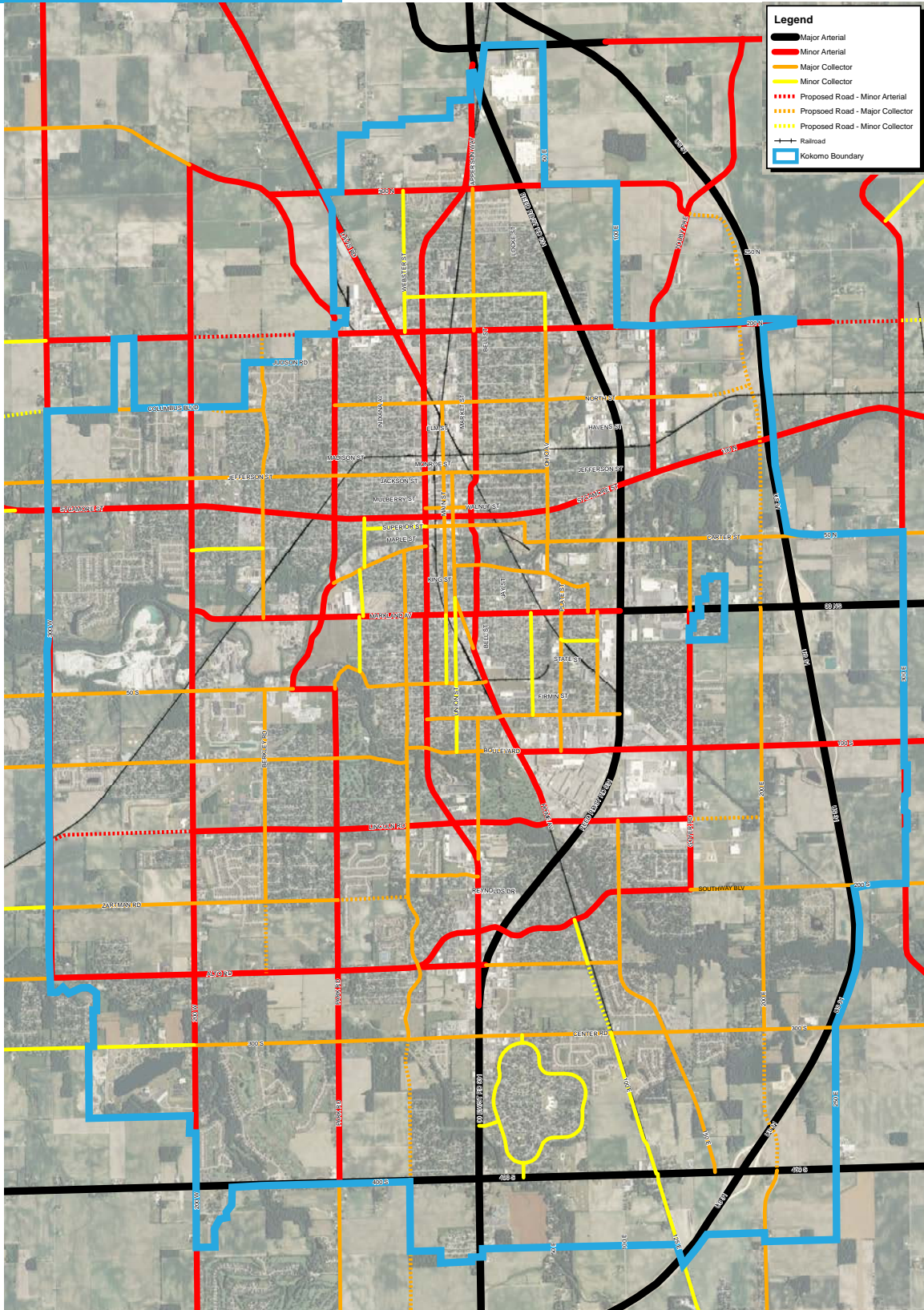


## Objectives

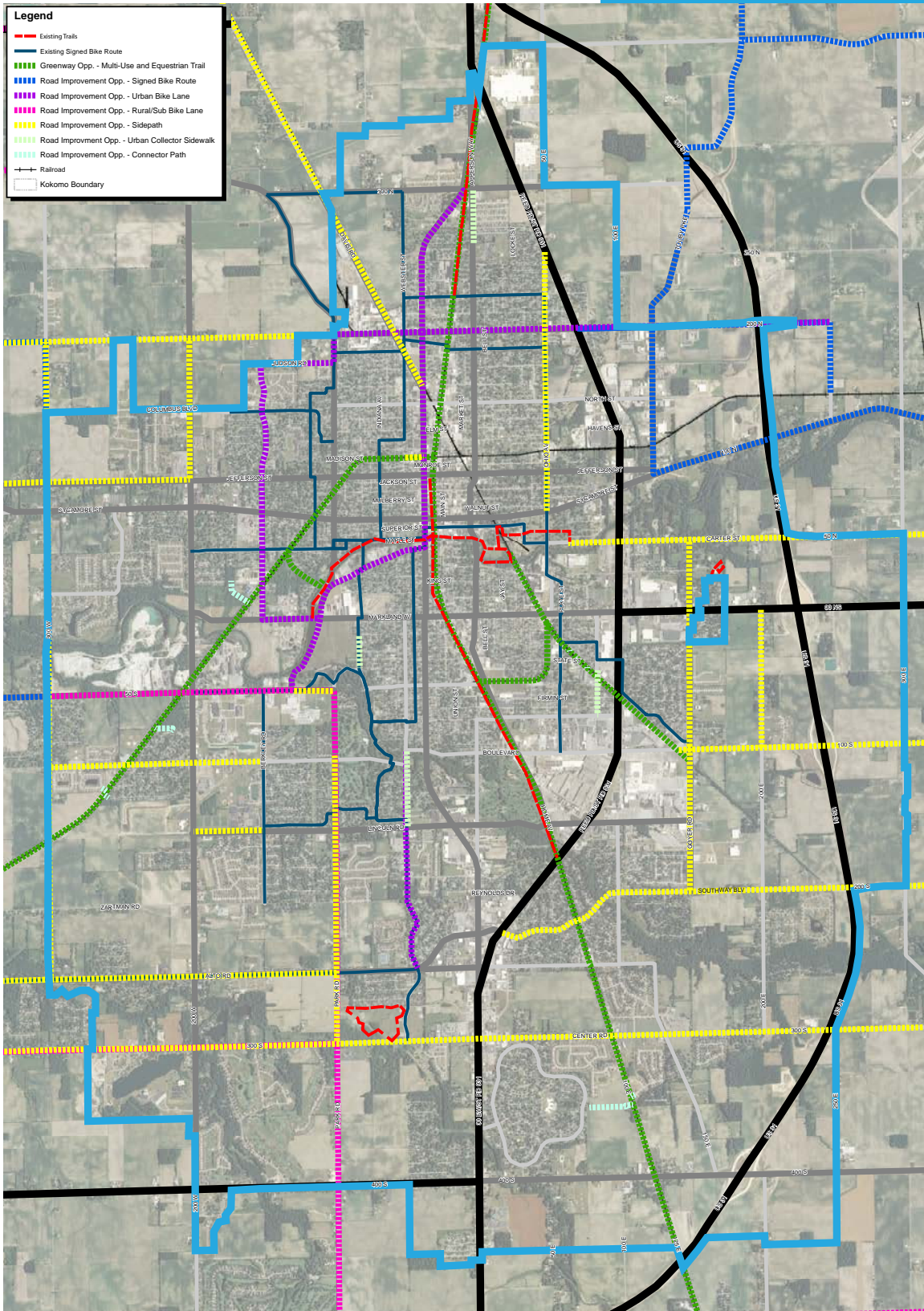
- i. Continue to develop a transportation network that serves and complements the land uses and growth management goals of the city.
- ii. Expand the transportation networks for pedestrians and cyclists by addressing missing connections.
- iii. Continue to design transportation improvements that safely and efficiently minimize congestion on primary transportation routes.
- iv. Consider the needs and desires of emergency responders when making upgrades and enhancements to the local transportation system.
- v. Make public transportation easier for more choice riders by expanding the service area and hours of operation of Kokomo's City Line Trolley System.
- vi. Ensure that all road improvements are consistent with the needs identified in the Thoroughfare Plan, as amended from time to time.
- vii. Employ context sensitive design solutions that promote safe, accessibility, and visual appeal for all users.
- viii. Ensure that all capital improvement planning processes include a meaningful public engagement component.
- ix. Protect and enhance the existing rail network to support existing local businesses and attract new industries that rely on or otherwise benefit from access to rail.
- x. Provide educational materials to keep the community informed on proper safety rules and guidelines for use and interaction between all forms of transportation.
- xi. Investigate corridors that could be appropriate for active transportation solutions to connect to key community destinations and amenities.



# FUTURE TRANSPORTATION







# UTILITY INFRASTRUCTURE

## Goal

**Ensure high-quality, efficient, and effective utility infrastructure to address the needs of both existing and potential future residents and businesses.**

## Introduction

As a community changes and grows, so does the demand for utility infrastructure. It is important to keep up with this existing demand in order to provide a livable community for all residents. Utility infrastructure includes public services such as;

- Wastewater collection;
- Wastewater treatment; and;
- Stormwater drainage.

Utility infrastructure also includes privately owned service utilities such as;

- Water distribution;
- Electricity;
- Gas;
- Cable television and internet connections;
- Cell service;
- And more.

Reliable energy, sufficient and clean water, and stormwater management are essential components that developers and businesses look for when they relocate or expand.

Use the following goal and objectives to identify strategies necessary to ensure reliable and efficient utility infrastructure services in the City of Kokomo.





## Objectives

- i. Require necessary improvements to water, sewer, and stormwater infrastructure of all new development, infill development and redevelopment to maintain a high level of service throughout the entire community.
- ii. Encourage growth and development where adequate infrastructure already exists or where the costs to expand the one or more services are favorable to the city's long-term operation and maintenance capabilities.
- iii. Evaluate opportunities to provide infrastructure to strategic growth areas for office and industrial land uses in an attempt to incentivize and encourage timely private sector investments.
- iv. Coordinate all planned capital improvements and private development projects that impact water, sewer, electric, gas, and broadband providers to ensure efficient and cost-effective expansion and minimize waste of public tax dollars.
- v. Allow and promote the use of solar energy, wind energy, and alternative stormwater management methods in residential, business and industrial applications.
- vi. Adopt stormwater management plans and subsequent regulations that address both stormwater quantity and quality at the watershed level.
- vii. Ensure access to affordable, high speed technology infrastructure throughout the community.

# COMMUNITY SERVICES

## Goal

**Ensure high-quality, efficient, and effective public facilities and services, and emergency response and community support services to address the needs of both existing and future residents and businesses.**

## Introduction

A healthy city offers many resources to serve, protect, support, and educate its residents. These factors are important in order to offer an exceptional quality of life. Kokomo residents benefit from many city resources and community services provided by;

- Police;
- Fire;
- EMS;
- Schools;
- Libraries;
- Hospitals and clinics;
- Community based organizations and;
- And more.

As the city changes, so does the demand for community services. It is important that a community maintains adequate services to provide adequate protection, education, and support for its residents and businesses. This section of the plan is devoted to policy objectives that aim to maintain, strengthen, and expand community services throughout Kokomo.

Use the following goal and objectives to determine what, if any, impact a proposed development or project will have on the city's collective ability to care for the public's well-being.



## Objectives

- i. Allow for land uses that provide public programs and facilities for at-risk youth, young adults, and the elderly.
- ii. Assess and potentially modify city programs aimed at educating and encouraging participation in community volunteerism efforts, particularly those that are designed for children and young adults.
- iii. Continue to assess and improve city-managed support programs and policies that address social issues, such as poverty.
- iv. Know the impacts that a proposed development project can have on the city's community services and add additional emergency response facilities, resources, and staff as needed to maintain adequate levels of service across the community.
- v. Allow for more early childhood education and daycare opportunities throughout the community.
- vi. Provide effective and efficient access to maintain and support quality K-12 education opportunities throughout the community.



# ECONOMIC & WORKFORCE DEVELOPMENT

## Goal

**Support and encourage the success and growth of the existing business base and the attraction of new, high quality business and development opportunities that strengthen and diversify the economy and create jobs and generate wealth for residents of the community.**

## Introduction

Economic and workforce development are important for growing and diversifying the local economy. Economic development includes, among other things, programs and initiatives focused on business retention, expansion and attraction (in that order) in an effort to increase the number and types of employment opportunities within the community. By contrast, workforce development aims to address employers needs by matching workers' skills to local career opportunities, while providing training opportunities to segments of the existing population that do not currently possess the skills necessary to obtain a job with a living wage. The most successful workforce development initiatives focus on ensuring there is a pipeline of young graduates with necessary skills for available jobs, as well as retraining seasoned workforce with new skills necessary to meet the demands of ever-evolving industries.

Use the following goal and objectives to guide initiatives focused on attracting, strengthening, and supporting new and existing economic and workforce development efforts within the community and assist the education and business communities in developing a dynamic economy supported by an agile workforce.



## Objectives

- i. Educate or otherwise train workers in target industries that offer living wage and higher-wage jobs.
- ii. Strengthen and diversify existing business retention and expansion efforts by adapting to the demands of the local industries.
- iii. Allow for new commercial businesses and industries that strengthen the local supply chains.
- iv. Identify, evaluate, and promote prime greenfield sites and/or buildings with significant investment and job creation opportunities.
- v. Remove barriers that disproportionately impact locally owned and operated businesses.
- vi. Ensure that area educators and industries have what they need to compete in a global economy by encouraging continued collaboration and communication with one another.
- vii. Support and collaborate with local and regional planning and economic development organizations to align planning and implementation efforts.
- viii. Adopt and use economic development tools, such as tax increment financing, to invest in areas of the city that businesses are not likely to find attractive otherwise.
- ix. Increase support for shared working spaces and innovative office spaces.
- x. Encourage and support efforts by area colleges and businesses to integrate recent graduates into the local workforce.

# COMMUNITY IDENTITY

## Goal

**Strengthen and expand a community brand and identity for the City of Kokomo to promote a positive and appealing community image for citizens, businesses, and visitors.**

## Introduction

A community's identity is formed over time. It is often shaped by historical events and occurrences that contribute to the persona that everyone comes to know and recognize. A community's identity speaks to residents and is what visitors experience and understand when they spend time in the city. A community's identity is often reflected in physical design elements such as;

- Signage
- Lighting
- Street furnishings
- Landscaping
- Site design; and
- Building materials.

An identity can be further enhanced through the consistent use of a single logo, a family of relatable graphics, and a single, reliable source of information.

Use the following goal and objectives to help preserve Kokomo's identity as a community that innovates.





## Objectives

- i. Continue to build and enhance amenities and services to maintain Kokomo as the regional center for north central Indiana.
- ii. Revisit the slogan of “The City of Firsts” and find innovative ways to become this once again.
- iii. Protect the city’s identity by first expanding and then rigorously enforcing local code enforcement to provide a visual appealing community.
- iv. Preserve, enhance, and celebrate historical and culturally significant amenities as part of the community fabric.
- v. Establish and implement a plan for identifying the appropriate styles, locations, and processes for commissioning and installing public art throughout the community.
- vi. Establish and maintain a gateway and wayfinding system that conveys a sense of place and establishes Kokomo as a destination.
- vii. Plan and enhance key corridors throughout the community using streetscape improvements, gateways, and signage to provide a unified gateway and wayfinding system to strengthen the local brand and identity.
- viii. Strengthen Kokomo’s online presence by providing a singular source for local news, events, and opportunities related to all things Kokomo.

# TOURISM & EVENTS

## Goal

**Enhance and promote Kokomo's events and attractions as a way to boost tourism and attract new visitors.**

## Introduction

Tourism and events within a community play an important role in establishing the community's brand and identity. Tourism attracts many visitors from outside the City. Because of this, tourism and events help boost the local economy. The City of Kokomo already provides many destinations and activities related to Tourism and Events. However, providing additional tourism and event opportunities can refresh the existing inventory and attract both new and old visitors into the community to experience something new. Tourism and events can include activities such as;

- Festivals;
- Dining;
- Shopping;
- Recreation;
- And more.

Use the following goal and objectives to strengthen the existing tourism and event culture within Kokomo while creating additional attractions and events to attract more visitors to the community.





## Objectives

- i. Continue to attract local shopping and dining options for residents and visitors.
- ii. Make Kokomo a regional tourism destination by offering unique destinations and events that are not available elsewhere in the region.
- iii. Make connections with other local organizations to find additional opportunities for promoting and expanding tourism within the community.
- iv. Ensure adequate access and parking exists around all tourist destinations, especially during peak event times.
- v. Utilize digital communications and social media outlets to market and promote destinations and events to residents and visitors of Kokomo.
- vi. Refresh and reimagine existing, outdated community attractions by supporting physical and programmatic improvements when necessary.
- vii. Promote downtown as the main tourism destination by identifying areas for more restaurant and retail opportunities.





# PLAN IMPLEMENTATION

## Goal

**Improve communications between governmental and non-governmental groups both internally and externally to support successful community development, governmental proceedings, communications, and collaboration toward realizing the vision of this plan.**

## Introduction

This plan will be of limited use to the city's future development if it is only applied to map amendments (rezonings), variances, and development proposals. Instead, local elected and appointed officials and city staff should use the plan to inform all policy decisions at all levels within city government. This plan should serve as the foundation upon which all decisions that affect the built environment should be made.

Use the following goal and objectives to ensure that the vision of this plan permeates all other matters related to city government and beyond.



## Objectives

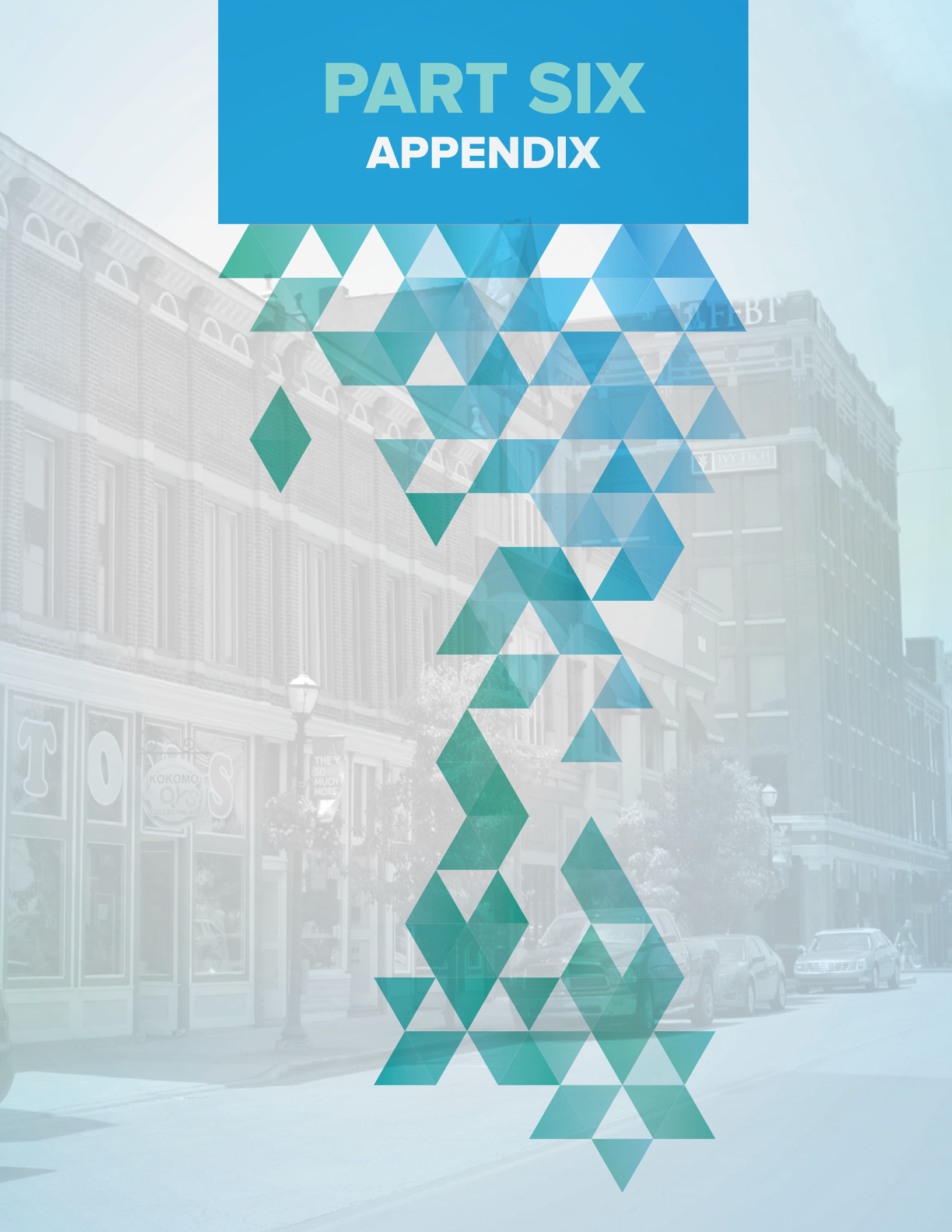
- i. Improve inter- and intra- governmental communications and cooperation, while respecting diverse interests and objectives of each entity.
- ii. Establish a schedule to review the progress and keep the public informed and up-to-date with the status of the goals and recommendations provided in this plan.
- iii. Keep all other long-range planning efforts updated and current with changing demands and conditions of the city so they do not become outdated.
- iv. Educate public officials of the recommendations proposed to achieve the desired goals of this plan.
- v. Encourage coordination between major community organizations, board members, and community leaders to ensure efficient and effective progress towards achieving the overall community vision and goals identified in this plan.
- vi. Explore additional planning opportunities for more specific areas of the community to proactively prepare for future growth and development opportunities.

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# PART SIX

## APPENDIX



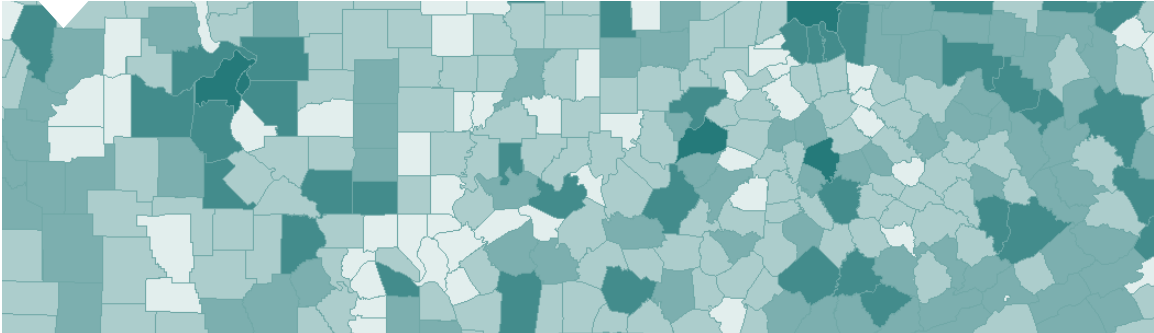


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# DATA SNAPSHOT

## Howard County

Data SnapShot Series 1.1  
June 2016

### Table of contents

**01** Introduction

**02** Demography

**03** Economy

**04** Labor Market

# 01 introduction

Purpose

---

About Howard County

## Introduction

### Purpose

This document provides information and data about Howard County that can be used to guide local decision-making activities.

The Data Snapshot showcases a variety of demographic, economic and labor market information that local leaders, community organizations and others can use to gain a better perspective on current conditions and opportunities in their county.

To strengthen the value and usability of the information, we showcase the data using a variety of visual tools, such as charts, graphs and tables. In addition, we offer key points about the data as a way of assisting the user with the interpretation of the information presented.

Finally, short takeaway messages are offered at the end of each section in order to highlight some of the more salient findings.



**Introduction**

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This document provides information and data about Howard County that can be used to guide local decision-making activities.

The Data Snapshot showcases a variety of demographic, economic and labor market information that local leaders, community organizations and others can use to gain a better perspective on current conditions and opportunities in their county.

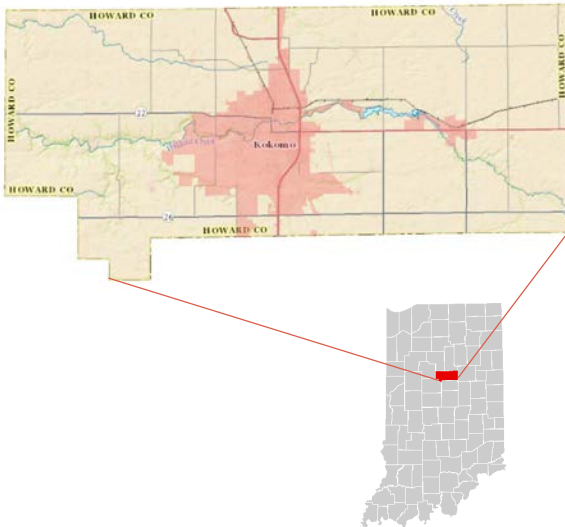
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Finally, short takeaway messages are offered at the end of each section in order to highlight some of the more salient findings.

**section 01**

**Introduction**

# About Howard County



## County Background

Established	1844
County Seat	Kokomo
Area	294 sq. mi.
Neighboring Counties	Carroll, IN Cass, IN Clinton, IN Grant, IN Miami, IN Tipton, IN
Metropolitan Status	Metropolitan

**section 01**

# 02 demography

Population change

Migration movement

Population pyramids

Race

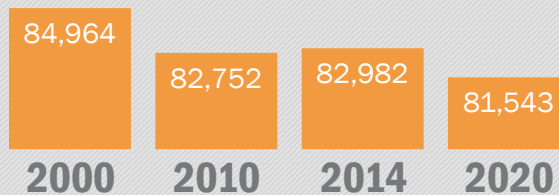
Ethnicity

Educational attainment

## Demography

### Population change

#### Total population projections



The total population is projected to decrease by 2 percent between 2014 and 2020. However, the projection uses 2010 as the benchmark population. The estimates for 2014 show a reversal of the population loss in Howard County.

The county's total population decreased by 2 percent between 2000 and 2014. Domestic migration, the difference between the number of people moving into the county versus moving out, was the largest contributor to that contraction causing a loss of 5,429 individuals.

Natural increase, births minus deaths over that span of time, was the second strongest influence on population change in Howard County, resulting in an increase of 3,013 individuals. International migration also offset the negative domestic migration with a gain of 944 individuals to the county from outside the United States between 2000 and 2014.

#### Components of Population Change, 2000-2014

Natural Increase	3,013
International Migration	944
Domestic Migration	-5,429

#### section 02

Table names: CO\_EST-2010\_ALLDATA, and CO\_EST-2014\_ALLDATA

\*Total change in population differs from the sum of the components due to Census estimation techniques. Residuals (not reported here) make up the difference.

## Demography

# Migration movement, 2008-2014

	In-migration	Out-migration	Net Change
Migration (within Indiana)*	12,367	13,620	-1,253
Migration (different State)	6,256	7,137	-881

Howard County has undergone considerable in- and out-migration since the Great Recession (which occurred around the 2007-09 period) and during subsequent years. The data reveal that the Howard County had 12,367 individuals who moved into the county from other parts of Indiana between 2008 and 2014. At the same time, nearly 13,620 people moved from the county to other areas of the state, resulting in a net loss of just over 1,200 persons. Furthermore, the county attracted some 6,256 individuals from other U.S. states but

experienced an out-migration of over 7,100 residents who took up residence in other states in the country. Again, this resulted in a net loss of almost 880 persons. These migration patterns for the county may suggest several trends and issues to consider. What are the characteristics of the talent pool that is being lost to other states? What specific strategies that might be launched to retain and attract talent into the county? Are people relocating with their firm? Are they retiring? Seeking new opportunities elsewhere?

section 02

## Demography

# Migration movement, 2008-2014

### Within Indiana

In-migration (top 3 origins)	In-migrants	Out-migration (top 3 destinations)	Out-migrants
Miami, IN	2,200	Miami, IN	2,505
Cass, IN	1,486	Marion, IN	1,499
Tipton, IN	1,336	Hamilton, IN	1,377

### Outside Indiana

In-migration (top 3 origins)	In-migrants	Out-migration (top 3 destinations)	Out-migrants
Cook, IL	225	Cook, IL	157
Jefferson, MO	95	Maricopa, AZ	134
Saint Louis, MO	95	Lee, FL	108

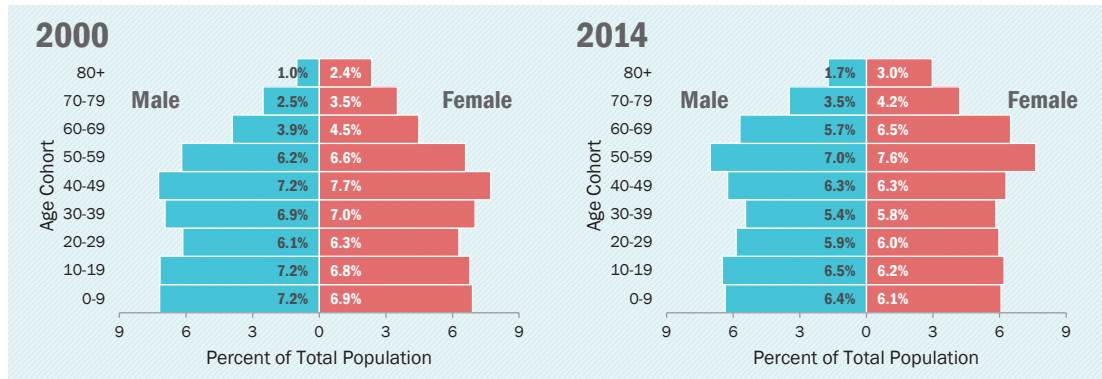
section 02



Demography

# Population pyramids

Population pyramids are visual representations of the age distribution of the population by gender.



Approximately 51.6 % of the population was female in 2000 (43,875 persons) and that percentage remained the same in 2014. However, a major change occurred in the distribution of people across the various age cohorts. A larger share of individuals shifted into the higher age groups between 2000 and 2014.

People 50 and over increased from 13.7% to 17.9% for males and from 16.9% to 21.3% for females between 2000 and 2014. Individuals of prime working age (20 to 49) dipped from 20.3% to 17.6% for males and from 21.0% to 18.1% for females. Residents under 20 years of age decreased from 28.0% to 25.2% of the total population.

section 02

Table names: Census 2000 SF1 OTP1, PEP2014 PEPAGESEX

Source: U.S. Census Bureau – 2000 Decennial Census and 2014 Annual Population Estimates 10

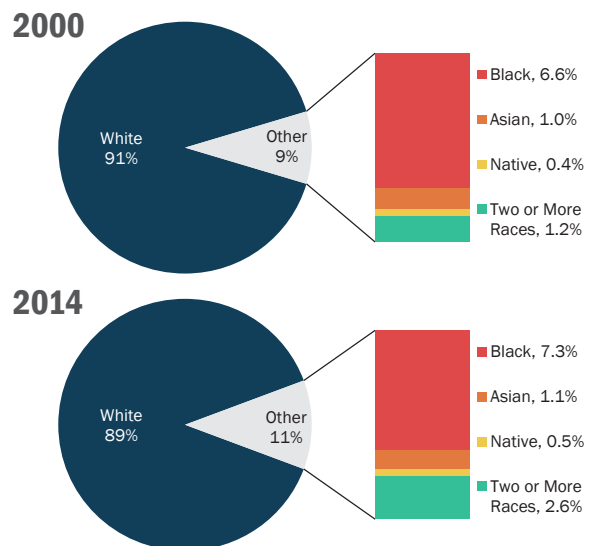
Demography

# Race

The proportion of non-White residents in Howard County increased by approximately 2 percentage points between 2000 and 2014.

Every non-White race experienced a numerical increase over the 14 years period. The county had the most growth in individuals identifying themselves as Two or More Races (+1,091) or Black (+398). The total increase of non-White residents was 1,599, representing a 20 percent increase between 2000 and 2014.

The White population decreased by 3,557 residents between 2000 and 2014, a decline of 4.6 percent.



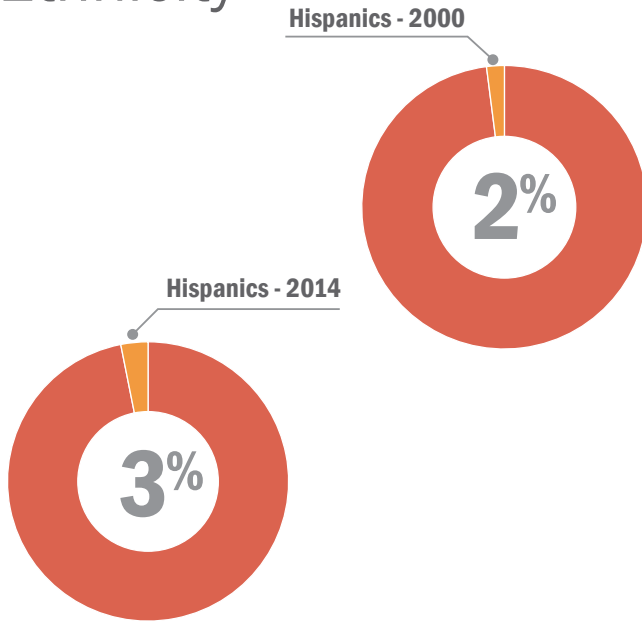
section 02

\*Native includes American Indian, Alaskan Native, Native Hawaiian and Other Pacific Islanders.

Table names: Census 2000 SF1 P008, PEP2014 PEPSR6H  
Source: U.S. Census Bureau – 2000 Decennial Census and 2014 Annual Population Estimates 11

Demography

# Ethnicity



Hispanics are individuals of any race whose ancestry is from Mexico, Puerto Rico, Cuba, Spain, the Dominican Republic or any other Spanish-speaking Central or South American country.

There were 1,709 Hispanics residing in Howard County in 2000. This figure expanded to 2,586 by 2014, a 51.3 percent increase.

Due to this numeric increase, the proportion of Hispanics in the population is now slightly more than 3 percent.

section 02

Demography

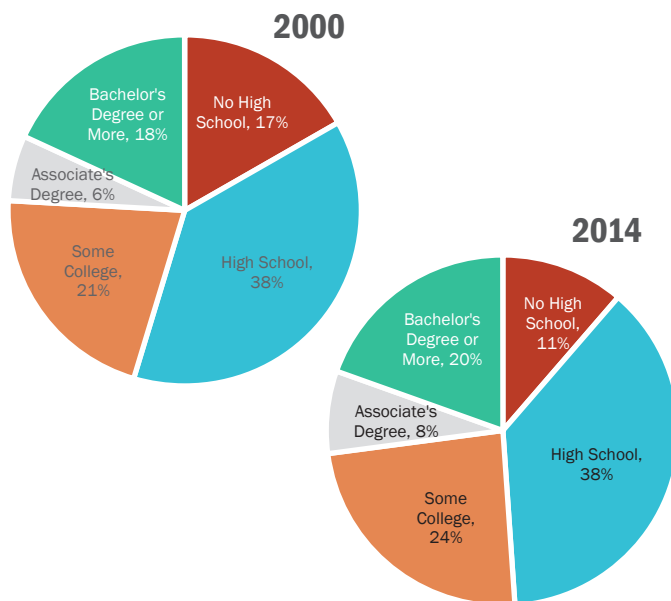
# Educational attainment

From 2000-2014, Howard County experienced a 4 percentage point increase in the number of adults (25 years and older) with an associate's, bachelor's or graduate degree.

The proportion of adults 25 years of age and older with a high school education or more improved from 83 percent in 2000 to 89 percent by 2014. Those with only a high school degree remained steady at 38 percent in 2000 and 2014.

Adults with a college degree increased from 24 percent in 2000 to 28 percent in 2014.

This was due to a 2 percentage point increase in the proportion of residents with associate's degrees (6 percent versus 8 percent). Similarly, the proportion of adults with at least a bachelor's degree increased from 18 percent to 20 percent.



section 02

Table names: Census 2000 SF4 QTP20, ACS 2009-2014 S1501

Source: U.S. Census Bureau – 2000 Decennial Census and 2014 ACS 13

Demography

# Takeaways

The population of Howard County is expected to continue to fall gradually over the next few years based on projections from the state data center. It is to be noted that the projection accounted for past populations only until 2010. In 2014, a reversal of the population loss trend is observed in the census population estimates. Domestic out migration within and outside of Indiana, particularly during and after the Great Recession (2008-2014), is a major reason for the population decline.

Howard County's population aged between 2000 and 2014 with an increase in the matured workforce (50 to 59 years of age) and a decline in the number of men and women of prime working age (20 to 49 years of age) between 2000 and 2014.

The racial and ethnic diversity of Howard County has modestly increased since 2000, but the county remains primarily white and non-Hispanic.

The educational attainment of adults 25 years of age and over has improved since 2000. The percentage of adults with a high school education or less (49 percent) is now less than half of the county's population due to decrease in the number of residents without a high school education. While the number of adults with an associate's, bachelor's or higher degree has continued to grow (28 percent), it is still 4 percentage points below the figure for the state of Indiana as a whole.

Howard County may wish to assess the workforce skills of workers with a high school education only. Enhancing their skills so that they match the needs of local businesses and industries may be a worthy investment.

section 02

# 03 economy

Establishments

Industries

Occupations

Income and poverty

Consumer Expenditures

Takeaways



**Economy**

# Establishments


The number of establishments in Howard County increased 44 percent from 2000 to 2013.

The rapid growth of establishments was largely due to natural change. That is, 6,378 establishments were launched in the county between 2000-2013 while 4,811 closed, resulting in a net gain of 1,567 establishments. There was a loss of 43 establishments due to net migration.

### Components of Change for Establishments

Total Change (2000-13)	1,524*
Natural Change (births minus deaths)	1,567
Net Migration	-43

An establishment is a physical business location. Branches, standalones and headquarters are all considered types of establishments.



### Definition of Company Stages

- 0** Self-employed
- 1** 2-9 employees
- 2** 10-99 employees
- 3** 100-499 employees
- 4** 500+ employees

**section 03**

Note: There are eight missing establishments in the components of change in the original data source.

Source: YourEconomy.org

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**Economy**

# Number of establishments by stage/employment category

Stage	2000		2013	
	Establishments	Proportion	Establishments	Proportion
Stage 0	872	25.2%	1,139	22.8%
Stage 1	1,904	55.0%	3,142	62.9%
Stage 2	624	18.0%	659	13.2%
Stage 3	51	1.5%	46	0.9%
Stage 4	13	0.4%	10	0.2%
<b>Total</b>	<b>3,464</b>	<b>100%</b>	<b>4,996</b>	<b>100%</b>

**section 03**

## Economy

# Top five employers in 2016

	Establishment	Stage
1.	Fiat Chrysler Automobiles	Stage 4
2.	Delphi Electronics & Safety	Stage 4
3.	Community Howard Regional Health	Stage 4
4.	St Joseph Hospital & Health Center	Stage 4
5.	Haynes International Inc. *	Stage 4

The top five employers produce a mix of goods and services for local consumption and exports.

Delphi Electronics & Safety and Chrysler Indiana Transmission, both in Kokomo, are the two largest establishment-level employers in Howard County.

Community Howard Regional Health and St. Joseph Hospital & Health Center are the third and fourth largest employers in the county.

Haynes International Inc., the fifth largest employer, is headquartered in Kokomo and is a manufacturer of metal alloys.

Information on the top five establishments by employment comes from ReferenceUSA, which is a library database service provided by Infogroup, the company that also supplies the list of major employers for Hoosiers by the Numbers. While both YourEconomy.org and ReferenceUSA contain establishments, differences in data collection processes result in discrepancies between the two sources. We use YourEconomy.org for a broad picture of establishments in the county, while ReferenceUSA is used for studying individual establishments.

\* Last updated on March 2015

### section 03

## Economy

# Number of jobs by stage/employment category

	2000		2013	
Stage	Jobs*	Proportion	Jobs*	Proportion
Stage 0	872	1.3%	1,139	2.2%
Stage 1	7,325	11.0%	10,219	19.9%
Stage 2	16,136	24.2%	16,194	31.6%
Stage 3	8,796	13.2%	8,373	16.3%
Stage 4	33,480	50.3%	15,311	29.9%
<b>Total</b>	<b>66,609</b>	<b>100%</b>	<b>51,236</b>	<b>100%</b>

\*Includes both full-time and part-time jobs

### section 03

Source: YourEconomy.org 19

**Economy**

## Amount of sales (2013 dollars) by stage/employment category

Stage	2000		2013	
	Sales	Proportion	Sales	Proportion
Stage 0	\$123,274,666	1.0%	\$78,214,907	1.2%
Stage 1	\$1,010,211,945	8.2%	\$658,488,249	10.1%
Stage 2	\$1,971,335,407	15.9%	\$1,170,110,829	18.0%
Stage 3	\$1,312,883,426	10.6%	\$720,656,423	11.1%
Stage 4	\$7,952,128,981	64.3%	\$3,867,195,699	59.5%
<b>Total</b>	<b>\$12,369,834,425</b>	<b>100%</b>	<b>\$6,494,666,107</b>	<b>100%</b>

section 03

**Economy**

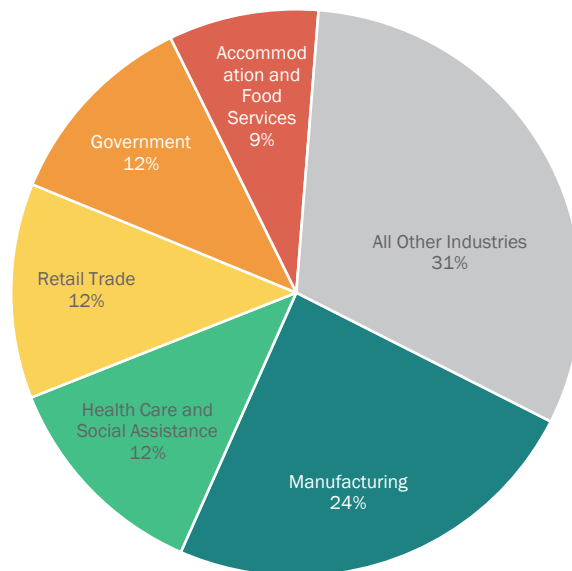
## Top five industries in 2014

Of the 47,912 jobs in Howard County in 2014, 68.7 percent were tied to one of the top five industry sectors in Howard County.

Manufacturing is the largest industry sector with 11,561 jobs. Accommodation & Food Services, a service sector, is the smallest of the top five industry sectors with 4,075 jobs.

Of the top industries in Howard County, two gained jobs between 2003 and 2014. Of these, Health Care & Social Assistance experienced the largest percentage job growth (+62.9 percent), followed by Accommodation & Food Services (+6.1 percent).

Manufacturing lost the most, with a 26.1 percent loss in jobs (-4,084) over the 11 year period.



section 03



Economy

# Industry distribution and change

NAICS Code	Description	Jobs 2003	Jobs 2014	Change (2003-2014)	% Change (2003-2014)	Average Total Earnings 2014
11	Crop and Animal Production	556	641	85	15%	\$37,788
21	Mining, Quarrying, and Oil and Gas Extraction	28	43	15	54%	\$147,478
22	Utilities	204	142	-62	-30.4%	\$99,798
23	Construction	2,012	1,774	-238	-11.8%	\$36,520
31-33	Manufacturing	15,645	11,561	-4,084	-26.1%	\$96,297
42	Wholesale Trade	810	905	95	11.7%	\$61,257
44-45	Retail Trade	6,539	5,871	-668	-10.2%	\$25,912
48-49	Transportation and Warehousing	756	851	95	12.6%	\$44,937
51	Information	423	435	12	2.8%	\$57,744
52	Finance and Insurance	1,369	1,449	80	5.8%	\$57,655
53	Real Estate and Rental and Leasing	1,209	1,259	50	4.1%	\$25,185
54	Professional, Scientific, and Technical Services	1,659	1,167	-492	-29.7%	\$35,288
55	Management of Companies and Enterprises	37	28	-9	-24.3%	\$51,749
56	Administrative and Support and Waste Management and Remediation Services	1,923	2,479	556	28.9%	\$24,989
61	Educational Services	215	374	159	74.0%	\$25,073
62	Health Care and Social Assistance	3,633	5,917	2,284	62.9%	\$48,150
71	Arts, Entertainment, and Recreation	599	553	-46	-7.7%	\$11,673
72	Accommodation and Food Services	3,839	4,075	236	6.1%	\$15,171
81	Other Services (except Public Administration)	3,095	2,874	-221	-7.1%	\$19,800
90	Government	6,613	5,512	-1,101	-16.6%	\$41,661
All	Total	51,166	47,912	-3,254	-6%	\$49,313

section 03

Note: Average total earnings include wages, salaries, supplements and earnings from investments and proprietorships.

Economy

# Industry distribution and change

The largest percentage gains in employment in Howard County occurred in:

- Educational Service (+74 percent)
- Health Care and Social Assistance (+63 percent)

The largest percentage losses in employment occurred in:

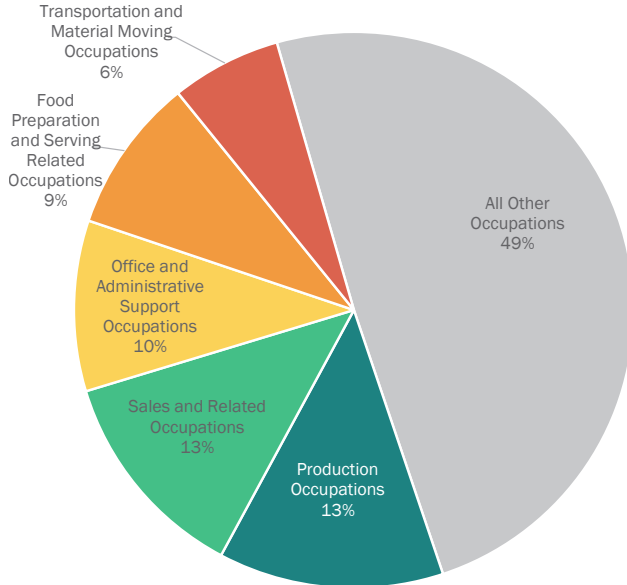
- Professional, Scientific, and Technical Services (-30 percent)
- Utilities (-30 percent)



section 03

**Economy**

# Top five occupations in 2014



The top five occupations in Howard County represent 51 percent of all jobs.

Production (6,224 jobs) is the top occupation group in Howard County at 13 percent. The smallest of these is Transportation & Material Moving occupations with 3,042 jobs.

All five top occupations in Howard County, except Food Preparation & Serving Related (+5.9 percent), had a decrease in jobs between 2003 and 2014. Production occupations experienced the largest percentage losses (-26.2 percent), while Transportation & Material Moving occupations lost the least (-4.5 percent) over the 11 years period.

**section 03**

Source: Economic Modeling Specialists International (EMSI) – 2015.4 – QCEW Employees, Non-QCEW Employees, Self-Employed, and Extended Proprietors

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**Economy**

# Occupation distribution and change

SOC	Description	Jobs 2003	Jobs 2014	Change (2003-2014)	% Change (2003-2014)	Avg. Hourly Earnings
11	Management	2,966	2,806	-160	-5%	\$31.21
13	Business & Financial Operations	1,616	1,509	-107	-7%	\$25.96
15	Computer & Mathematical	1,275	1,134	-141	-11%	\$38.44
17	Architecture & Engineering	2,170	1,756	-414	-19%	\$34.45
19	Life, Physical & Social Science	189	152	-37	-20%	\$22.16
21	Community & Social Service	582	634	52	9%	\$19.14
23	Legal	172	173	1	1%	\$26.30
25	Education, Training & Library	2,632	2,647	15	1%	\$20.88
27	Arts, Design, Entertainment, Sports & Media	973	961	-12	-1%	\$14.08
29	Health Care Practitioners & Technical	2,304	2,339	35	2%	\$31.55
31	Health Care Support	905	1,051	146	16%	\$14.28
33	Protective Service	524	534	10	2%	\$21.15
35	Food Preparation & Serving Related	4,070	4,310	240	6%	\$9.83
37	Building & Grounds Cleaning Maintenance	1,218	1,284	66	5%	\$10.73
39	Personal Care & Service	1,626	2,474	848	52%	\$9.41
41	Sales & Related	6,344	5,960	-384	-6%	\$14.29
43	Office & Administrative Support	5,392	4,754	-638	-12%	\$15.28
45	Farming, Fishing & Forestry	74	108	34	46%	\$12.03
47	Construction & Extraction	2,136	1,893	-243	-11%	\$21.60
49	Installation, Maintenance & Repair	2,052	1,874	-178	-9%	\$21.74
51	Production	8,437	6,224	-2,213	-26%	\$21.77
53	Transportation & Material Moving	3,185	3,042	-143	-4%	\$13.23
55	Military	286	270	-16	-6%	\$19.11
All	Total	51,166	47,912	-3,254	-6%	\$19.22

**section 03**

Source: Economic Modeling Specialists International (EMSI) – 2015.4 – QCEW Employees, Non-QCEW Employees, Self-Employed, and Extended Proprietors

## Economy

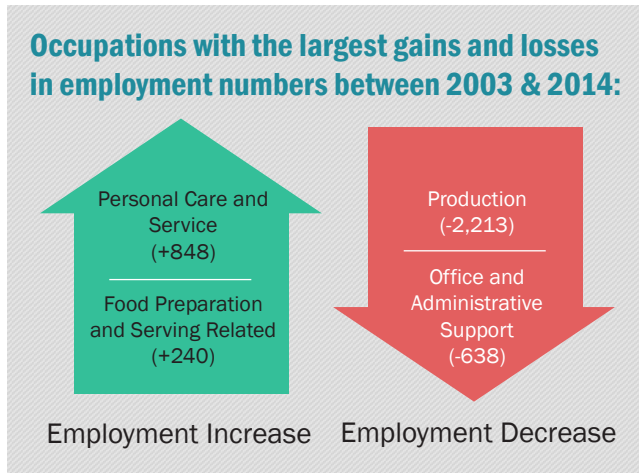
# Occupation distribution and change

The largest percentage gains in employment in Howard County occurred in:

- Personal Care and Service Occupations (+52 percent)
- Farming, Fishing, and Forestry Occupations (+46 percent)

The largest percentage losses in employment occurred in:

- Production Occupations (-26 percent)
- Life, Physical, and Social Science Occupations (-20 percent)



### section 03

## Economy

# Income and poverty

The median household income in Howard County dipped by \$15,532 between 2000 and 2014 in real dollars (that is, adjusted for inflation), while real income per person fell by \$3,178 over the same period.

The total population in poverty and the number of minors in poverty grew by around 84 percent and 57 percent respectively between 2000 and 2014. Almost one in four minors was living in poverty in 2014.

### section 03

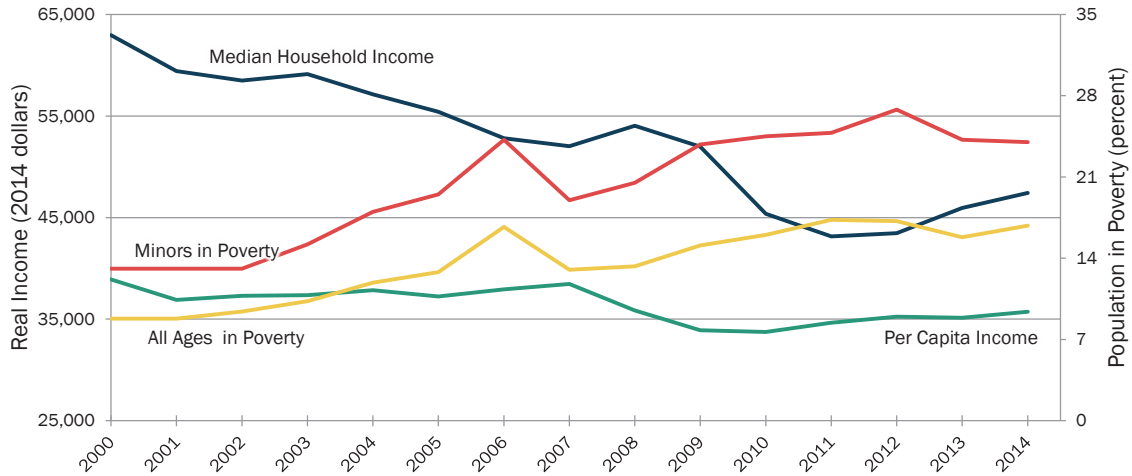
Source: U.S. Census Bureau – Small Area Income and Poverty Estimates (SAIPE) and U.S. Bureau of Economic Analysis – Regional Personal Income Summary 27



**Economy**

# Income and poverty

Median household income in Howard County decreased between 2000 and 2014, but the latest figures suggest that it is now improving. Per capita income gradually decreased between 2007 and 2010 but has gradually increased since 2010. Poverty rates for both adults and minors have increased since 2000, peaking in 2006 and 2012. However, both declined in 2013, although the rates remain relatively high in contrast to the figures in 2000.



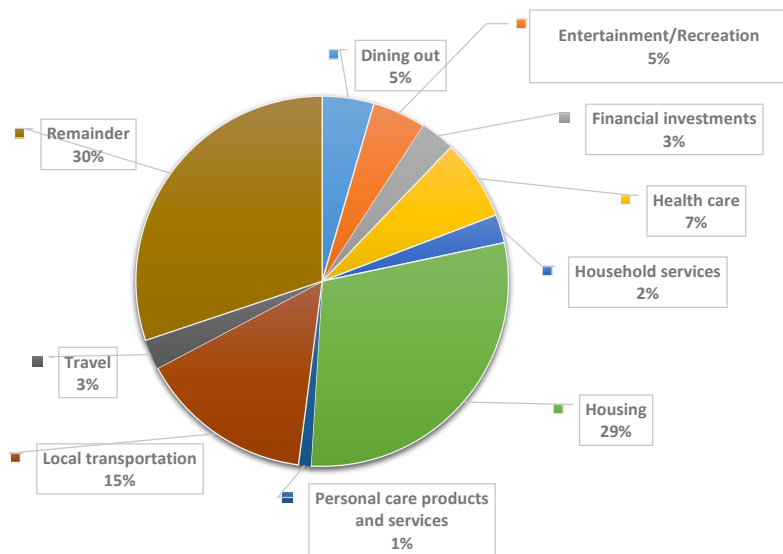
**section 03**

Source: U.S. Census Bureau – Small Area Income and Poverty Estimates (SAIPE) and U.S. Bureau of Economic Analysis – Regional Personal Income Summary 28

**Economy**

# Consumer Expenditures

Around \$ 1.84 billion of goods and services were consumed in Howard County in 2015. The amount shows consumption by location of work and businesses. It includes expenditures by residents, in-commuters, shoppers and visitors within Howard County.



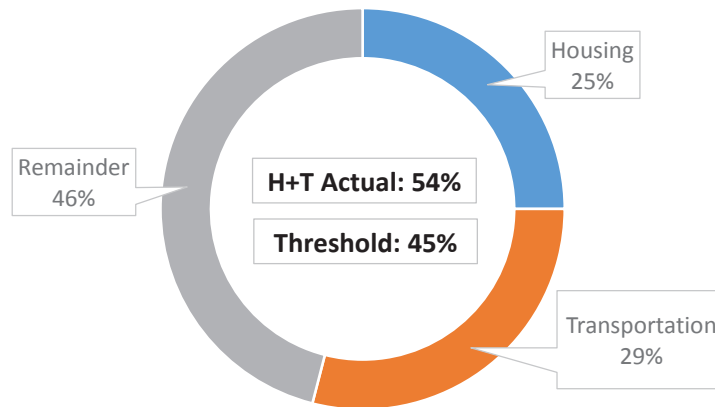
**section 03**

## Economy

# Housing + Transportation Costs

The average cost of housing and transportation in Howard County is 54% of average income and exceeds the Center for Neighborhood Technology's (CNT) affordability threshold of 45%. Whereas the average cost of housing at 25% is below the CNT threshold of 30%, the average transportation cost of 29% is almost double the CNT threshold value of 15%.

Average Housing + Transportation Costs % Income



section 03

Source: Center for Neighborhood Technology 30

## Economy

# Takeaways

Growth in the number of establishments in Howard County occurred in businesses having fewer than 10 employees (the self-employed and Stage 1 enterprises), components of the local economy that are often overlooked by local leaders.

The decline in real median household income was almost five times the decrease in real per capita income indicating a wider income inequality in 2014. The poverty rate for both minors and the total population increased. Almost one in four minors in Howard County were in poverty by 2014. The steep decline in real median income

experienced between 2000 and 2014 may be tied to employment changes in the county during that period. Nearly a quarter of high-paying Manufacturing industry jobs (yearly earnings of \$99,800) and moderate-paying Production occupations (\$22 per hour) were lost between 2003 and 2014. Meanwhile, moderate and low-paying industries and occupations, such as Health Care & Social Assistance jobs (\$48,150 yearly earnings) and Health Care Support occupations (\$14 per hour), grew considerably in Howard County. Employment gains in four of top five occupations were paid less than the average or hourly earnings of \$19.

As a business and employment center of the surrounding region, around \$ 1.8 billion is spent in Howard County in a year. Strategies to attract outside consumers would be helpful for local economic development. Ensuring that a skilled workforce is available to support key industries in the county will be important to the economic stability of the county.

section 03

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# 04 labor market

Labor force and unemployment

Workforce inflow/outflow

Commuteshed

Laborshed

Takeaways

## Labor market

# Labor force and unemployment

The number of individuals in the labor force in Howard County has significantly decreased between 2003 and 2014.

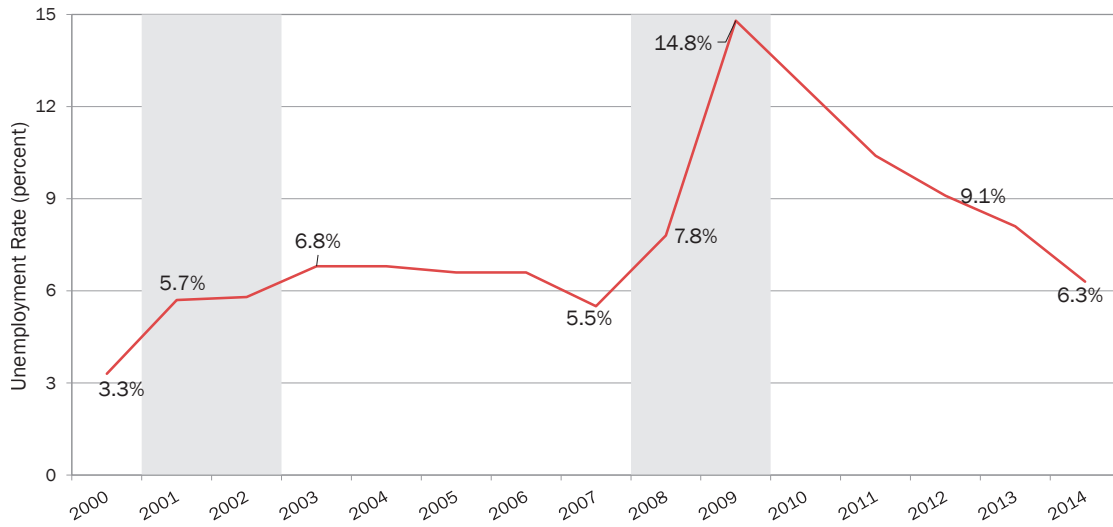
The number of individuals in the county's labor force had a decrease of 3,212 workers between 2003 and 2014. In addition, the unemployment remained largely unchanged from 2003 to 2014 and above average unemployment rates for Indiana and U.S., indicating that the individuals in the labor force today continue to experience difficulty in finding jobs. The decreasing population also has contributed to the decline in the labor force.



**Labor market**

# Unemployment rate

Unemployment increased dramatically after 2007, peaking at 14.8 percent in 2010. Since that time, the rate has been on a slow but steady decline, dipping to 6.3 percent by 2014.



section 04

Source: U.S. Bureau of Labor Statistics - Local Area Unemployment Statistics 34

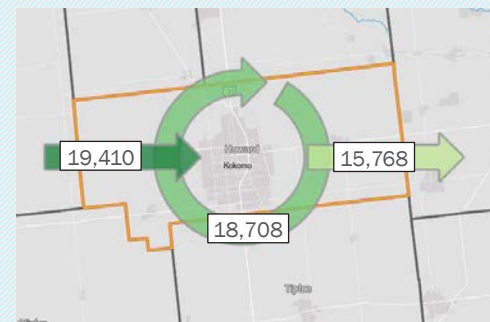
**Labor market**

# Workforce inflow and outflow in 2014

	Count	Proportion
<b>Employed in Howard County</b>	<b>38,118</b>	<b>100%</b>
Both employed and living in the county	18,708	49%
Employed in the county but living outside	19,410	51%
<b>Living in Howard County</b>	<b>34,476</b>	<b>100%</b>
Both living and employed in the county	18,708	54%
Living in the county but employed outside	15,768	46%

Howard County has more workers traveling into than traveling out the county for work.

Net commuting is positive, with a gain of 3,642 commuters. The resulting situation is that for every 100 employed residents, Howard County has 111 jobs.



section 04

Labor market

# Commuteshed



	Commuters	Proportion
Marion, IN	3,916	11.4%
Hamilton, IN	1,667	4.8%
Miami, IN	744	2.2%
Allen, IN	731	2.1%
Grant, IN	710	2.1%

A county's commute shed is the geographic area to which its resident labor force travels to work.

Forty-six percent of employed residents in Howard County commute to jobs located outside of the county. Marion County is the biggest destination for residents who work outside of Howard County.

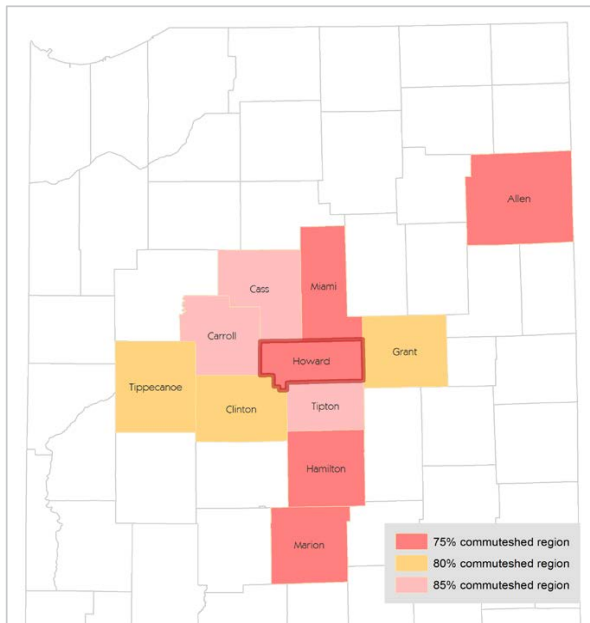
Ten percent of out-commuters work in counties adjacent to Howard County. However, the largest work destination outside of Howard County is the Indianapolis (Marion and Hamilton Counties) metropolitan area. The fifth largest work destination is the Fort Wayne (Allen County) metropolitan area.

section 04

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) 36

Labor market

# Commuteshed in 2014



Seventy five percent of Howard county's working residents are employed in Howard, Marion, Hamilton, Miami or Allen counties. Another 5 percent commute to Grant, Tippecanoe or Clinton counties in Indiana. An additional 5 percent travel to jobs in Tipton, Cass or Carroll counties in Indiana.

Collectively, these 11 counties represent 85 percent of the commuteshed for Howard county.

section 04

Source: U.S. Census Bureau, OTM, LEHD, PCRD 37

**Labor market**

# Laborshed

A county's labor shed is the geographic area from which it draws workers.

Fifty-one percent of individuals working in Howard County commute from another county.

Sixteen percent of in-commuters reside in counties adjacent to Howard County, and three of the top five counties in the labor shed are adjacent counties. The second and third largest of these top sources of labor force are in the Indianapolis (Hamilton and Marion Counties) metropolitan area.

**In-Commuters**



**Same Work/ Home**



	<b>Commuters</b>	<b>Proportion</b>
Miami, IN	2,187	5.7%
Hamilton, IN	1,975	5.2%
Marion, IN	1,512	4.0%
Cass, IN	1,431	3.8%
Tipton, IN	1,185	3.1%

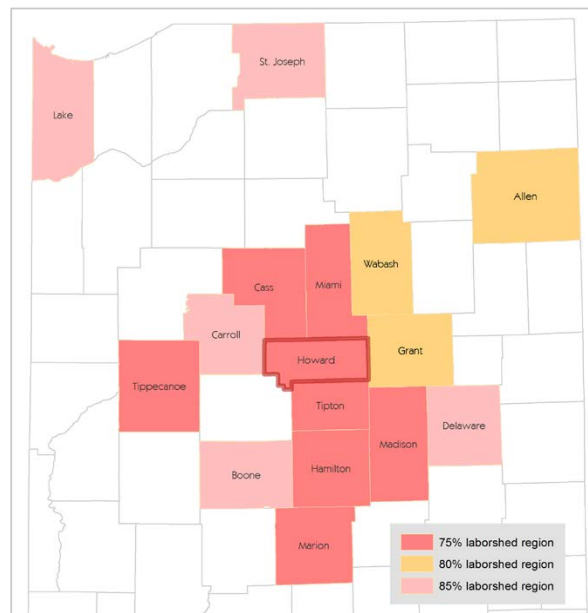
**section 04**

Source: U.S. Census Bureau – Longitudinal Employer-Household Dynamics (LEHD) 38

**Labor market**

# Laborshed in 2013

The bulk (75 percent) of Howard county's workforce is drawn from Howard, Miami, Hamilton, Marion, Cass, Tipton, Tippecanoe and Madison counties in Indiana. Another 5 percent is drawn from Grant, Allen or Wabash counties in Indiana. An additional 5 percent resides in Carrol, Delaware, Boone, Lake and St. Joseph counties in Indiana. Combined, these 16 counties represent 85 percent of Howard County's laborshed.



**section 04**

Source: U.S. Census Bureau, ST4 LEHD, 2008-2012 39



# Takeaways

The Great Recession that impacted the U.S. economy between 2007 and 2009 took a major toll on employment in Howard County. While the unemployment rate was quite low in 2000, it more than quadrupled to 14.8 percent by 2009. Recent figures make it clear that the unemployment rate has improved significantly since 2009, now at less than half the peak.

Approximately 46 percent of Howard County residents in the workforce are gainfully employed outside of the county, while 51 percent of individuals employed in Howard County are not county residents. It may be worthwhile for local leaders and industries to determine the human capital attributes of workers who commute to jobs inside and outside the county. By so doing, they could determine whether there is leakage of educated and skilled workers to surrounding counties. Such an analysis will help determine the mix of human capital attributes that are needed to spur the growth of good paying jobs in the county.

The labor shed and commute shed data offer solid evidence of the value of pursuing economic and workforce development on a regional (multi-county) basis.

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## section 04

# Notes

**LAUS (Local Area Unemployment Statistics):** LAUS is a U.S. Bureau of Labor Statistics (BLS) program that provides monthly and annual labor force, employment and unemployment data by place of residence at various geographic levels. LAUS utilizes statistical models to estimate data values based on household surveys and employer reports. These estimates are updated annually. Annual county-level LAUS estimates do not include seasonal adjustments.

**LEHD (Longitudinal Employer-Household Dynamics):** LEHD is a partnership between U.S. Census Bureau and State Department of Workforce Development (DWD) to provide labor market and journey to work data at various geographic levels. LEHD uses Unemployment Insurance earnings data and Quarterly Census of Employment and Wages from DWDs and census administrative records related to individuals and businesses.

**SAIPE (Small Area Income and Poverty Estimates):** SAIPE is a U.S. Census Bureau program that provides annual data estimates of income and poverty statistics at various geographic levels. The estimates are used in the administration of federal and state assistance programs. SAIPE utilizes statistical models to estimate data from sample surveys, census enumerations, and administrative records.

**IRS U.S. Migration Database:** IRS migration data is based on year-to-year change in address reported in the tax returns. The number of returns filed approximates number of households whereas exemptions are the number of individuals. The universe of IRS data does not include all movers as certain percent of population do not file their tax returns in a given year. The old IRS data were based on tax year whereas the current IRS data are based on calendar year.

**OTM (On the Map):** OTM, a product of LEHD program, is used in the county snapshot report to develop commuting patterns for a geography from two perspectives: place of residence and place of work. At the highly detailed level of census blocks, some of the data are synthetic to maintain confidentiality of the worker. However, for larger regions mapped at the county level, the commuter shed and labor shed data are fairly reasonable. OTM includes jobs for a worker employed in the reference as well as previous quarter. Hence, job counts are based on two consecutive quarters (six months) measured at the "beginning of a quarter." OTM data can differ from commuting patterns developed from state annual income tax returns, which asks a question about "county of residence" and "county of work" on January 1 of the tax-year. OTM can also differ from American Community Survey data, which is based on a sample survey of the resident population.

**YourEconomy.org (YE):** YE, an online tool by the Business Dynamics Research Consortium at the University of Wisconsin – Extension, provides data on the employment, sales, and number of establishments at numerous geographic levels in the United States. A major data source for YE is the National Establishment Time Series Database (NETS), an establishment-level database, not a company-level database. This means that each entry is a different physical location, and company-level information must be created by adding the separate establishment components.

**Housing + Transportation Cost:** The housing plus transportation affordability index is developed by the Center for Neighborhood Technology (CNT) and based on more than a decade of research. The index is developed for all the metropolitan and micropolitan areas in the U.S. The smallest geography is the census block group. The index makes use of the 5-year

# Report Contributors

This report was prepared by the Purdue Center for Regional Development in partnership with Purdue University Extension.



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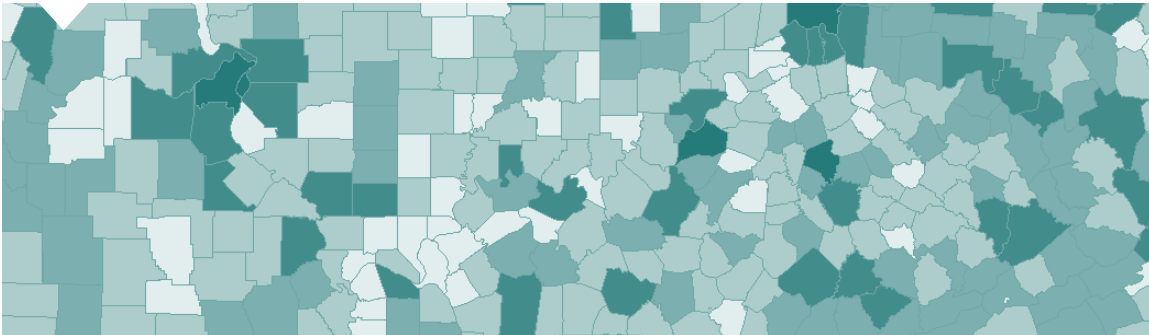
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# DATA SNAPSHOT

## City of Kokomo

Data SnapShot Series 1.1  
June 2016

### Table of contents

**01** Introduction

**02** Demography

**03** Economy

**04** Labor Market



# 01 introduction

Purpose

About City of Kokomo

## Introduction

# Purpose

This document provides information and data about the City of Kokomo that can be used to guide local decision-making activities.

The Data Snapshot showcases a variety of demographic, economic and labor market information that local leaders, community organizations and others can use to gain a better perspective on current conditions and opportunities in their city.

To strengthen the value and usability of the information, we showcase the data using a variety of visual tools, such as charts, graphs and tables. In addition, we offer key points about the data as a way of assisting the user with the interpretation of the information presented.

Finally, short takeaway messages are offered at the end of each section in order to highlight some of the more salient findings.

**Introduction**

# About City of Kokomo



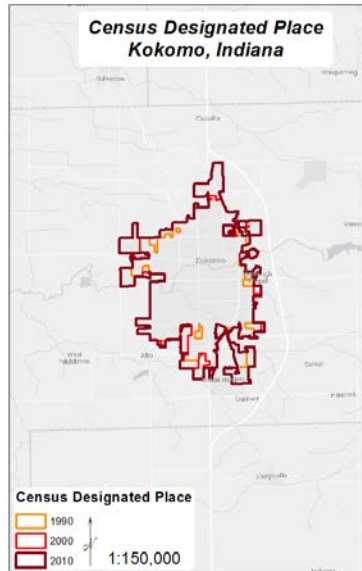
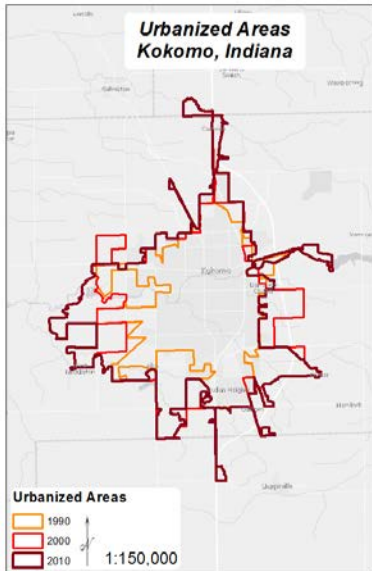
**City Background**

County	Howard County
Metropolitan Area	Kokomo Metropolitan Statistical Area
Area	18.56 sq. mi.
Neighboring Counties	Miami, IN Cass, IN Carroll, IN Clinton, IN Tipton, IN Grant, IN

**section 01**

**Introduction**

# About City of Kokomo



The geographic area of Kokomo census designated place - as determined by the U.S. Census Bureau - increased from 14.5 sq. miles in 1990 to 16.3 sq. miles in 2000 to 18.6 sq. miles in 2010. Note that census designated place can differ from the actual municipal boundary.

Census Bureau's urbanized area boundaries help determine the area for transportation planning.

NOTE: Census Designated Places (CDPs) are the statistical counterparts of incorporated places, and are delineated to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated under the laws of the state in which they are located. To learn more, see: [https://www.census.gov/geo/reference/gtc/gtc\\_place.html](https://www.census.gov/geo/reference/gtc/gtc_place.html)

**section 01**

# 02 demography

Population change

Geographical mobility

Population pyramids

Race

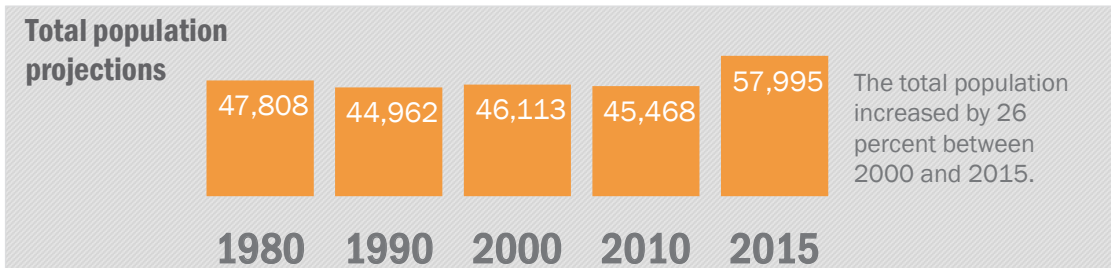
Ethnicity

Educational attainment

Takeaways

## Demography

### Population change



The City of Kokomo’s total population increased by 25.8 percent between 2000 and 2015. The reversal of population loss and relative stagnation since 1980 can be attributed to the net population increase due to more births than deaths and more persons moving in versus moving out from the City. The population growth can also, in part, be attributed to subsequent annexations through the decades since 1980. The data on geographical mobility indicate that Kokomo gained population as a result of people moving in from different parts of Indiana, different states, and abroad. The estimated population of nearly 58,000 in 2015, is the highest observed over the period of 55 years from 1960 to 2015.

#### Geographical Mobility in the past year, 2014

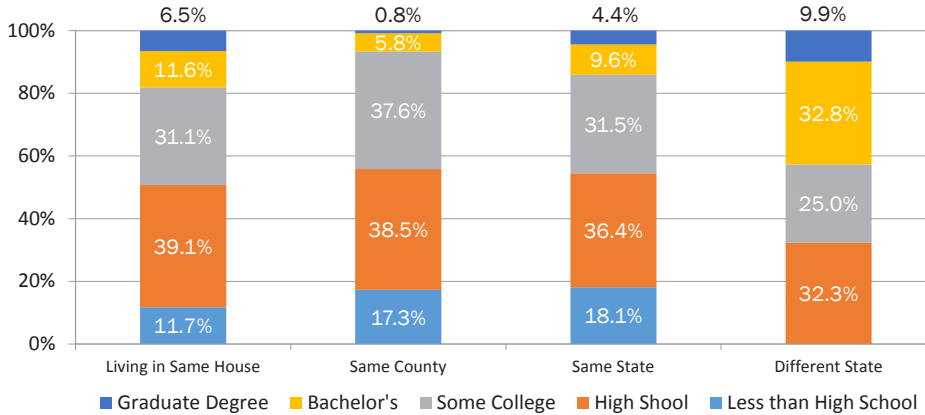
Same house 1 year ago:	44,797
Moved within same county:	8,358
Moved from different county within same state:	1,939
Moved from different state:	1,029
Moved from abroad	138

section 02



## Demography

### Geographical Mobility in the Past Year by Educational Attainment, 2014



The data series “Geographical Mobility in the Past Year by Educational Attainment for Residence 1 Year Ago in the U.S.,” provides educational characteristics of people 25 years old or older moving out from the City of Kokomo by destination. It is evident that population who moved to different states are either highly educated (43% bachelor’s and graduate degrees) or educated only up to high school level (32%). Conversely, the proportion of bachelor’s and graduate degree holders is relatively small for population who moved to different counties in Indiana or moved to a different address within Howard County. The base population (25+ years old) is 38,650 persons living in the area 1 year ago. Of those, 32,664 individuals lived in the same house; 4,311 moved within same county; 1,331 moved to different counties within Indiana, and 344 individuals moved to different states in one year.

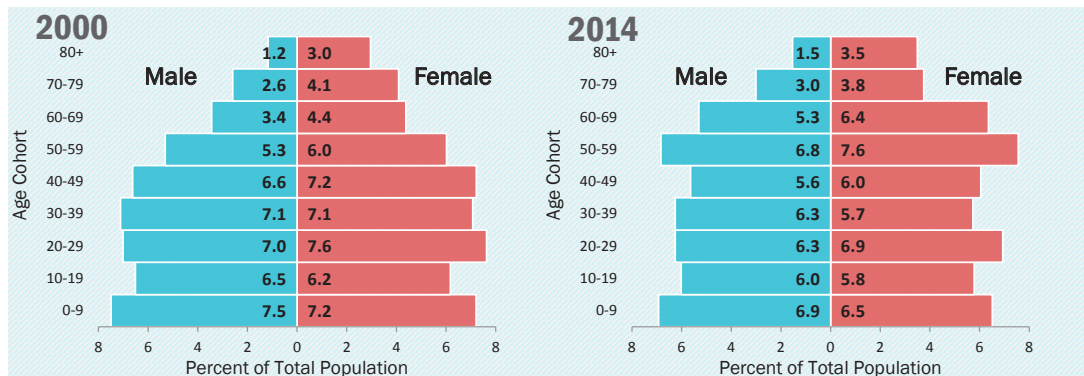
#### section 02

Sources: U.S. Census Bureau – ACS 2010-2014, B07409 9

## Demography

### Population pyramids

Population pyramids are visual representations of the age distribution of the population by gender.



Approximately 52.7% of the population in Kokomo was female in 2000 (24,320 individuals) and that percent remained almost same in 2014 (52.2%, 29,741 individuals). The distribution of individuals across the various age cohorts changed however, with a larger share of the population occupying higher age cohorts in 2014 relative to 2000.

In particular, individuals 50 and over swelled from 13% to 17% for males and from 17% to 21% for females between 2000 and 2014. Individuals of prime working age – 20-49 years old – slipped from 21% to 18% for males and from 22% to 19% for females. The percent of residents under 20 years of age also slightly declined over the same period.

#### section 02

Source: U.S. Census Bureau – 2000 Decennial Census, SF1 QTP1 and ACS 2010-2014, S0101 10

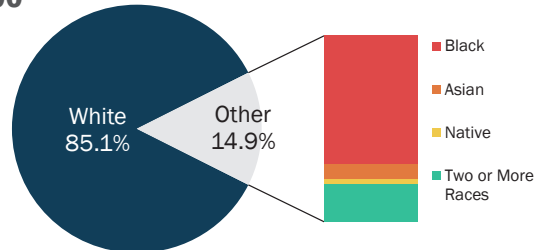
Demography

# Race

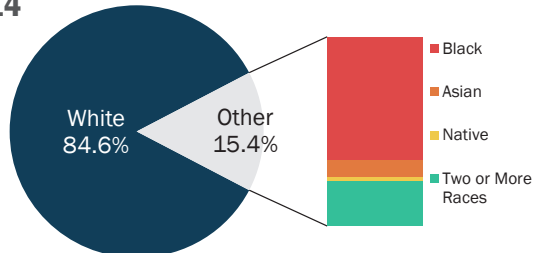
The proportion of non-White residents in City of Kokomo increased by half a percentage point between 2000 and 2014.

The number of Whites, Blacks, Asians, and Two or More Races increased since the 2000 census. The proportion of Whites decreased however by 0.5 percentage point despite an increase of 8,944 individuals. Blacks, Asians, and individuals of Two or More Races increased by 926, 293, and 682 persons respectively. Regardless of the numerical gains by other races and marginal increase percent-wise, the racial make-up of the City of Kokomo remains largely White.

2000



2014



\* Native includes American Indian, Alaskan Native, Native Hawaiian and Other Pacific Islanders.

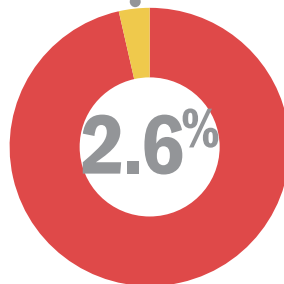
section 02

Source: U.S. Census Bureau – 2000 Decennial Census, SF1 QTP6 and ACS 2010-2014, B03002 11

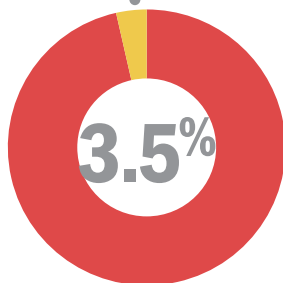
Demography

# Ethnicity

Hispanics - 2000



Hispanics - 2014



Hispanics are individuals of any race whose ancestry are from Mexico, Puerto Rico, Cuba, Spain, the Dominican Republic or any other Spanish-speaking Central or South American country.

There were 1,204 Hispanics residing in Kokomo in 2000. This figure expanded to 2,019 by 2014, a 68 percent increase.

The increase in the number of Hispanics resulted in a 0.9 percentage point increase in the proportion of the city's population that is Hispanic. As of 2014, 3.5 percent of Kokomo's population is Hispanic.

section 02

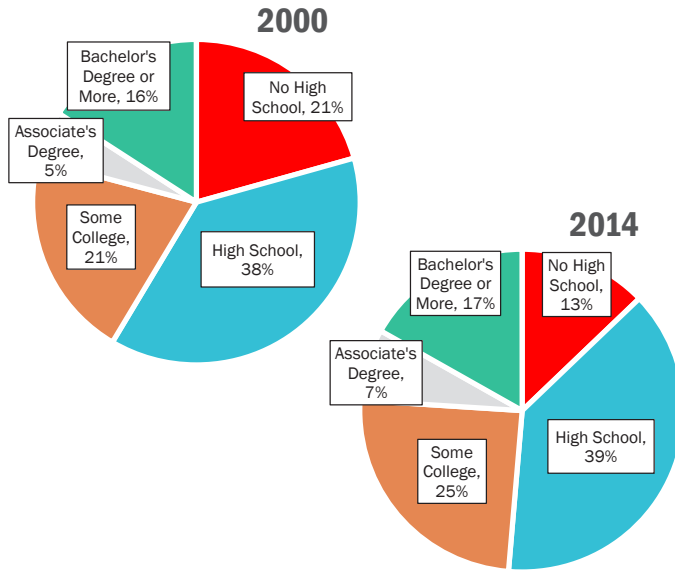
Demography

# Educational attainment

City of Kokomo had a 3 percentage point increase in the number of adults (25 years and older) with an associate's, bachelor's or graduate degree between 2000 and 2014.

The proportion of adults 25 years of age and older with a high school education or more improved from 79 percent in 2000 to 87 percent by 2014. Residents with less than a high school education fell by 8 percentage points over this period.

Adults with a college degree increased from 21 percent in 2000 to 24 percent in 2014. This was due to a 2 percentage point increase in the proportion of residents with associate's degrees (5 percent versus 7 percent), while the proportion of adults with at least a bachelor's degree increased from 16 percent to 17 percent.



section 02

Source: U.S. Census Bureau – 2000 Decennial Census, SF3 QTP20 and ACS 2010-2014, S1501 13

Demography

# Takeaways

The City of Kokomo experienced impressive population gains in the last 5 years. Certainly, a part of the gains can be attributed to people moving into the community, also a part of the gains can be attributed to annexations. Nevertheless, population gain is an indicator of a growing prosperity as new residents create new demand for local businesses, services, and amenities. It will be worthwhile for the City to ascertain educational attainment of population moving in versus moving out of the community to determine net loss or gain of human capital and talent in the community. The population pyramids show that the community is aging in place, a trend not uncommon to numerous communities in the U.S. The aging population and near-retirement age residents would require different kinds of services and amenities.

The City of Kokomo has experienced a marginal increase in diversity with numeric increase in all races except American Indian, Alaskan Native, Native Hawaiian, and Other Pacific Islander.

Hispanics also increased by around 1% to become 3.5% of the resident population, though the proportion remains lower than state average of 6%. The educational attainment of city residents improved considerably with 87% of the population with a high school level or more. One in four adults have an associates, bachelor's, or higher degrees, an improvement since 2000, but almost 8 percentage points below the state average. One in four adults only have some college education. The City may want to explore providing middle skills training opportunities to adults with only some college so that they can be gainfully employed. IU-Kokomo is an asset in the community that can potentially address the college completion issue.

As two in four adult residents have only high school or lower education, the City of Kokomo may wish to assess the job skills of these workers and determine if such skills align with the needs of local businesses and industries. Providing job opportunities for all skill levels – both now and in the future – may be worth exploring.

section 02



# 03 economy

Establishments

Industries

Occupations

Income and Poverty

Consumer Expenditures

Takeaways

## Economy

### Top five employers in 2016

	Establishment	Stage
1.	Delphi Electronics & Safety	Stage 4
2.	Chrysler Indiana Transmission	Stage 4
3.	Community Howard Regional Health	Stage 4
4.	St Joseph Hospital & Health Center	Stage 4
5.	Haynes International Inc.	Stage 4

The top five employers produce a mix of goods and services for local consumption and export.

Delphi Electronics & Safety is the largest establishment-level employer in City of Kokomo. Chrysler Indiana Transmission is the second largest employer in the city. Both are automobile parts related manufacturers.

Community Howard Regional Health and St. Joseph Hospital & Health Center are the third and fourth largest employers in the city.

Haynes International Inc., the fifth largest employer, is a manufacturer of metal alloys.

Information on the top five establishments by employment mainly comes from ReferenceUSA, which is a database service provided by Infogroup through Purdue Libraries. This company that also supplies the list of major employers for Hoosiers by the Numbers. ReferenceUSA is used for studying individual establishments.


#### section 03

**Economy**

# Number of establishments by Company stage 2016

Stage	Establishments	Proportion
Stage 0 & 1	2,721	78.9%
Stage 2	671	19.5%
Stage 3	51	1.5%
Stage 4	6	0.2%
<b>Total</b>	<b>3,449</b>	<b>100.0%</b>

An establishment is a physical business location. Branches, standalones and headquarters are all considered types of establishments.



### Definition of Company Stages

<b>0</b> Self-employed	<b>1</b> 2-9 employees
<b>2</b> 10-99 employees	<b>3</b> 100-499 employees
<b>4</b> 500+ employees	

**section 03**

Source: ReferenceUSA (Infogroup) 17

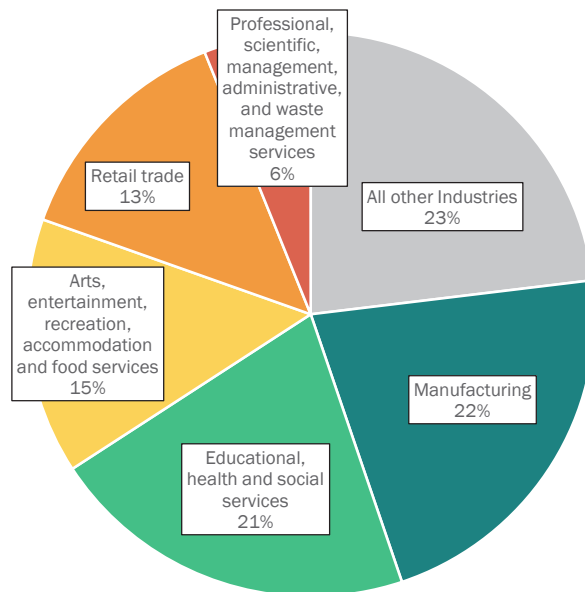
**Economy**

# Top five industries in 2014

77 percent of jobs are tied to one of the top five industries in City of Kokomo.

Manufacturing is the largest industry sector (5,124 jobs). Professional, scientific, management, administrative, and waste management services is the smallest of the top industry sectors with 1,432 jobs. Educational, health and social services, Arts, entertainment, recreation, accommodation and food services and Retail trade complete the top five industries in City of Kokomo.

Of the top five industries in City of Kokomo, Manufacturing lost jobs (-25 percent) between 2000 and 2014. The other sectors in the top five industries gained jobs during the same period.



**section 03**

Source: U.S. Census Bureau - ACS 2010-2014, S2403 18

\* note: Civilian employed population 16 years and over

Economy

# Industry distribution and change

Description	Jobs 2000	Jobs 2014	Change (2000-2014)	% Change (2000-2014)	Median Earnings 2014
Agriculture, forestry, fishing and hunting, and mining	35	92	57	162.9%	\$25,313
Construction	1,092	978	-114	-10.4%	\$32,464
Manufacturing	6,811	5,124	-1,687	-24.8%	\$44,799
Wholesale trade	457	373	-84	-18.4%	\$44,883
Retail trade	2,521	3,177	656	26.0%	\$16,833
Transportation and warehousing, and utilities	636	698	62	9.7%	\$37,022
Information	544	507	-37	-6.8%	\$38,598
Finance, insurance, real estate, and rental and leasing	757	936	179	23.6%	\$35,967
Professional, scientific, management, administrative, and waste management services	847	1,432	585	69.1%	\$30,199
Educational, health and social services	3,630	4,951	1,321	36.4%	\$27,637
Arts, entertainment, recreation, accommodation and food services	1,916	3,453	1,537	80.2%	\$10,705
Other services (except public administration)	979	1,055	76	7.8%	\$20,469
Public administration	838	797	-41	-4.9%	\$35,134
Total	21,063	23,573	2,510	11.9%	\$27,243

\* note: Civilian employed population 16 years and over

section 03

Economy

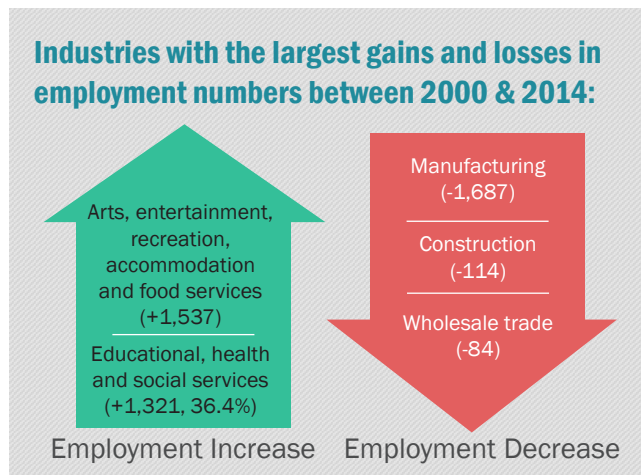
# Industry distribution and change

The largest percentage gains in employment in City of Kokomo occurred in:

- Agriculture, forestry, fishing and hunting, and mining (+163 percent, 57 jobs)
- Arts, entertainment, recreation, accommodation and food services (+80 percent)

The largest percentage losses in employment occurred in:

- Manufacturing (-25 percent)
- Wholesale trade (-18 percent)



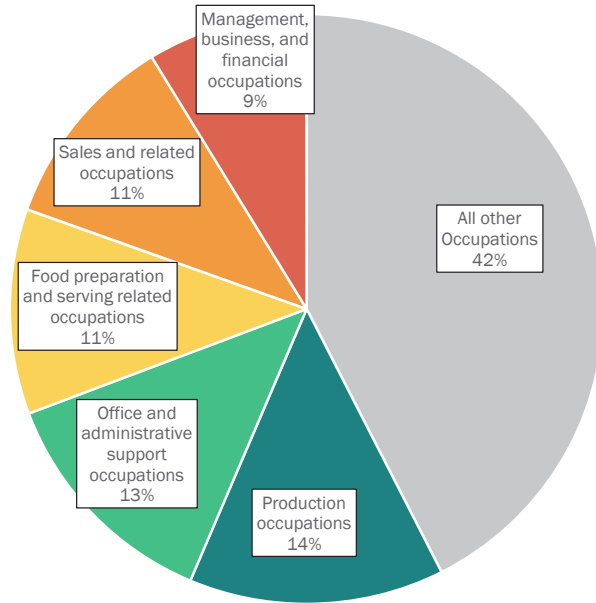
\* note: Civilian employed population 16 years and over; For the full data set, please refer to the previous page (#19)

section 03



**Economy**

# Top five occupations in 2014



The top five occupations in City of Kokomo represent 58 percent of all jobs.

Production (3,279 jobs) is the top occupation in City of Kokomo. Management, business, and financial is the smallest of the top five occupations with 2,059 jobs. Office and administrative support (3,024 jobs); Food preparation and serving related (2,651 jobs); and Sales and related (2,543 jobs) complete the top five occupation groups in City of Kokomo.

Most of the top occupations in City of Kokomo gained jobs from 2000 to 2014. Only Production occupation (-26 percent) lost jobs during the same period.

\* note: Civilian employed population 16 years and over

**section 03**

Source: U.S. Census Bureau - ACS 2010-2014, S2401 21

**Economy**

# Occupation distribution and change

Description	Jobs 2000	Jobs 2014	Change (2000-2014)	% Change (2000-2014)	Median Earnings 2014
Management, business, and financial occupations	1,459	2,059	600	41%	\$48,395
Computer, engineering, and science occupations	1,233	593	-640	-52%	\$71,917
Education, legal, community service, arts, and media occupations	1,381	2,025	644	47%	\$32,349
Healthcare practitioner and technical occupations	922	1,237	315	34%	\$49,694
Healthcare support occupations	529	719	190	36%	\$20,731
Protective service occupations	313	361	48	15%	\$37,344
Food preparation and serving related occupations	1,421	2,651	1,230	87%	\$9,735
Building and grounds cleaning and maintenance occupations	674	881	207	31%	\$15,954
Personal care and service occupations	709	789	80	11%	\$16,792
Sales and related occupations	2,052	2,543	491	24%	\$20,625
Office and administrative support occupations	2,393	3,024	631	26%	\$25,652
Farming, fishing, and forestry occupations	29	41	12	41%	\$35,391
Construction and extraction occupations	1,023	1,064	41	4%	\$35,486
Installation, maintenance, and repair occupations	1,021	704	-317	-31%	\$48,779
Production occupations	4,445	3,279	-1,166	-26%	\$38,228
Transportation occupations	567	759	192	34%	\$23,684
Material moving occupations	892	844	-48	-5%	\$23,214
Total	21,063	23,573	2,510	12%	\$27,243

\* note: Civilian employed population 16 years and over

**section 03**

**Economy**

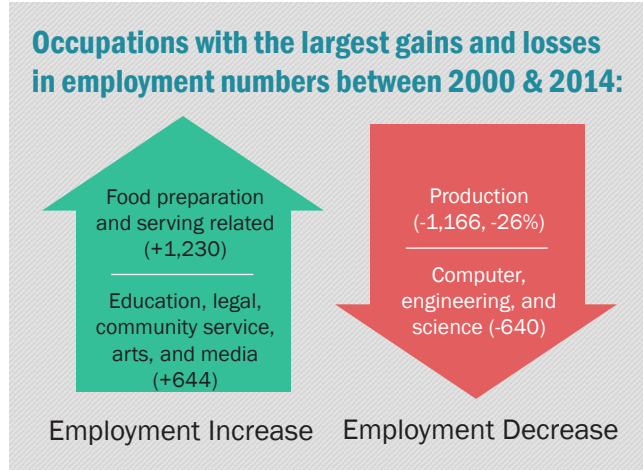
# Occupation distribution and change

The largest percentage gains in employment in City of Kokomo occurred in:

- Food preparation and serving related occupations (+87 percent)
- Education, legal, community service, arts, and media occupations (+47 percent)

The largest percentage losses in employment occurred in:

- Computer, engineering, and science occupations (-52 percent)
- Installation, maintenance, and repair occupations (-31 percent, -317 jobs)



\* note: Civilian employed population 16 years and over

**section 03**

**Economy**

# Income and poverty

	2000	2010	2014
Total Population in Poverty	13%	21.8%*	21.1%
Minors (up to age 17) in Poverty	18.5%	36.9%*	32.5%
Real Median Household Income (2014)*	\$51,522	\$37,902	\$35,690

\*Real median household income is the middle income value in the city. Half of the city's households fall above this line and half below.

Note: Poverty rates in 2010 come from 3 years ACS. Unlike decennial census (2000), the 5-Year And 3-Year American Community Survey (ACS) data should be interpreted as period averages. The long form decennial census surveyed 1 in 6 persons in a decade, whereas 5-Year ACS surveys around 1 in 36 persons in a given year. However, ACS is a rolling survey of individuals taking place year-by-year unlike the decennial census method of a decadal snapshot.

The median household income in City of Kokomo dipped by \$15,832 between 2000 and 2014 in real dollars (that is, adjusted for inflation).

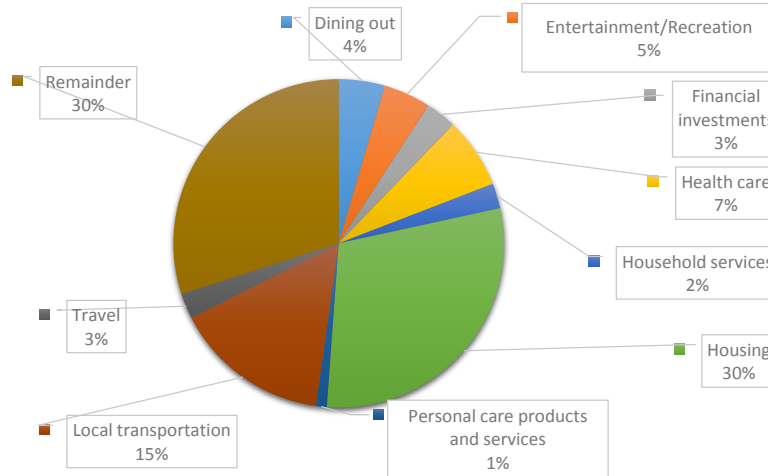
The total population in poverty increased from 13 percent to more than 21 percent between 2000 and 2014. One in five adults was in poverty in 2014. The rate for minors was even higher, increasing by 14 percentage points over the same period to nearly 33% in 2014. The 2010 data show the effect of Great Recession as poverty rates increased, however it seems the effect is gradually waning as poverty rates for both minors and total population have decreased since then.

**section 03**

## Economy

# Consumer Expenditures

More than 840 million dollars worth of goods and services were consumed in the City of Kokomo during 2015. It includes consumption by location of work and businesses. Therefore, it encompasses expenditures by residents, in-commuters, shoppers and visitors within the city.



### section 03

Source: U.S. Census Bureau and ESRI 2015 25

## Economy

# Takeaways

Unlike loss of industry jobs in Howard County, the City of Kokomo experienced a jobs gain of around 12% between 2000 to 2014.

The City is home to major Stage 4 companies employing thousands of people from Kokomo, Howard County and other neighboring counties. Similar to the prevalent trend in the Midwest, manufacturing lost a significant number of jobs followed by construction, which could be a result of the housing market crash during the Great Recession (2007-2009). The loss of manufacturing jobs is reflected in production occupations with the loss of more than 1,000 jobs. Whereas production occupations are middle skill jobs with moderate earnings, a significant loss of more than 600 jobs occurred in the high paying computer, engineering, and science occupations. The occupations lost in the City of Kokomo had median earnings from \$38,000 to \$72,000.

On the other hand, major gains (1,000+ jobs) occurred in food preparation and serving related occupations paying less than \$10,000 per annum. The other occupation group of education, legal, community service, arts, and media which gained 644 jobs paid less than \$33,000 per annum. The changes in industrial make-up and occupation-mix are reflected in the household income. The loss of high paying jobs contribute in part to the significant decline in median household income in the City of Kokomo. Poverty in adults and minors are also on the rise. It will be worthwhile for the City to determine pockets of poverty and skill levels of the householder and introduce skill development programs to bring them back into the workforce.

The City of Kokomo serves consumers from the region as roughly 45% of consumer spending of Howard County occurs within the City of Kokomo. As an employment and business center, the City may want to capture more consumption dollars by assessing needs and consumer demands. Strategies to increase good paying jobs would help at the same time low educational attainment of the residents need to be addressed.

### section 03



# 04 labor market

Labor force and  
unemployment

Workforce  
inflow/outflow

Commuteshed

Laborshed

Takeaways

## Labor market

# Labor force and unemployment

	2000	2009	2014
Labor Force	22,311	19,429	24,762
Unemployment Rate	4.0%	15.8%	6.1%

The number of individuals in the labor force in the City of Kokomo has significantly increased between 2000 and 2014.

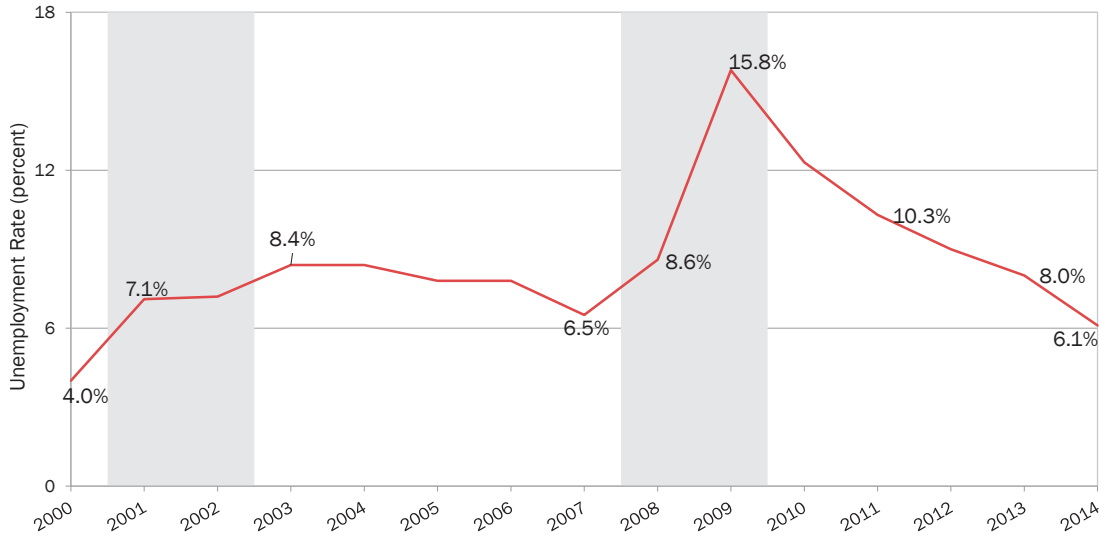
The number of individuals in the city's labor force increased by 2,451 individuals between 2000 and 2014. The population growth contributed in part to the increase in labor force despite the growth in unemployment. The unemployment rate rose from 4 percent to 6.1 percent during the same period.

The unemployment rate in 2000 was same as the average unemployment rates for U.S. but above Indiana by 0.9 percentage points. In 2014, the unemployment rate was similar to the U.S. and higher than Indiana's by 0.2 percentage points.

**Labor market**

# Unemployment rate

Unemployment increased dramatically after 2007, peaking at 15.8 percent in 2009. Since that time, the rate has been on a slow but steady decline, dipping to 6.1 percent by 2014.



**section 04**

Signifies a period of recession

Source: U.S. Bureau of Labor Statistics – Local Area Unemployment Statistics (2016 Annual Data Release) 29

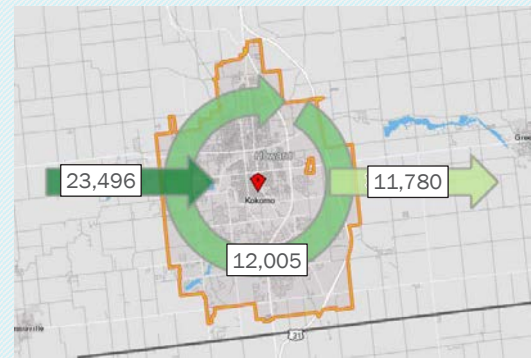
**Labor market**

# Workforce inflow and outflow in 2014

	Count	Proportion
<b>Employed in Kokomo</b>	<b>35,501</b>	<b>100%</b>
Both employed and living in the city	12,005	34%
Employed in the city but living outside	23,496	66%
<b>Living in Kokomo</b>	<b>23,785</b>	<b>100%</b>
Both living and employed in the city	12,005	50%
Living in the city but employed outside	11,780	50%

The City of Kokomo has more workers traveling into than traveling out of the city for work.

Net commuting is positive, with a gain of 11,716 commuters. The resulting situation is that for every 100 employed residents, Kokomo has 149 jobs.

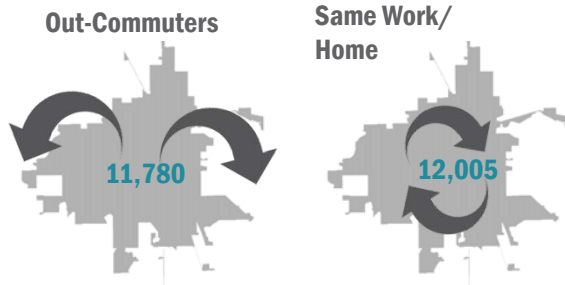


**section 04**

Source: U.S. Census Bureau, QTM LEHD, POPS 30

Labor market

# Commuteshed



	Commuters	Proportion
City of Kokomo	12,005	50.5%
Howard County, IN *	731	3.1%
Marion County, IN	2,750	11.6%
Hamilton County, IN	1,202	5.1%
Allen County, IN	530	2.2%
Miami County, IN	483	2.0%

\* note: It presents the rest of Howard County region.

A city's commuteshed is the geographic area to which its resident labor force travels to work.

Almost 50 percent of employed residents in the City of Kokomo commute to jobs located outside of the city. Marion County, Indiana, is the biggest destination for residents who work outside of the city.

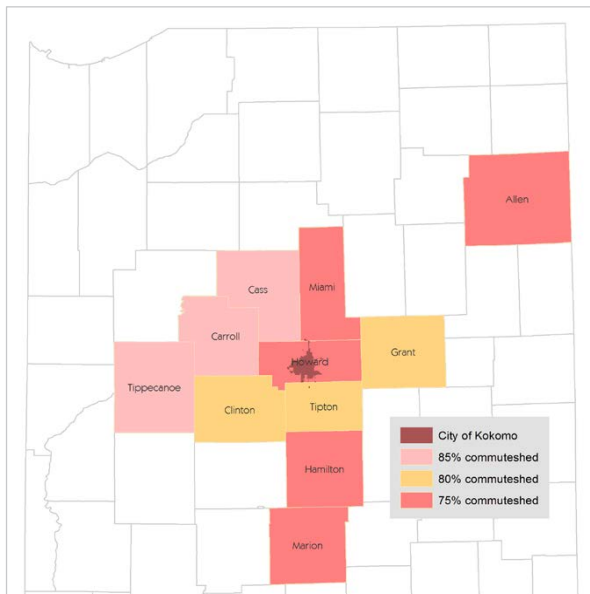
Almost ten percent of commuters work in counties adjacent to Howard County (Kokomo). However, the first and third largest work destinations outside Howard County are Marion and Allen counties, which are core counties of the Indianapolis and Fort Wayne metro areas, respectively.

section 04

Source: U.S. Census Bureau - Longitudinal Employer Household Dynamics (LEHD) 31

Labor market

# Commuteshed in 2014



Seventy five percent of City of Kokomo's working residents are employed in Howard, Marion, Hamilton, Allen and Miami counties in Indiana. Another 5 percent commute to Grant, Clinton and Tipton counties, Indiana, while an additional 5 percent travel to jobs in Cass, Carroll and Tippecanoe counties in Indiana.

Collectively, these 11 counties represent 85 percent of the commuteshed for City of Kokomo.

section 04



**Labor market**

# Laborshed

A county's laborshed is the geographic area from which it draws employees.

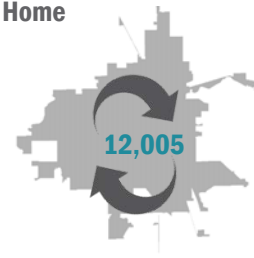
Sixty-six percent of individuals working in City of Kokomo commute from another county.

More than sixteen percent of in-commuters reside in counties adjacent to Howard County and the City of Kokomo. Non-Kokomo residents from Howard County, Indiana, are the biggest outside labor force for the City of Kokomo. Miami, Hamilton, Marion and Cass counties complete the top five sources of outside workers for City of Kokomo.

**In-Commuters**



**Same Work/ Home**



	Commuters	Proportion
City of Kokomo	12,005	33.8%
Howard County, IN*	4,930	13.9%
Miami County, IN	2,085	5.9%
Hamilton County, IN	1,907	5.4%
Marion County, IN	1,485	4.2%
Cass County, IN	1,342	3.8%

\* note: It presents the rest of Howard County region.

**section 04**

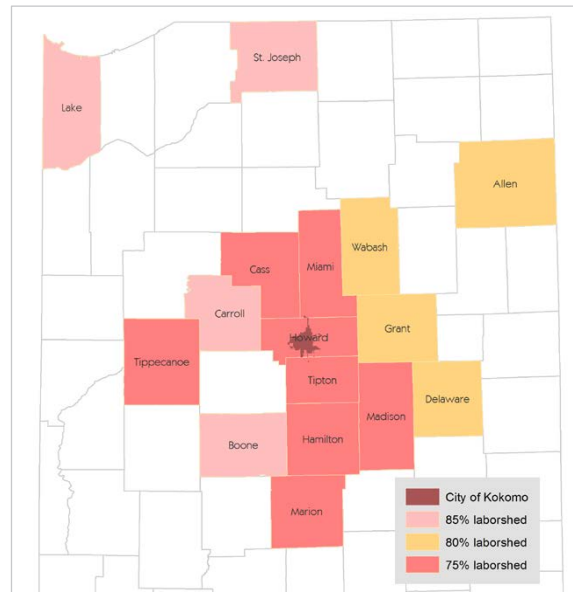
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD)

**Labor market**

# Laborshed in 2014

The bulk (75 percent) of Kokomo's workforce is drawn from Howard (outside of City of Kokomo), Miami, Hamilton, Marion, Cass, Tipton, Tippecanoe and Madison counties in Indiana. Another 5 percent is drawn from Grant, Allen, Wabash and Delaware counties in Indiana. An additional 5 percent commutes from Carroll, Lake and St. Joseph counties, Indiana.

Combined, the sixteen counties represent 85 percent of the laborshed for City of Kokomo.



**section 04**

# Takeaways

The Great Recession that impacted the U.S. economy between 2007 and 2009 took a major toll on the City of Kokomo's unemployment rate. While the rate was quite low in 2000, it increased to almost 16 percent by 2009. Recent figures make clear that the unemployment rate has steadily improved since 2009. In general, the City had a higher unemployment rate compared to Indiana's average unemployment rate, however, the gap had reduced by 2014.

The increase in population and jobs in the City of Kokomo is reflected in the increased labor force during the last fifteen years. However, the unemployment rate has also increased since 2000. This could mean that not all labor force are finding jobs within the city. This is reflected in the commuting patterns as 66% of jobs within the city are filled by people commuting from outside the city boundaries with majority from rest of Howard County, Miami, Hamilton, Marion,

and Cass counties. The City of Kokomo attracts labor force from all the major labor markets of Indianapolis, Fort Wayne, and Greater Lafayette regions. The laborshed footprint is spread out to 16 counties. Strategies to attract these workers to locate their residences within City of Kokomo would help the local revenues. Currently, 50% of the employed residents of the city commute outside for job purposes. It will be worthwhile to study skills of those workers commuting outside the city as well as assess the skill requirements of local businesses and industries. Upgrading skills of the resident labor force to match the needs of local businesses would help consolidate the labor market.

The laborshed and commuteshed data offer solid evidence of the value of pursuing economic and workforce development on a regional (multi-county) basis.

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## section 04

# Notes

**LAUS (Local Area Unemployment Statistics):**

LAUS is a U.S. Bureau of Labor Statistics (BLS) program that provides monthly and annual labor force, employment and unemployment data by place of residence at various geographic levels. LAUS utilizes statistical models to estimate data values based on household surveys and employer reports. These estimates are updated annually. Annual county-level LAUS estimates do not include seasonal adjustments.

**LEHD (Longitudinal Employer-Household Dynamics):**

LEHD is a partnership between U.S. Census Bureau and State Department of Workforce Development (DWD) to provide labor market and journey to work data at various geographic levels. LEHD uses Unemployment Insurance earnings data and Quarterly Census of Employment and Wages from DWDs and census administrative records related to individuals and businesses.

**SAIPE (Small Area Income and Poverty Estimates):**

SAIPE is a U.S. Census Bureau program that provides annual data estimates of income and poverty statistics at various geographic levels. The estimates are used in the administration of federal and state assistance programs. SAIPE utilizes statistical models to estimate data from sample surveys, census enumerations, and administrative records.

**OTM (On the Map):**

OTM, a product of LEHD program, is used in the county snapshot report to develop commuting patterns for a geography from two perspectives: place of residence and place of work. At the highly detailed level of census blocks, some of the data are synthetic to maintain confidentiality of the worker. However, for larger regions mapped at the county level, the commuter shed and labor shed data are fairly reasonable.

OTM includes jobs for a worker employed in the reference as well as previous quarter. Hence, job counts are based on two consecutive quarters (six months) measured at the "beginning of a quarter." OTM data can differ from commuting patterns developed from state annual income tax returns, which asks a question about "county of residence" and "county of work" on January 1 of the tax-year. OTM can also differ from American Community Survey data, which is based on a sample survey of the resident population.

**YourEconomy.org (YE):**

YE, an online tool by the Business Dynamics Research Consortium at the University of Wisconsin – Extension, provides data on the employment, sales, and number of establishments at numerous geographic levels in the United States.

A major data source for YE is the National Establishment Time Series Database (NETS), an establishment-level database, not a company-level database. This means that each entry is a different physical location, and company-level information must be created by adding the separate establishment components.

# Report Contributors

This report was prepared by the Purdue Center for Regional Development in partnership with Purdue University Extension.



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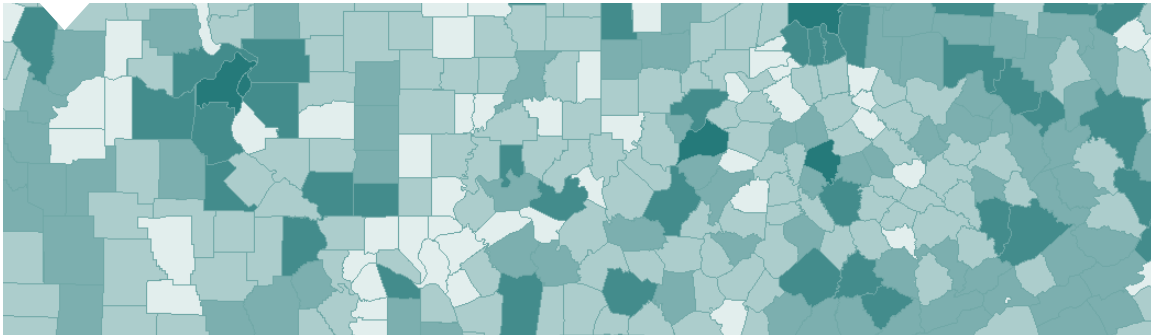
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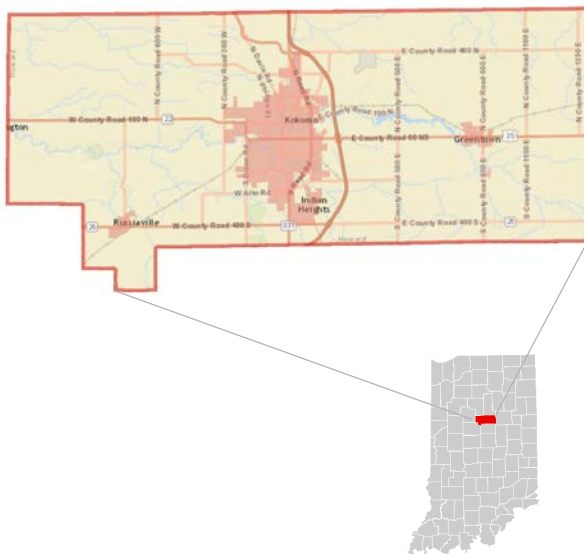
# HOUSING SNAPSHOT

## *Howard County*

Data SnapShot Series 1.1  
June 2016

### Introduction

## About Howard County



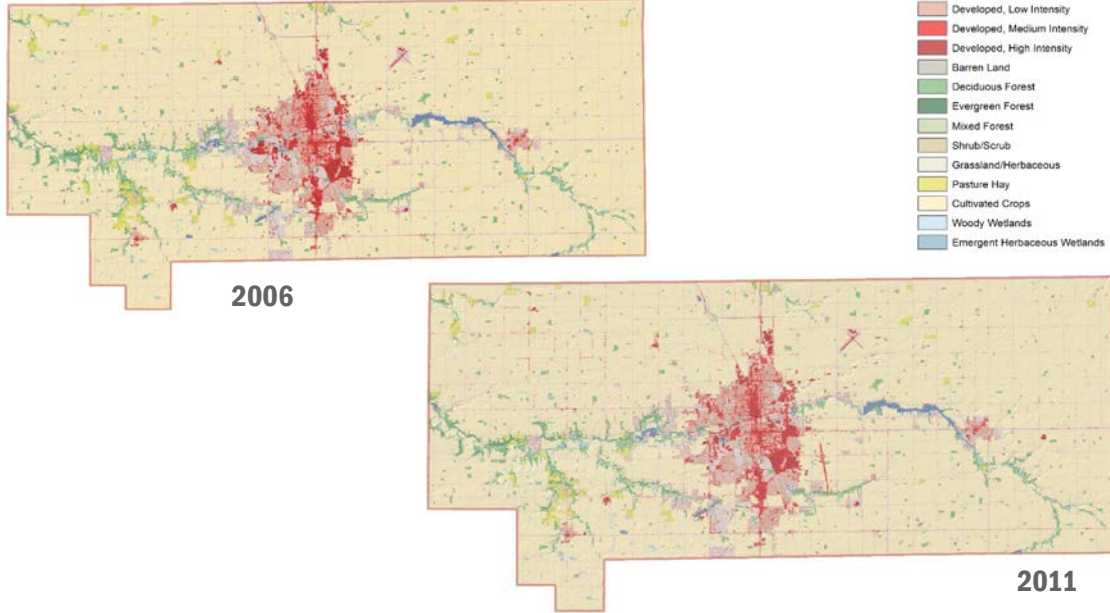
### County Background

Established	1844
County Seat	Kokomo
Metropolitan Area	Kokomo, IN
Area	294 sq. mi.
Neighboring Counties	Carroll, IN Cass, IN Clinton, IN Grant, IN Miami, IN Tipton, IN



Introduction

# Howard County land cover



section 01

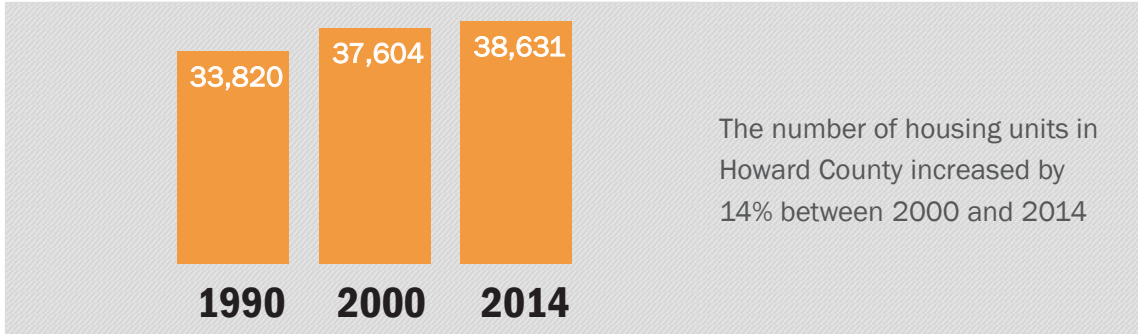
3

# housing

- [Total Housing Units](#)
- [Housing Units by Tenure](#)
- [Households Family Type](#)
- [Rent](#)
- [Mortgage, Costs and Value](#)
- [Occupancy and Vacancy](#)
- [Physical Characteristics  
\(typology, year, number of  
rooms\)](#)
- [Maps](#)

## Housing

# Total Housing Units



- o The number of housing units in Howard County increased 14% from 2000 to 2014
- o The population residing in housing units decreased from 83,807 individuals in 2000 to 81,792 individuals in 2014
- o The population in owner occupied housing units decreased whereas renter occupied housing units increased from 2000 to 2014. Almost 1 in 3 persons was a renter in Howard County in 2014.

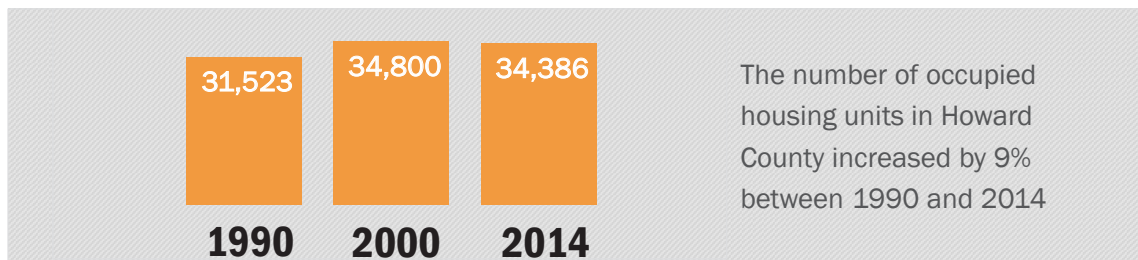
	2000	%	2014	%
<b>Total Population in Housing Units</b>	<b>83,807</b>	100%	<b>81,792</b>	100%
Owner-Occupied	62,222	74%	57,483	70%
Renter-Occupied	21,585	26%	24,309	30%

### section 01

Source: 2000 Census Bureau, SF1 and 2010-2014 ACS 5-year Estimates

## Housing

# Housing Units by Tenure



- o The number of occupied housing units in Howard County decreased by 1.2% from 2000 to 2014
- o This is mainly due to reduction in owner-occupied housing units, which decreased both in inventory (1,346 units) and in percent (3 percentage points)
- o Vacant housing increased by 1,441 units or 4 percentage points in the same period
- o Housing vacancy in Howard County stood at 11% in 2014. 1 in 10 housing units was vacant in Howard County in 2014.

	2000	%	2014	%
<b>Total Occupied Housing Units</b>	<b>34,800</b>	93%	<b>34,386</b>	89%
Owner-Occupied	24,949	72%	23,603	69%
Renter Occupied	9,851	28%	10,783	31%
<b>Vacant Housing Units</b>	<b>2,804</b>	7%	<b>4,245</b>	11%

### section 01

Source: 2000 Census Bureau, SF1 and 2010-2014 ACS 5-year Estimates

**Housing**

# Housing Units by Household Family Type

	2000		2014	
<b>Family households:</b>	<b>23,572</b>	<b>68%</b>	<b>21,829</b>	<b>63%</b>
Married-couple family:	18,344	78%	16,322	75%
Owner-occupied housing units	15,795	86%	14,002	86%
Renter-occupied housing units	2,549	14%	2,320	14%
Other family:	5,228	22%	5,507	25%
<b>Male householder, no wife present:</b>	1,239	<b>24%</b>	1,457	<b>26%</b>
Owner-occupied housing units	780	63%	861	59%
Renter-occupied housing units	459	37%	596	41%
<b>Female householder, no husband present:</b>	3,989	<b>76%</b>	4,050	<b>74%</b>
Owner-occupied housing units	1,962	49%	1,725	43%
Renter-occupied housing units	2,027	51%	2,325	57%
<b>Nonfamily households:</b>	<b>11,228</b>	<b>32%</b>	<b>12,557</b>	<b>37%</b>
Owner-occupied housing units	6,412	57%	7,015	56%
Renter-occupied housing units	4,816	43%	5,542	44%
<b>Total (Family + Nonfamily)</b>	<b>34,800</b>	<b>100%</b>	<b>34,386</b>	<b>100%</b>

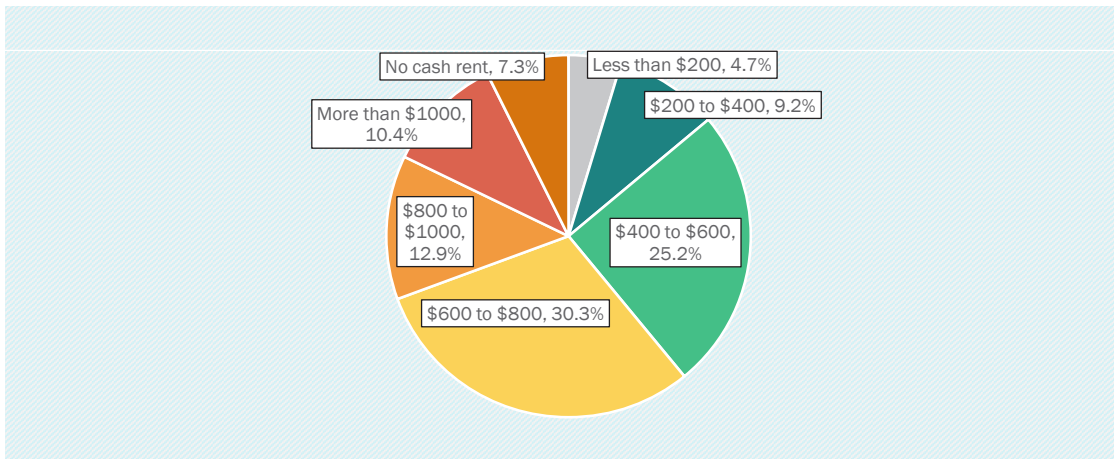
- o Family households decreased in number (1,743 households ) and in by 5 percentage points
- o More than 1/3<sup>rd</sup> of households in occupied housing units are nonfamily type
- o Nonfamily households increased by 1,329 or 5 percentage points between 2000 and 2014

**section 01**

Note: The table is divided by household types. Color and indent show hierarchy.

**Housing**

# Gross rent paid by households, 2014



- o More than 34% of renters pay rents between \$200 and \$600 per month
- o More than 10% pay more than \$1,000 rent and almost 5% pay a lower rate of less than \$200
- o Median gross rent value was \$647 in 2014

**section 01**

## Housing

# Gross Rent as Percent of Income

Gross rent as a proportion of income for years 2000 and 2014 are presented.

	2000	2014
Less than 15%	23.2%	12.1%
15% to 30%	35.7%	30.7%
30% to 50%	18.3%	35.9%
More than 50%	14.8%	24.7%
Not computed	8.0%	10.1%
<b>Total</b>	<b>100%</b>	<b>100%</b>

- For rental housing units, cost burden for housing increased steadily between 2000 and 2014
- In 2000, 15% of renters paid 50% or more in rents, which increased to 25% in 2014
- Share of renters paying 30% or more (cost-burdened) increased from 33% in 2000 to almost 61% in 2014

### section 01

Source: 2000 Census Bureau, SF3 and 2010-2014 5-year Estimates ACS 9

## Housing

# Mortgage Status

	2000	2014
<b>Housing units with a mortgage, contract to purchase, or similar debt:</b>	<b>70%</b>	<b>66%</b>
Second mortgage only	12%	4%
Home equity loan only	12%	14%
Both second mortgage and home equity loan	1%	0.6%
No second mortgage and no home equity loan	76%	81%
<b>Housing units without a mortgage</b>	<b>30%</b>	<b>34%</b>

Note: 2000 Census number based on sample of owner-occupied housing units. ACS based on estimates of owner-occupied housing units

- In debt owner-occupied housing units shares were in decline between 2000 and 2014.
- Proportion of owners with the second mortgage and/or home equity loan dropped from 25% to almost 19%.
- Housing units without a mortgage increased by 4 percentage points between 2000 and 2014. These are housing units without any debt burden.

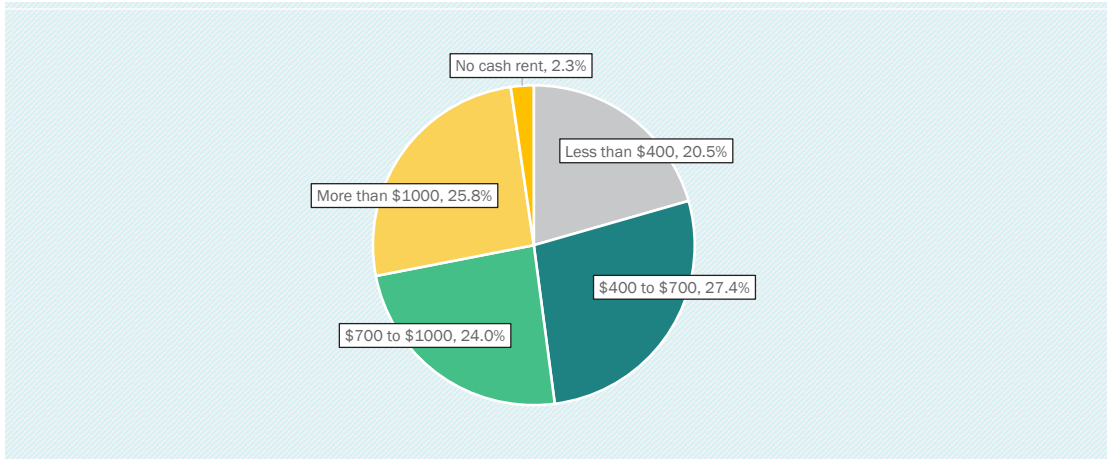
### section 01

Source: 2000 Census Bureau, SF3 and 2010-2014 5-year Estimates ACS 10



Housing

# Monthly Housing Cost\*, 2014

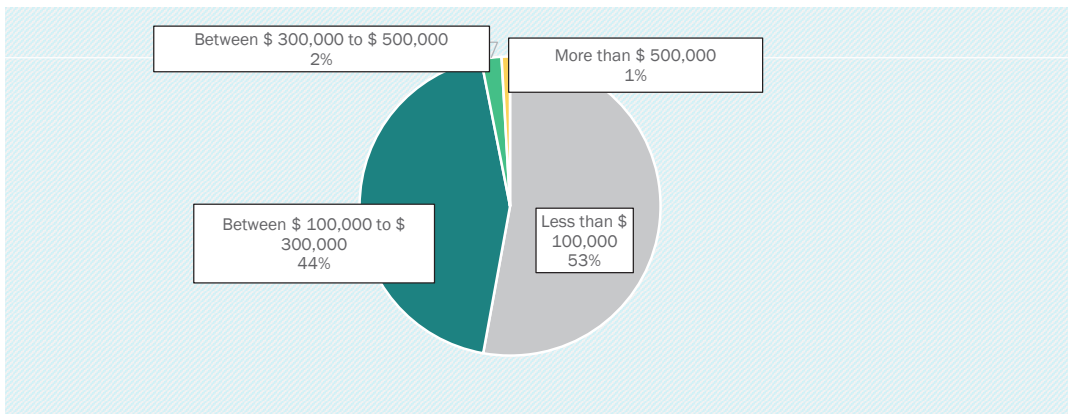


- Monthly housing costs are based on occupied housing units including owners as well as renters
- For owners, costs include mortgage payments, taxes, flood insurance, utilities, etc. For renters, costs include rents and utilities and condominium fees. For mobile home units, costs include site rent, registration and license fees, and property taxes
- Monthly housing costs are distributed almost evenly between four major cost-brackets

section 01

Housing

# Value, 2014



- Housing value is based only on owner-occupied housing units
- 53% of housing units were valued less than \$100,000 in 2014
- 3% of housing units were valued at \$300,000 and above with 1% valued at half-a-million dollars or more

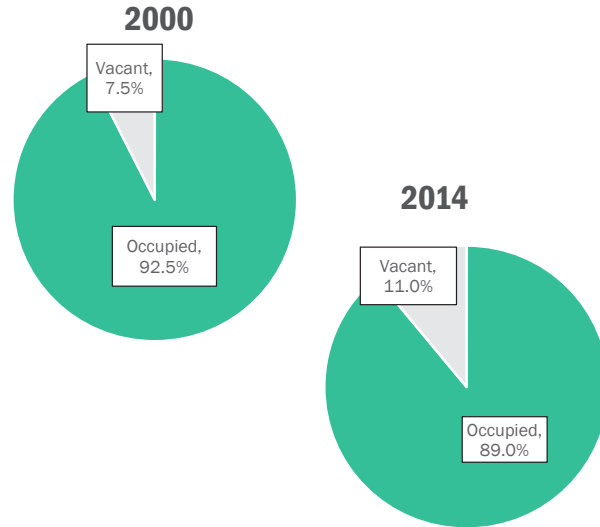
section 01

\*Owner-Occupied housing units

**Housing**

# Occupancy Status

- Howard County experienced an increase of 3.5 percent in vacant housing units from 2000 to 2014
- Vacant housing increased from 2,804 units to 4,245 units from 2000 to 2014
- Occupied housing decreased from 34,800 units to 34,386 units, Proportionately, it decreased by 3.5 percentage points
- More than one out of 10 housing units was vacant in 2014



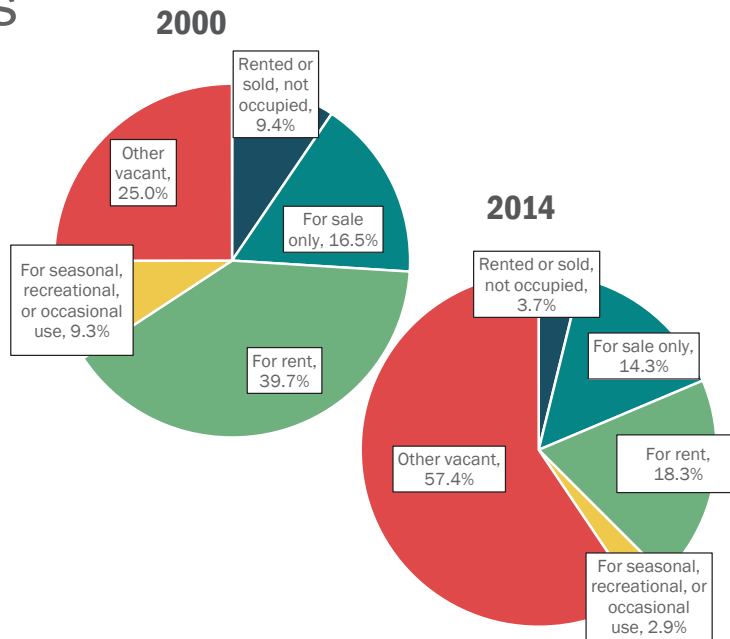
section 01

Source: 2000 Census Bureau, SF1 and 2010-2014 5-year Estimates ACS 13

**Housing**

# Vacancy Status

- In 2000, 16.5% (464 units) of the vacant houses were for sale, and 39.7% (1,114 units) were in the market for rent. These figures decreased in 2014 to 14.3% (607 units) and 18.3% (776 units), respectively
- At the same time, those houses that are used for leisure or only seasonally increased from 125 units to 260
- The number of housing units that are vacant for other reasons more than doubled in percent during the period
- Other vacant units may include abandoned, boarded-up or foreclosed properties. It also includes units in repair, units used for storage, or elderly owners living in assisted living, nursing homes, or with family



section 01

Source: 2000 Census Bureau, SF1 and 2010-2014 5-year Estimates ACS 14

## Housing

# Household Characteristics, 2014

	Number of households in occupied housing unit	Number of households in owner-occupied housing unit	Number of households in renter-occupied housing unit
1-person household	31.9%	26.8%	43.1%
2-person household	35.5%	40.2%	25.1%
3-person household	14.2%	14.1%	14.4%
4-or-more-person household	18.5%	18.9%	17.5%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

- o Renter-occupied housing units are shelter for mainly 1-person household with more than 43% share in 2014
- o 40% of households living in owner occupied housing units are 2-person households
- o Both 1-person and 2- person households account for most of the occupied housing units in Howard County, IN

### section 01

## Housing

# Household Characteristics, 2014

	Number of households in occupied housing unit	Number of households in owner-occupied housing unit	Number of households in renter-Occupied housing unit
With related children under 18 years	29.5%	27.2%	34.5%
With own children under 18 years	26.9%	24.4%	32.3%
No own children under 18 years	2.6%	2.8%	2.2%
No related children under 18 years	70.5%	72.8%	65.5%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

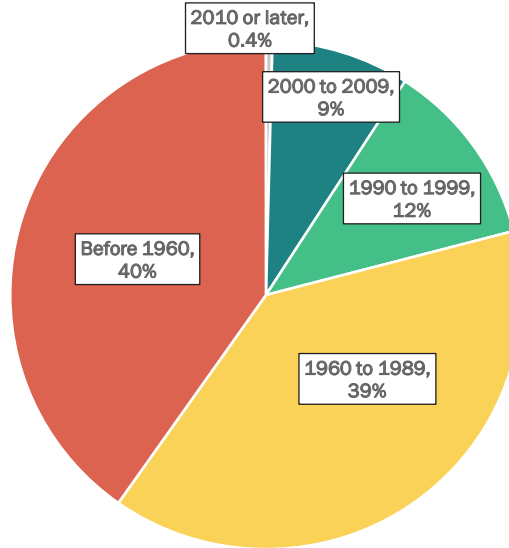
- o Households with no related children under 18 years occupied most of the units in 2014
- o This would include empty nesters and elderly couples in ownership as well as rental housing units

### section 01

## Housing

# Year Structure Built, 2014

- Most of the housing units in Howard County were built before 1989 with a larger bulk of 40% built even before 1960
- In 2014, median year for built structure was 1963, whereas in 2000 it was 1968
- Only 9.4% of the housing units were built post 2000 or during the new millennium
- According to FEMA, the prevalence of codes designed for seismic and other hazards came in the decade of 2000
- There could be a need to identify structurally deficient and functionally obsolete units



### section 01

## Housing

# Housing Typology: Units in Structure

	2000		2014	
1 detached	27,836	74.0%	28,887	75%
1 attached	1,050	2.8%	1,260	3%
2 apartments	913	2.4%	870	2%
3 to 4 apartments	1,643	4.4%	1,777	5%
5 to 9 apartments	1,886	5.0%	1,792	5%
10 or more apartments	2,524	6.7%	2,480	6%
Mobile or other types (boat, RV)	1,752	4.7%	1,565	4%
<b>Total</b>	<b>37,604</b>	<b>100.0%</b>	<b>38,631</b>	<b>100%</b>

### section 01



**Housing**

# Physical Housing Characteristics: Number of Rooms in Total Units

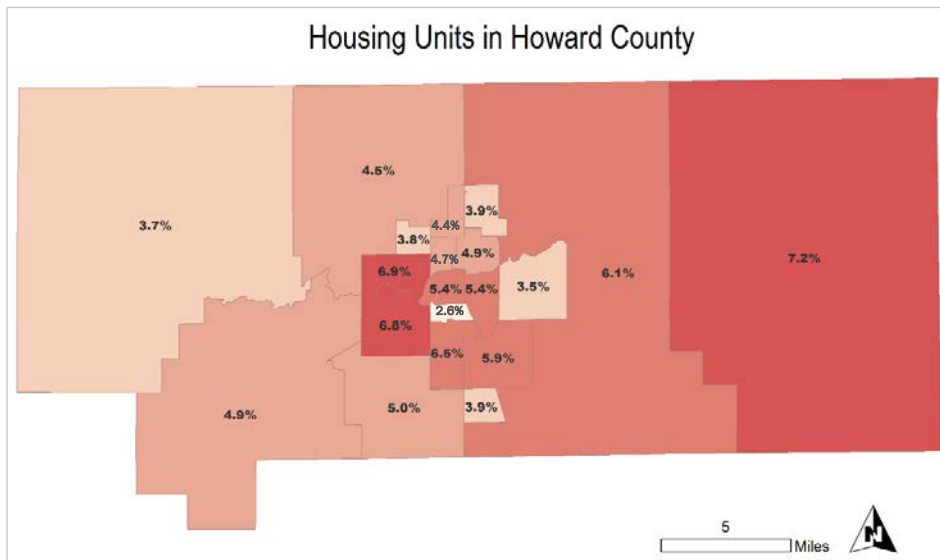
	2000		2014	
1 room	240	0.6%	666	1.7%
2 or 3 rooms	3,272	8.7%	3,056	7.9%
4 or 5 rooms	14,396	38.3%	13,144	34.0%
6 or more	19,696	52.4%	21,765	56.3%
<b>Total</b>	<b>37,604</b>	<b>100.0%</b>	<b>38,631</b>	<b>100%</b>

Note: Occupied and vacant housing units. Total households for 2000 are based upon a sample and may differ slightly from population numbers.

**section 01**

**Housing**

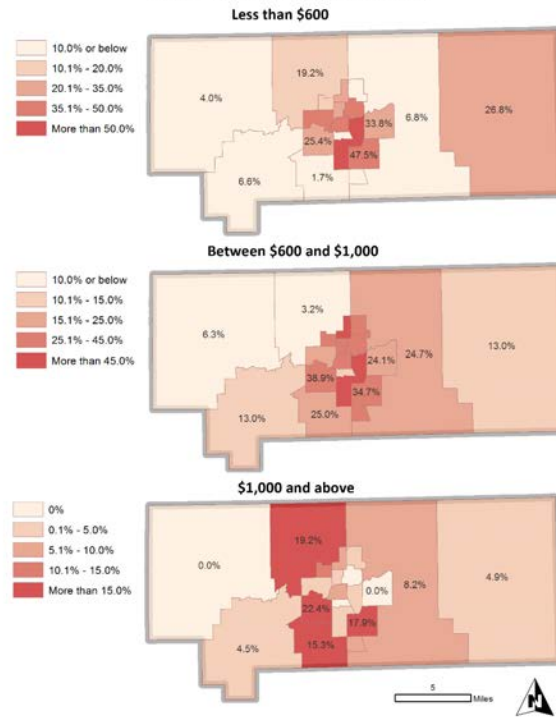
# Housing Units, 2014: Census Tracts



**section 01**

## Housing: Gross Rent, 2014

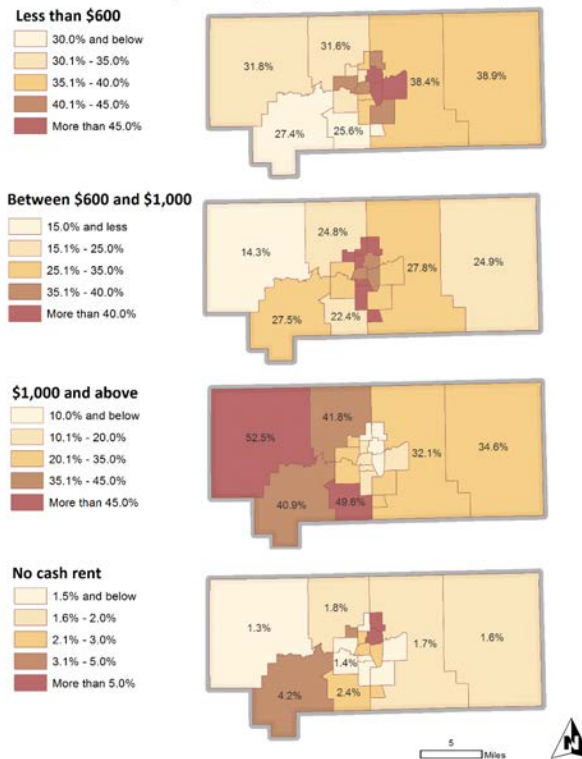
### Gross Rent in Howard County



section 01

## Housing: Monthly Costs, 2014

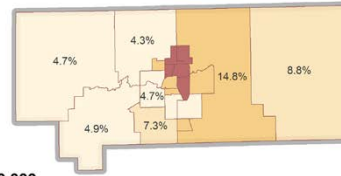
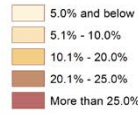
### Monthly Housing Cost in Howard County



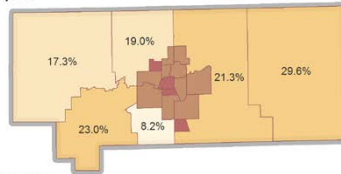
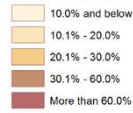
## Housing: Value, 2014

### Housing Value in Howard County

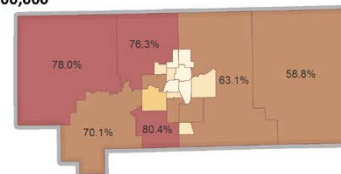
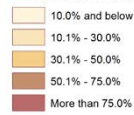
#### Less than \$50,000



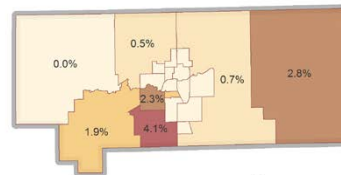
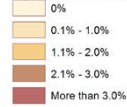
#### Between \$50,000 and \$100,000



#### Between \$100,000 and \$500,000



#### More than \$500,000



5 Miles



## Report Contributors

This project is in support of the City of Kokomo Comprehensive Plan Project and developed by the Purdue Center for Regional Development in collaboration with the Purdue Extension.



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**Purdue Extension Community Development (CD) . . .**

works to strengthen the capacity of local leaders, residents and organizations to work together to develop and sustain strong, vibrant communities.



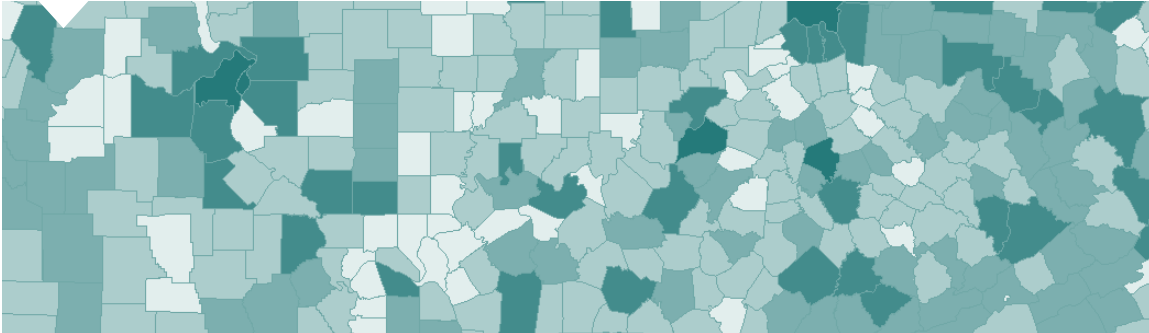
**Purdue Center for Regional Development (PCRD) . . .**

seeks to pioneer new ideas and strategies that contribute to regional collaboration, innovation and prosperity.

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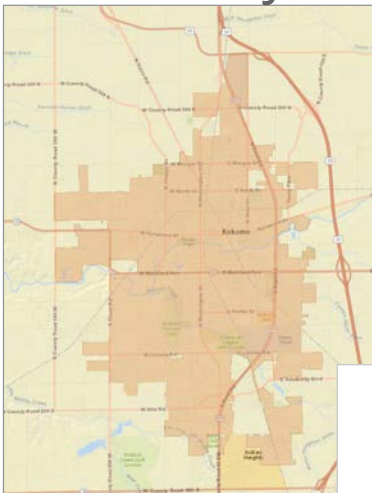
# HOUSING SNAPSHOT

## *City of Kokomo, IN*

Data SnapShot Series 1.1  
June 2016

### Introduction

## About City of Kokomo



### City Background

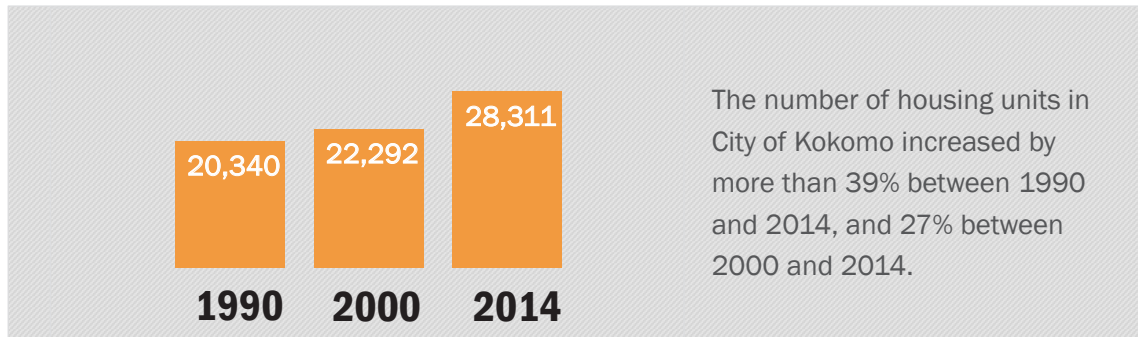
County	Howard County
Metropolitan Area	Kokomo Metropolitan Statistical Area
Area	18.56 sq. mi.
Neighboring Counties	Miami, IN Cass, IN Carroll, IN Clinton, IN Tipton, IN Grant, IN

# housing

- [Total Housing Units](#)
- [Housing Units by Tenure](#)
- [Households Family Type](#)
- [Rent](#)
- [Mortgage, Costs and Value](#)
- [Occupancy and Vacancy](#)
- [Physical Characteristics  
\(typology, year, number of  
rooms\)](#)
- [Maps](#)

## Housing

### Total Housing Units



- o The number of housing units in Kokomo City increased by more than 6,000 units from 2000 to 2014
- o The resident population in housing units increased from 45,419 in 2000 to 55,963 individuals in 2014
- o The population in owner occupied housing units increased over the same period. The distribution between owners and renters remained almost the same. In 2014, 2 in 5 residents were renters in the City of Kokomo.

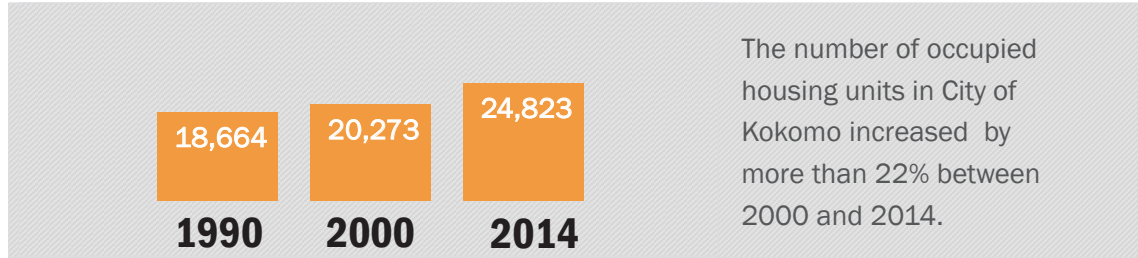
	2000	%	2014	%
<b>Total Population in Housing Units</b>	<b>45,419</b>	100%	<b>55,963</b>	100%
Owner-Occupied	<b>28,686</b>	63%	<b>34,860</b>	62%
Renter-Occupied	<b>16,733</b>	37%	<b>21,103</b>	38%

#### section 01

Source: 2000 Census Bureau SF1 and 2010-2014 ACS 5-year Estimates 4

## Housing

# Housing Units by Tenure



- The number of occupied housing units in Kokomo City increased by more than 4,500 units from 2000 to 2014
- Owner-occupied housing units expanded both in numbers (2,930 units) and in percent (1 percentage point)
- Vacant housing units increased substantially by 1,469 units (3 percentage points) in the same period
- More than 1 in 10 units remained vacant within the City of Kokomo

	2000	%	2014	%
<b>Total Occupied Housing Units</b>	<b>20,273</b>	<b>91%</b>	<b>24,823</b>	<b>88%</b>
Owner-Occupied	12,396	61%	15,326	62%
Renter Occupied	7,877	39%	9,497	38%
<b>Vacant Housing Units</b>	<b>2,019</b>	<b>9%</b>	<b>3,488</b>	<b>12%</b>

### section 01

Source: 2000 Census Bureau, SF1 and 2010-2014 ACS 5-year Estimates 5

## Housing

# Housing Units by Household Family Type

	2000		2014	
<b>Family households:</b>	<b>12,195</b>	<b>60%</b>	<b>14,261</b>	<b>57%</b>
Married-couple family:	8,559	70%	9,731	68%
Owner-occupied housing units	6,753	79%	7,762	80%
Renter-occupied housing units	1,806	21%	1,969	20%
Other family:	3,636	30%	4,530	32%
<b>Male householder, no wife present:</b>	786	<b>22%</b>	1,141	<b>25%</b>
Owner-occupied housing units	430	55%	613	54%
Renter-occupied housing units	356	45%	528	46%
<b>Female householder, no husband present:</b>	2,850	<b>78%</b>	3,389	<b>75%</b>
Owner-occupied housing units	1,156	41%	1,282	38%
Renter-occupied housing units	1,694	59%	2,107	62%
<b>Nonfamily households:</b>	<b>8,078</b>	<b>40%</b>	<b>10,562</b>	<b>43%</b>
Owner-occupied housing units	4,057	50%	5,669	54%
Renter-occupied housing units	4,021	50%	4,893	46%
<b>Total (Family + Nonfamily)</b>	<b>20,273</b>	<b>100%</b>	<b>24,823</b>	<b>100%</b>

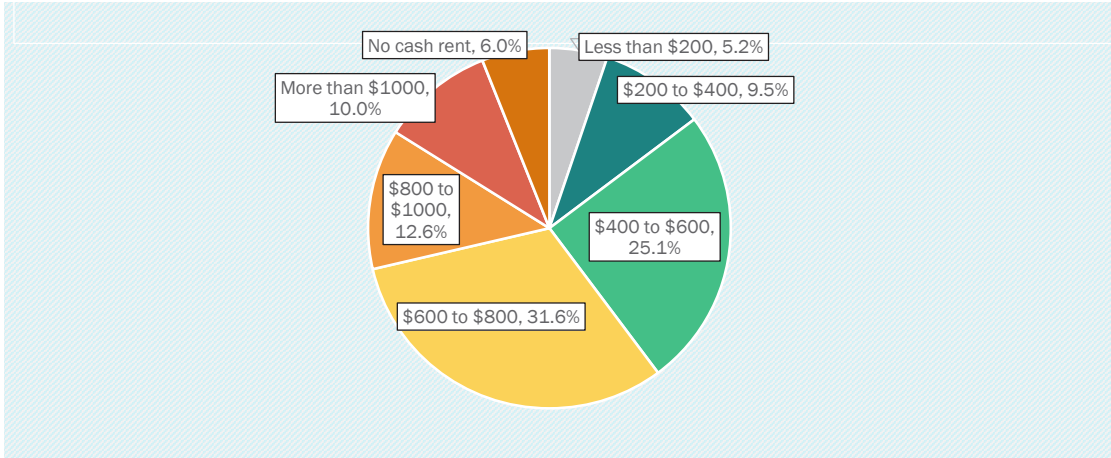
- Family households increased in number (2,066 households ) but decreased in percent from 2000 to 2014
- More than 40% of households in occupied housing units were nonfamily households
- Nonfamily households increased by 2,484 and 3 percentage points between 2000 and 2014

### section 01

Note: The table is divided by household types. Color and indent show hierarchy.  
Source: 2000 Census Bureau, SF1 and 2010-2014 ACS 5-year Estimates 6

**Housing**

# Gross rent paid by households, 2014



- o Almost 35% of renters pay rents between \$200 and \$600 per month
- o 10% pay more than \$1,000 rent and almost 5.2% pay a lower rate of less than \$200
- o Median gross rent value was \$645 in 2014

**section 01**

Source: 2010-2014 5-year Estimates ACS

**Housing**

# Gross Rent as Percent of Income

Gross rent as a proportion of income for years 2000 and 2014 are presented.

	2000	2014
Less than 15%	22.4%	11.9%
15% to 30%	37.7%	30.2%
30% to 50%	18.0%	36.7%
More than 50%	15.0%	25.4%
Not computed	6.9%	9.1%
<b>Total</b>	<b>100%</b>	<b>100%</b>

- o For rental housing units, cost burden for housing increased steadily between 2000 and 2014
- o In 2000, 15% of renters paid 50% or more of their income in rents, which increased to 25% in 2014
- o Renters paying 30% or more of their income (cost-burdened) increased from 33% in 2000 to 62% in 2014
- o There is a need for affordable rental housing in the City of Kokomo

**section 01**

Source: 2000 Census Bureau, SF3 and 2010-2014 5-year Estimates ACS



**Housing**

# Mortgage Status

	2000	2014
<b>Housing units with a mortgage, contract to purchase, or similar debt:</b>	<b>68%</b>	<b>66%</b>
Second mortgage only	12%	5%
Home equity loan only	9%	11%
Both second mortgage and home equity loan	1%	0.3%
No second mortgage and no home equity loan	78%	84%
<b>Housing units without a mortgage</b>	<b>32%</b>	<b>34%</b>

Note: 2000 Census number based on sample of owner-occupied housing units. ACS based on estimates of owner-occupied housing units

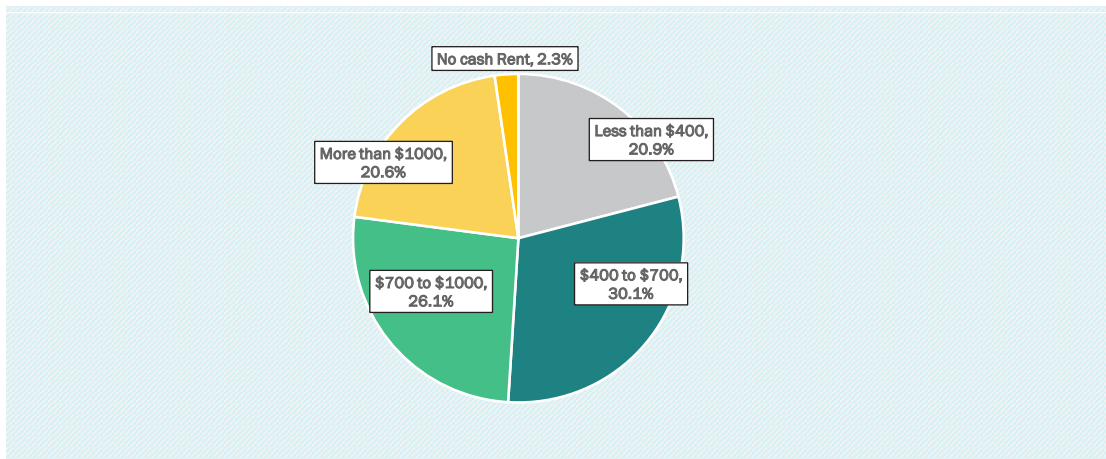
- Owner-occupied housing units under mortgage or debt decreased by 2 percentage points between 2000 and 2014
- Owners with the second mortgage and/or home equity loan dropped from 22% in 2000 to 16.3% in 2014
- Housing units without any debt and mortgage-free increased by 2 percentage points (32% in 2000 to 34% in 2014) in the 14 years period

**section 01**

Source: 2000 Census Bureau, SF3 and 2010-2014 5-year Estimates ACS 9

**Housing**

# Monthly Housing Cost\*, 2014

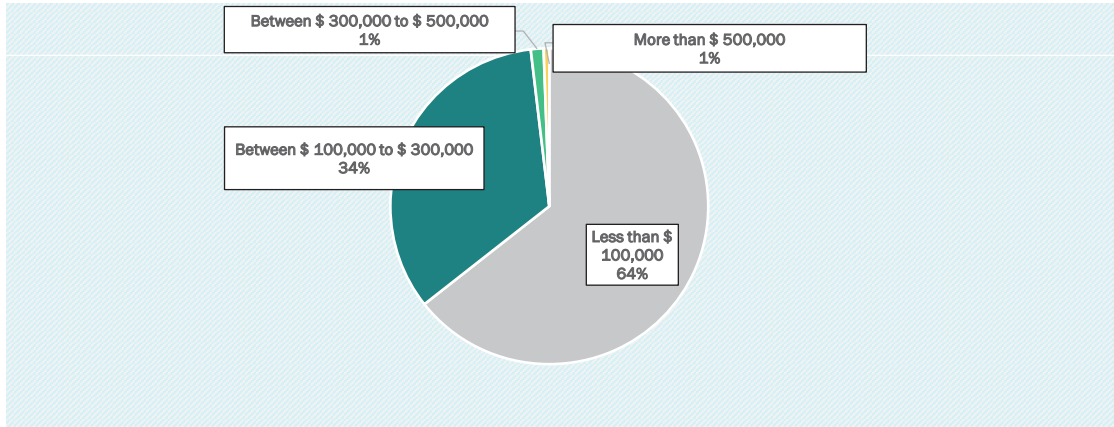


- Monthly housing costs are based on occupied housing units including owners as well as renters
- For owners, costs include mortgage payments, taxes, flood insurance, utilities, etc. For renters, costs include rents and utilities and condominium fees. For mobile home units, costs include site rent, registration and license fees, and property taxes.
- Monthly housing costs are concentrated between \$400 and \$1,000 for 56% of households

**section 01**

## Housing

# Value, 2014



- Housing value is based only on owner-occupied housing units
- 64% of housing units were valued less than \$100,000 in 2014
- 2% of housing units were valued between \$300,000 and \$500,000 with 1% valued at half-a-million dollars or more

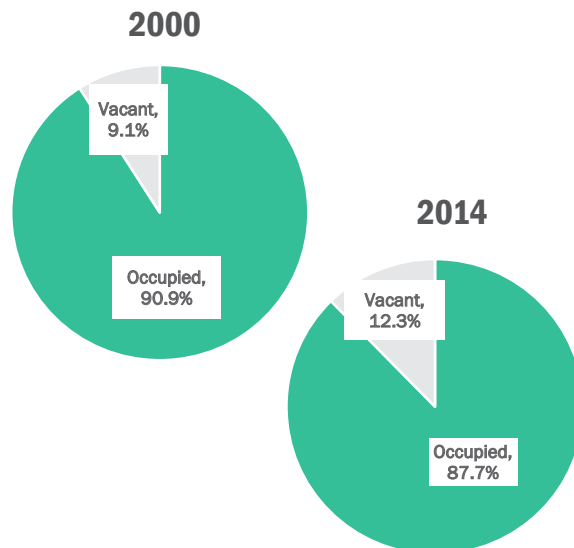
### section 01

Source: 2010-2014 5-year Estimates ACS

## Housing

# Occupancy Status

- City of Kokomo experienced an increase in vacant housing units by more than 3 percentage points from 2000 to 2014
- Vacant housing increased from 2,019 units to 3,488 units from 2000 to 2014
- Occupied housing increased from 22,292 units to 28,311 units, however, proportionately it decreased by 3.2 percentage points
- More than one out of 10 housing units was vacant in 2014



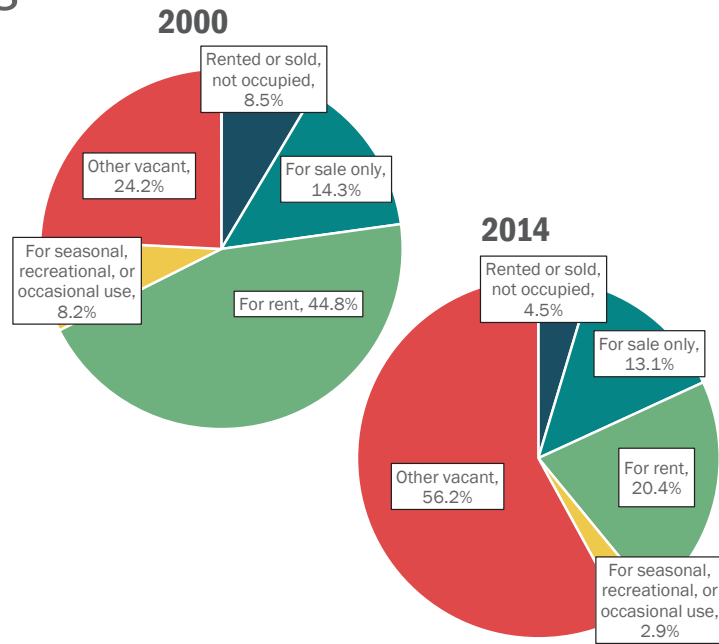
### section 01

Source: 2000 Census Bureau, SF1 and 2010-2014 5-year Estimates ACS 12

**Housing**

# Vacancy Status

- o In 2000, 14.3% (288 units) of the vacant houses were for sale, and 44.8% (904 units) were in the market for rent. These figures decreased in 2014 to 13.1% (456 units) and 20.4% (710 units), respectively.
- o At the same time, the housing units used for leisure, seasonal, or occasional uses also decreased from 166 to 100 units.
- o The number of housing units that are vacant for other reasons increased substantially from 489 to 1,959 units, a 32 percentage points growth during the period.
- o Other vacant units may include abandoned, boarded-up or foreclosed properties. It also includes units in repair, units used for storage, or elderly owners living in assisted living, nursing homes, or family.



**section 01**

Source: 2000 Census Bureau, SF1 and 2010-2014 5-year Estimates ACS 13

**Housing**

# Household Characteristics, 2014

	Number of households in occupied housing unit	Number of households in owner-occupied housing unit	Number of households in renter-occupied housing unit
1-person household	37.3%	33.6%	43.3%
2-person household	33.0%	37.6%	25.6%
3-person household	13.6%	13.3%	14.2%
4-or-more-person household	16.1%	15.5%	17.0%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

- o Renter-occupied housing units are mainly 1-person household with more than 43% share in 2014
- o 37.6% of households living in owner occupied housing units are 2-person households
- o Both 1-person and 2- person households account for most of occupied housing units in Kokomo City, IN
  - This could include old-age empty nesters and college students

**section 01**

**Housing**

# Household Characteristics, 2014

	Number of households in occupied housing unit	Number of households in owner-occupied housing unit	Number of households in renter-Occupied housing unit
With related children under 18 years	28.1%	24.3%	34.3%
With own children under 18 years	25.5%	21.3%	32.3%
No own children under 18 years	2.6%	3.0%	2.0%
No related children under 18 years	71.9%	75.7%	65.7%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

- Households with no related children under 18 years occupied most of the units in 2014
- This shows empty nesters and elderly couple in ownership and could be resident students in rental housing. Kokomo has large manufacturers and visiting consultants could be using the rental housing.

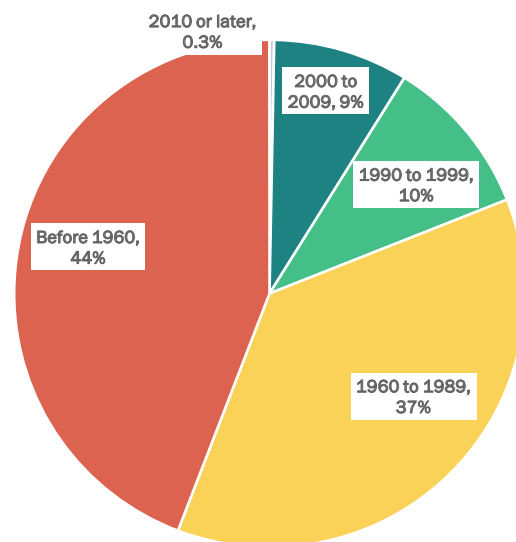
**section 01**

Source: 2010-2014 5-year Estimates ACS 15

**Housing**

# Year Structure Built, 2014

- Most of the housing units in Kokomo City were built before 1989 with a larger bulk of 44% built even before 1960
- In 2014, median year for built structure was 1964, whereas in 2000 it was 1957
- Only 9.3% of the housing units were built during the new millennium
- According to FEMA, the prevalence of codes designed for seismic and other hazards came in the decade of 2000
- There could be a need to identify structurally deficient units in Kokomo



**section 01**

Source: 2010-2014 5-year Estimates ACS 15



## Housing

# Housing Typology: Units in Structure

	2000		2014	
1 detached	14,831	66.4%	19,732	70%
1 attached	866	3.9%	1,224	4%
2 apartments	793	3.5%	778	3%
3 to 4 apartments	1,516	6.8%	1,638	6%
5 to 9 apartments	1,590	7.1%	1,718	6%
10 or more apartments	2,170	9.7%	893	3%
Mobile or other types (boat, RV)	584	2.6%	2,328	8%
<b>Total</b>	<b>22,350</b>	<b>100.0%</b>	<b>28,311</b>	<b>100%</b>

- Single family detached housing unit is the predominant typology. The share of multi family apartment units decreased by more than 5 percentage points. At the same time, mobile homes increased in the same proportion.

### section 01

## Housing

# Physical Housing Characteristics: Number of Rooms in Total Units

	2000		2014	
1 room	205	0.9%	645	2.3%
2 or 3 rooms	2,748	12.3%	2,692	9.5%
4 or 5 rooms	10,169	45.5%	10,961	38.7%
6 or more	9,228	41.3%	14,013	49.5%
<b>Total</b>	<b>22,350</b>	<b>100.0%</b>	<b>28,311</b>	<b>100%</b>

- Almost 90% of the housing stock in 2014 provided 4 or more rooms in Kokomo. The 1-room (studio apartment) type unit increased by more than 400 units from 2000 to 2014.

### section 01

# Report Contributors

This project was supported from a grant from the U.S. Department of Defense acting through the Office of Economic Adjustment. Grant# ST1409-14-01, *Community Economic Adjustment Planning Assistance for Reductions in Defense Industry Employment*.



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19



### Purdue Extension Community Development (CD) . . .

works to strengthen the capacity of local leaders, residents and organizations to work together to develop and sustain strong, vibrant communities.



### Purdue Center for Regional Development (PCRD) . . .

seeks to pioneer new ideas and strategies that contribute to regional collaboration, innovation and prosperity.

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PLANET (Built, Natural Capitals)

**GOAL 1: Provide a park system with facilities and activities equally serving all age groups, ability levels and interests with a similar level of service (LOS) throughout the community.**

	Complete	In Progress	Not in Progress	Unknown	What assets and partnerships can be used to implement this objective?
<b>Objective 1-1:</b> Establish new level of service standards to better reflect current recreation trends and needs.				X	
<b>Objective 1-2:</b> Develop programs to serve a broad range of age groups.		X			Strong youth programs, Existing adult programs, could be more publicized for awareness
<b>Objective 1-3:</b> Provide new or additional amenities to meet demand for specific recreation opportunities.		X			Add Wildcat Soccer Complex and Wildcat Creek water trail to the plan
<b>Objective 1-4:</b> Provide universally accessible facilities, programs and communications.			X		Provide ADA facilities in Foster Park for concerts. ADA accessibility for paddle sports
<b>Objective 1-5:</b> Provide inexpensive recreation opportunities for families and individuals.		X			

**GOAL 5: Provide a trail / bike / pedestrian system that connects parks with neighborhoods, schools and businesses.**

	Complete	In Progress	Not in Progress	Unknown	What assets and partnerships can be used to implement this objective?
<b>Objective 5-1:</b> Link parks, neighborhoods and schools with linear green space or access routes for cyclist and pedestrian use.		X			Need bike/walk trails on south end of Kokomo, Link Nickle Plate to downtown Kokomo and extend Industrial Heritage Trail South
<b>Objective 5-2:</b> Establish water trails with access points.		X			Foster Park – downtown access point needed. DNR/Water Access Program. Need to keep Kokomo Reservoir Park and access points in Park System Plan. <b>SUGGESTION TO REWORD OBJECTIVE:</b> "To establish public access points along the Wildcat Creek including signage and guides.
<b>Objective 5-3:</b> Separate pedestrian and vehicular traffic within parks	X				Three main parks have met this objective
<b>Objective 5-4:</b> Improve identification signage, visibility and access of park entrances.			X		DOT Signage for parks with recreational icons near entrances
<b>Objective 5-5:</b> Provide pedestrian and bike systems within each park		X			Expand bike system to the Reservoir. Provide a bike rental program

**GOAL 7: Develop new park facilities to meet levels of service standards and/or specific recreation needs within the community.**

	Complete	In Progress	Not in Progress	Unknown	What assets and partnerships can be used to implement this objective?
<b>Objective 7-1:</b> Continue to assess the opportunities and feasibility of developing the Continental Steel Site.		X			City + Kokomo soccer club, lease land to Kokomo soccer club (needed for grants), including indoor soccer complex
<b>Objective 7-2:</b> Establish a city wide greenway network and continue to develop the current trail system.		X			Include the water trail as part of the greenway system
<b>Objective 7-3:</b> Pursue development of a Recreation Center.			X		A collective sports group to develop a center or field house, existing empty school recreational facilities

Identify new goals or objectives related to "PLANET" and list them in the numbered boxes below. Note – if objective for existing goal, indicate goal #.	What assets and/or partnerships are needed for this goal or objective.	For goals, indicate at least one specific objective for the goal.	"Make the case" for the goal or objective. What evidence is there for support? What is the importance to the community?
1. Goal or Objective? (circle one) 5-2) Develop paddle sport center @ Kokomo Reservoir	City of Kokomo, water clubs, American Water	Physical boat house with docks + facilities for canoe, kayak, paddleboard, rowing (crew) pedal boats + sailing	Paddle sports increasing in the region, no facilities in central Indiana
2. Goal or Objective? (circle one) 5-2/5-4 Increase marketing and signage for all trails	DOT signage, add to wayfinding signage		
3. Goal or Objective? (circle one) Women's Softball	City of Kokomo	Create a dedicated facility for women's softball	This would eliminate competition for men's facilities and provide appropriately sized fields
4. Goal or Objective? (circle one) 1-5) Geocaching	Geocaching Club	Create + document a city sponsored Geocaching facility/sites	
5. Goal or Objective? (circle one) 1-5) Archery	DNR		
6. Goal or Objective? (circle one) 5-5) Bike		Develop bike rental program + storage facility	Visitors and residents without bikes or transportation would have access to bicycles
7. Goal or Objective? (circle one) 7-3) Soccer		Develop indoor soccer complex	None currently exist in Kokomo



## PROFIT (Financial, Political Capitals)

### GOAL 2: Revitalize and maintain existing park facilities while minimizing maintenance costs.

	Complete	In Progress	Not in Progress	Unknown	What assets and partnerships can be used to implement this objective?
<b>Objective 2-2:</b> Update and refurbish picnic shelters, pavilions, and other assets as needed.		X			City Budget
<b>Objective 2-3:</b> Update existing restrooms to provide for ADA accessibility and add additional temporary and/ or permanent facilities to accommodate high-use patterns.		X			City Budget, ADA grants
<b>Objective 2-4:</b> Add naturally landscaped park areas, and landscape features that are low maintenance and reduce mowing needs.		X			City Budget, Rails + Trails grants, Urban Forestry Grants, Advised Fund Grants, Nature Conservancy
<b>Objective 2-5:</b> Provide sustained goose control measures.		X			City Budget, volunteers, grants
<b>Objective 2-6:</b> Update and replace playground equipment to meet current playground guidelines.				X	City Budget, grants

### GOAL 4: Provide additional long-term and consistent funding for KPRD amenities and programs.

	Complete	In Progress	Not in Progress	Unknown	What assets and partnerships can be used to implement this objective?
<b>Objective 4-1:</b> Continue to develop a tiered rate structure for Kokomo residents and non-residents, and low income users.		X			City/County Partnerships Increasing
<b>Objective 4-2:</b> Continue to develop sponsorship opportunities for KPRD programs and events.		X			Business service clubs
<b>Objective 4-3:</b> Establish a cost-recovery policy to be used for setting program fees and charges.				X	Employees + KPRD Board Members
<b>Objective 4-4:</b> Systematically re-evaluate all program fees and charges and update them based on market rates and cost recovery policies.		X			Employees, park board members
<b>Objective 4-5:</b> Develop a Park					Business, charitable individuals, community foundation, service clubs

Identify new goals or objectives related to "PROFIT" and list them in the numbered boxes below. Note – if objective for existing goal, indicate goal #.	What assets and/or partnerships are needed for this goal or objective.	For goals, indicate at least one specific objective for the goal.	"Make the case" for the goal or objective. What evidence is there for support? What is the importance to the community?
<u>1.</u> Goal or Objective? (circle one) Host "55" activities/events in park			Example: Gus Macker tournament
<u>2.</u> Goal or Objective? (circle one) Identify Person/organization to drive creation of Park Foundation			IPRA contact, they have info on all organization/foundation around the state
<u>3.</u> Goal or Objective? (circle one) Trail network to connect each park in the system			
<u>4.</u> Goal or Objective? (circle one)			
<u>5.</u> Goal or Objective? (circle one)			





**PEOPLE (Human, Social, Cultural Capitals)**

**GOAL 6: Effectively market and communicate park amenities and programs.**

	Complete	In Progress	Not in Progress	Unknown	What assets and partnerships can be used to implement this objective?
<b>Objective 6-1:</b> Increase web-based communication and content.		X			Twitter, Instagram, Facebook platform is a success. Dashboard may be helpful to push content in several platforms simultaneously or organize more easily
<b>Objective 6-2:</b> Provide additional payment and registration options.			X		Doesn't seem necessary, Events fill fast with onsite payment
<b>Objective 6-3:</b> Establish park and trail identity standards.		X			More identification of trails on north side of downtown. Usually promote all parks and trails as one identity
<b>Objective 6-4:</b> Provide communication methods to reach those with disabilities.				X	
<b>Objective 6-5:</b> Provide for online reservations of facilities.			X		Still in-person reservation and payments only, identify an online
<b>Objective 6-6:</b> Provide online registration for programs.			X		Not available; not necessary – not cost effective; have not identified easy way to implement

**GOAL 3: Secure public involvement and volunteer efforts.**

	Complete	In Progress	Not in Progress	Unknown	What assets and partnerships can be used to implement this objective?
<b>Objective 3-1:</b> Develop a "Friends of Kokomo Parks" group, and/or "Adopt a Park/Facility" for each individual park.				X	Would really need to connect as park identity and partner with residents nearby; businesses
<b>Objective 3-2:</b> Establish a volunteer coordinator and identify volunteer opportunities.		X			211 is available for soliciting volunteers
<b>Objective 3-3:</b> Establish neighborhood watch groups in partnership with the Kokomo Police Department.		X			Night out events (august) work with the police dept. to get to know the folks on their beat. Neigh out events w/ the beat officer.

Identify new goals or objectives related to "PEOPLE" and list them in the numbered boxes below. Note – if objective for existing goal, indicate goal #.	What assets and/or partnerships are needed for this goal or objective.	For goals, indicate at least one specific objective for the goal.	"Make the case" for the goal or objective. What evidence is there for support? What is the importance to the community?
<b>1.</b> Goal or Objective? (circle one) Establish police dept./park/resident relationship. Mandate officers visit with public	KPD = Parks Dept.	More residents becoming familiar and comfortable with the police officer for their area	Safer community, safer for KPD, more peaceful living
<b>2.</b> Goal or Objective? (circle one) Market park tournaments and events regionally with improved social media and online sign-ups	Identify dashboard for social media and target regionally identify programs/apps to sign up and accept payment	Increase income from outside participation, increase total participation, visitors spend more in the community when they visit	Visitor spending ins beneficial to Community Alliance advertising
<b>3.</b> Goal or Objective? (circle one)			
<b>4.</b> Goal or Objective? (circle one)			
<b>5.</b> Goal or Objective? (circle one)			

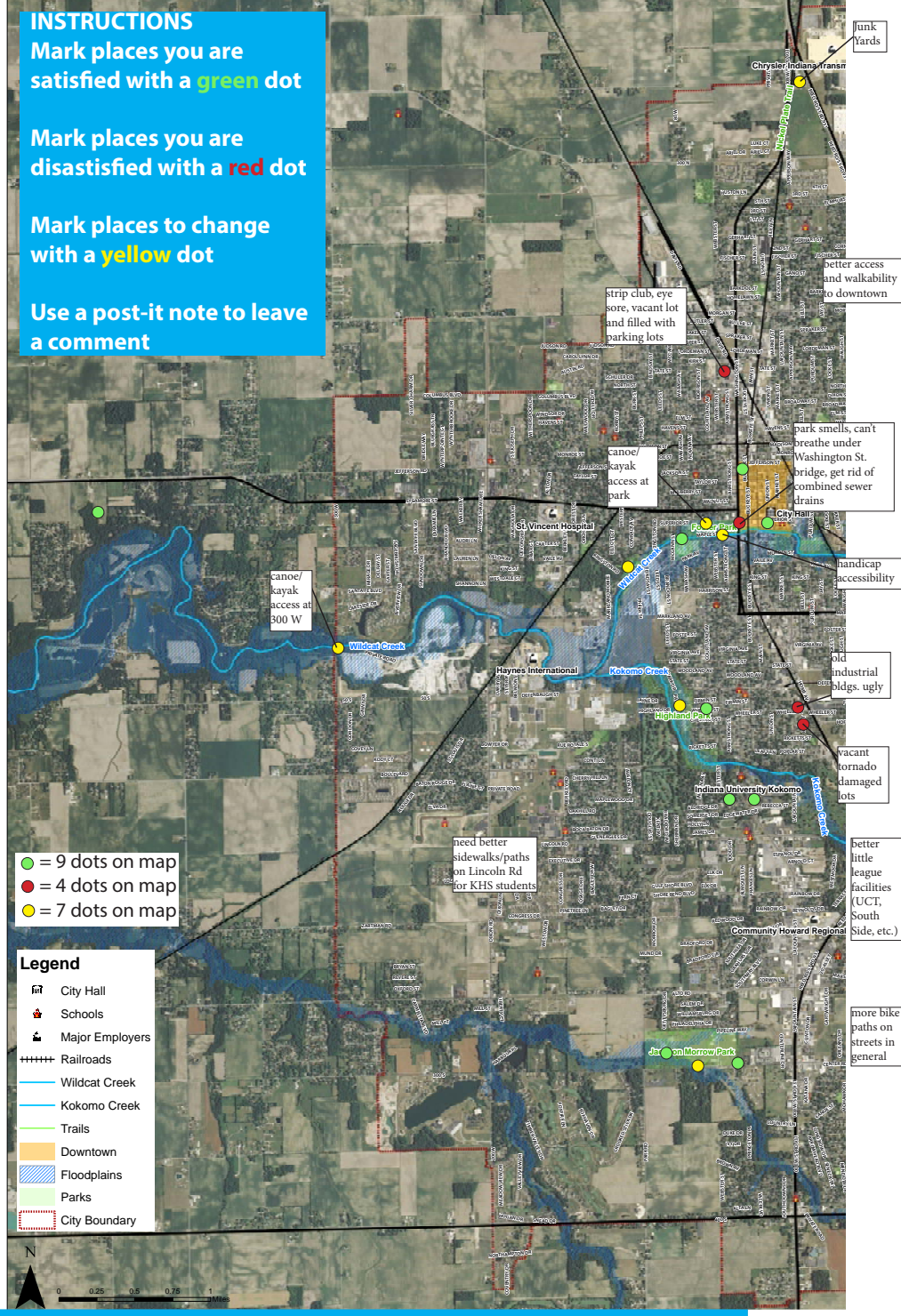




# KOKOMO WEST (results)



**INSTRUCTIONS**  
 Mark places you are satisfied with a **green** dot  
 Mark places you are dissatisfied with a **red** dot  
 Mark places to change with a **yellow** dot  
 Use a post-it note to leave a comment



● = 9 dots on map  
 ● = 4 dots on map  
 ● = 7 dots on map

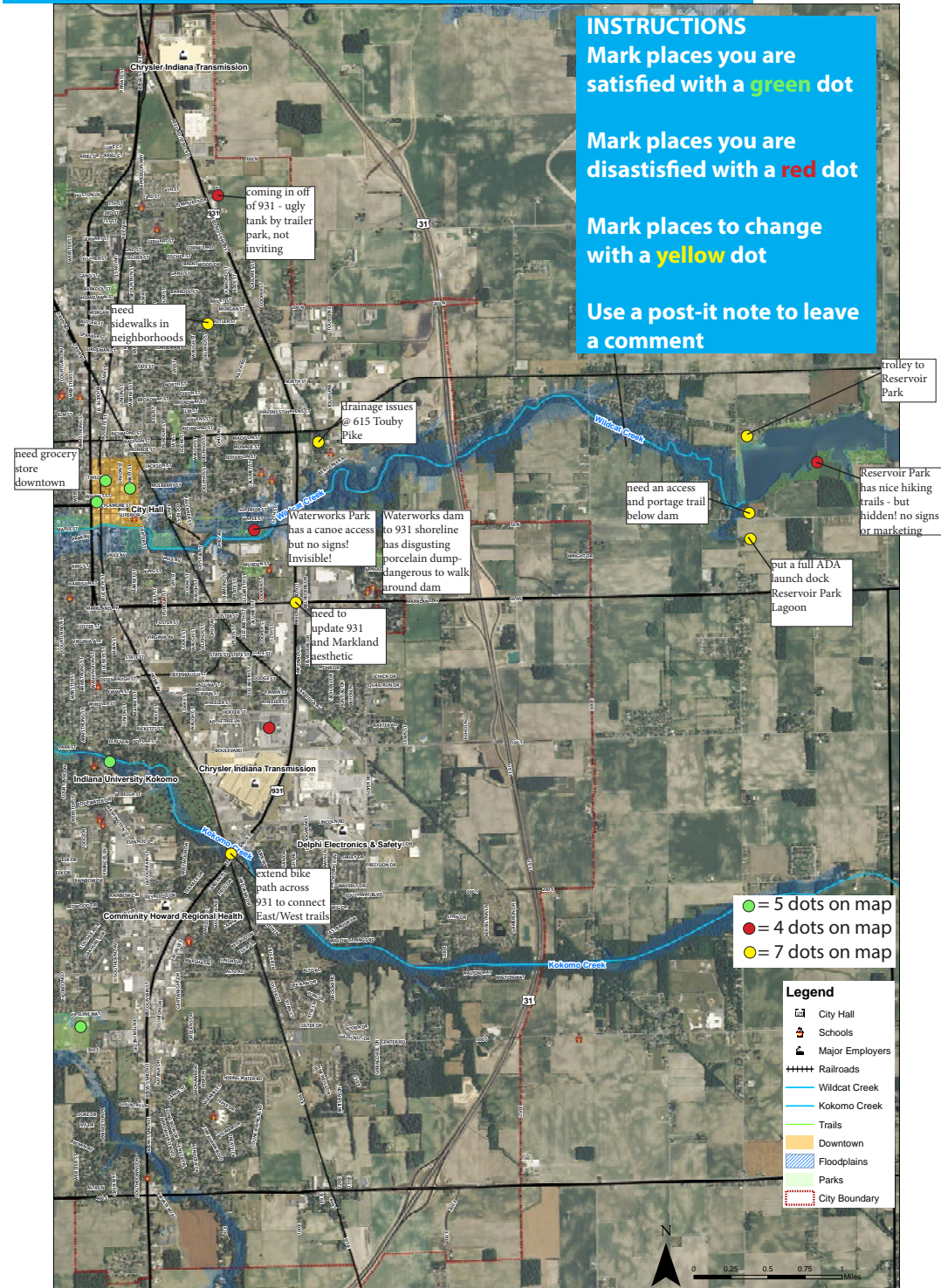
**Legend**

- City Hall
- Schools
- Major Employers
- Railroads
- Wildcat Creek
- Kokomo Creek
- Trails
- Downtown
- Floodplains
- Parks
- City Boundary





# KOKOMO EAST (results)



PUBLIC OPEN HOUSE - JULY 26TH 2016





# BRAG BOOK (results)

WRITE IN THINGS YOU LOVE!

\* FIRST robotics competition teams. Andymark Inc. is key supplier of robotic parts

### I Love ...

- downtown (walkable)
- the people: local businesses
- downtown is great please continue what you're doing
- vibrant downtown
- the library
- YMCA - great local free activities for the whole family
- new YMCA and municipal stadium
- bike paths and trolley
- active downtown
- the community (people)

### My favorite is...

- bike paths
- baseball park
- Y
- trails
- municipal stadium
- the parks

### We have the best...

- Lego League teams (AndyMark) (world champions)\*
- bike trails
- ball park

### I have to tell you about...

- the international programs @ the school
- downtown First Friday
- paddling on the wildcat through town during festivals
- night fishing at the reservoir

### We have a world class...

- basketball / baseball facility
- IWK
- baseball stadium and gym
- fishing at reservoir and fishing

### Did you know about...

- KHS having the most AP courses in the state!
- the Op Shop (Opalescent Shop)

### We are the best at...

- being a friendly, welcoming community

### People from everywhere come here for...

- school / family / sports
- donuts
- international down
- reservoir activities
- KOG (Kokomo Opalescent Glass)

THEY TOLD US ABOUT KOKOMO  
PUBLIC OPEN HOUSE - JULY 26TH 2016



# MAKE A WISH (results)

WRITE IN A WISH FOR KOKOMO. WISH FOR NOW OR FOR 50 YEARS FROM NOW.

activities / attractions for young adults

activities for young adults to hang out later at night

places for young adults to hang out later at night

Trail to Indy

Improved sidewalks and connectivity throughout

More activities for Teens

canoe, kayak Dragon Boat Races at the reservoir

troily on weekends

new sailing and paddle board activities

bring back the canoe and kayak classes the Park Dept. used to do

trolley and evenings

Continued economic growth and diversity

More outdoor dining options

Commuter train to Indy

More youth focused centers and activities

More job selections for everyone

More support for the homeless

have biathlon and triathlon in the area so I dont have to go somewhere else

run paddle trips from Waterworks to Foster Park during festivals

keeping our streets clean and maintained

Improved and well maintained parks

annex the reservoir so the city can continue to maintain it

City wide wifi access

A Zoo

Outdoor movie or drive in movie theater

More high quality single family homes

a stronger sense of community

More history museums

IUK facilities (classrooms downtown)

public transportation after 5:00 PM

A healthier community

annex the reservoir so the city can continue to maintain it

Keeping the Community clean

a stronger sense of community

IUK downtown shuttle

complete trail connection between Nickel Plate Trail through south end Kokomo

a place to launch my kayak at Foster Park

someplace to camp near Kokomo during events

Outdoor movie or drive in movie theater

More high quality single family homes

year-round attractions for families with children (all ages)

ability for my disabled friends to paddle at the reservoir and Wildcat

Trolley stop at Reservoir Park to allow residents to fish and picnic there

City wide wifi access

A Zoo

year-round attractions for families with children (all ages)

ability for my disabled friends to paddle at the reservoir and Wildcat

Trolley stop at Reservoir Park to allow residents to fish and picnic there

City wide wifi access

A Zoo

# PLANNING TOOLBOX (results)



**PRIORITIES FOR KOKOMO!**

**NUMBER IN MIDDLE OF CIRCLE = NUMBER OF DOTS PLACED ON THAT CATEGORY**

KEEP KOKOMO CURRENT  
Shifting the Perception

STRUCTUREPOINT

PUBLIC OPEN HOUSE - JULY 26TH 2016

# TO DO LIST (results)

WRITE IN A WISH FOR KOKOMO. WISH FOR NOW OR FOR 50 YEARS FROM NOW.

WRITE IN TASKS FOR TO DO LIST!

*We need more of...*

- attractions for youth (laser tag, putt-putt, etc.)
- attractions / recreation downtown
- economic dev. in all areas - not just downtown
- activities / attractions for young adults (yies)
- indoor attractions for families with children
- museum/science center/trailer-riding/indoor putt-putt golf
- outdoor restaurants (heated patios to extend outdoor seasons)
- retail
- hours on trolley
- art events (live music attractions)
- industry / offices downtown
- watersport activities

*We need a new...*

- pickle ball courts
- classrooms downtown
- lake downtown shuttle
- theatre downtown (maybe with concert capability)
- hopup to city wide WiFi
- canoe / kayak launch downtown and east of 95st
- adult activities
- place to rent bikes, kayaks, paddleboats

*Do something about the...*

- hungry children in the community
- people in poor housing conditions
- high income / rent ratio
- the homeless ratio
- Kokomo's Health ranking
- potential dump between 95st + waterworks dam (Center St.)
- lack of signs for hiking and paddle trails

*Fix the...*

- little league system (combine leagues)
- A+OE
- combined sewers into wastewater downtown - big stink!

*We need less of...*

- bad landlords (out-of-town) \*housing reform
- strip clubs (dtp) \*yes
- school systems (combine administrations)
- sports stadiums
- expensive flower baskets - too many in wrong areas of city

*We need a better....*

- way to use the area of the old industrial companies that were torn down
- Kokomo event / to do - website
- maps showing all bike, hike, paddle trails in Kokomo and Howard County

*Replace the old....*

- industrial buildings with new development
- roads

*Get better at...*

- connecting organizations - group initiatives to better community
- getting lake students plugged into community activities
- cleaning up our local parks
- publicizing city activities - some government websites have little info
- telling folks outside the area about Kokomo opportunities

*Improve the...*

- communications via news paper & other media
- city meetings, agendas, etc.

TO DO LIST

PUBLIC OPENHOUSE - JULY 26TH 2016





All Stakeholder Meetings Summary - Updated

Additions in Red.

Downtown Discussion

9 Attendees

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Trail system downtown connects destinations</li> <li>• Recent achievements and upcoming developments</li> <li>• Beautification</li> <li>• Sense of community</li> <li>• Businesses moving closer to downtown</li> <li>• Events downtown</li> <li>• YMCA</li> <li>• IUK – brought international students</li> <li>• Parking garage and stadium</li> <li>• New housing options</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• People are still recovering from recession</li> <li>• Limited connectivity to university population</li> <li>• Limited activities during “off season”</li> <li>• Entertainment options</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Continue to build on current successes</li> <li>• Stay aware and concerned about how we ‘look’, build identity</li> <li>• Aging community</li> <li>• Improve livability for millennials and seniors</li> <li>• Infill lots (continued goal from 2001)</li> <li>• Connectivity to neighborhoods</li> <li>• As residential options grow in downtown, there will be a need for new convenience retail, restaurants, entertainment</li> <li>• More “focused” events (meaning kids, adults, arts, specialty groups?)</li> <li>• Expand public spaces/art</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Aging community</li> <li>• Aging housing stock in established downtown neighborhoods</li> <li>• Absentee landlords (landlords are not really a problem, thanks to a 2005-2006 Local Landlord Ordinance Registry and Code Enforcement) There may be bank owned properties that are the cause for this comment – or a personal perception of the few instances</li> <li>• Singularly focused local economy</li> <li>• Competition between downtown and other commercial areas</li> </ul>

All Stakeholder Meetings Summary - Updated

Economic Development

4 Attendees

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Alliance is a great resource</li> <li>• Small business development is a great resource</li> <li>• IUK and Ivy Tech good resource for training</li> <li>• Solid workforce (regional pool)</li> <li>• City leaders are well versed in best practices</li> <li>• Businesses are working together</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Lacking workforce for technical jobs, jobs requiring higher ed</li> <li>• Diversity of employers</li> <li>• Customers not downtown</li> <li>• Difficult to find part time workers</li> <li>• Lack designated business park for future/immediate investments</li> <li>• Lack inventory of buildings and sites that meet employer needs</li> <li>• Vacant retail spaces</li> <li>• Out of state leasing companies – difficult to work with</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Attract more customers downtown</li> <li>• Improve workforce readiness</li> <li>• Create a vibrant community that attracts new residents/businesses</li> <li>• Shovel ready sites/buildings</li> <li>• Lots of available retail space (unknown quality), adaptive reuse?</li> <li>• Catch people while young to stay</li> <li>• Wildcat Creek area for future businesses</li> <li>• Celebrate heritage and ‘City of Firsts’</li> <li>• Keep destinations and put new destinations downtown like Ivy Tech, etc.</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Small businesses compete with bigger companies</li> <li>• Lack readiness of greenfield sites</li> <li>• GM is primary employer, economic diversity</li> <li>• Perception of manufacturing jobs</li> <li>• Aging workforce</li> <li>• <b>Ceiling height and loading dock issues with many buildings downtown</b></li> </ul>

All Stakeholder Meetings Summary - Updated

Education and Workforce

11 Attendees

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Ivy Tech (IT) and IUK</li> <li>• IT – great path for 2 or 4 year degree and transfer pathways</li> <li>• IT and IU – great programs and degrees</li> <li>• IT – Health science and robotics</li> <li>• IT – Local business programming and trainings and internships</li> <li>• IUK partners with Purdue</li> <li>• IT and IUK – All serve region</li> <li>• Excel Center</li> <li>• Career Center</li> <li>• Strong manufacturing industry</li> <li>• 529 Plan for kindergarten</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Culture that does not value post-secondary education</li> <li>• IUK – lack of mental health advisors</li> <li>• Indiana minimalism ??</li> <li>• Heavily dependent on manufacturing</li> <li>• Students/employees lack soft skills, teamwork, problem solving</li> <li>• Perception of Kokomo Schools?</li> <li>• Coordinating resources</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Support industries, cluster industries for jobs</li> <li>• Expand 529 Plan (see other County programs like Wabash County)</li> <li>• Continue to grow apprentice/internship programs</li> <li>• Expand entrepreneurial programs, support</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Old mindset of \$15 hourly job is better than college</li> <li>• Lack of lifelong learning community</li> <li>• Need clear message about post high school routes and value</li> <li>• Retirement of baby boomers</li> </ul>

All Stakeholder Meetings Summary - Updated

Government

3 Attendees

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"><li>• Improving relationship between city and county</li><li>• Alignment of city/county planning processes</li><li>• <b>Good code enforcement – good tools in place</b></li></ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"><li>• Limited county personnel</li></ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"><li>• Coordination of economic development and planning efforts</li><li>• Increased development/architectural standards in growth areas</li><li>• Streamlined approval process</li></ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"><li>• Availability of resources</li><li>• Tax caps, TIF/annexation legislation</li><li>• Relationship between city and county</li><li>• <b>Assessed value issues – variations in county assessments – results in low tax revenues</b></li></ul>



All Stakeholder Meetings Summary - Updated

Housing and Neighborhoods

8 Attendees

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Cost of living</li> <li>• Varied housing stock</li> <li>• New house construction has picked up</li> <li>• Housing options planned for downtown</li> <li>• <b>Good code enforcement practices</b></li> <li>• <b>Diversity of housing options continues to improve.</b></li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• High percentage of rental housing</li> <li>• Fixed income families can't afford necessary repairs</li> <li>• Neighborhood connectivity/walkability</li> <li>• Food deserts</li> <li>• Auto centric community</li> <li>• 931 creates barrier in community</li> <li>• At risk people/families have difficult time finding good housing options</li> <li>• <b>Bank-owned properties</b></li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Owner occupied rehab program</li> <li>• Live/work facilities</li> <li>• Increased transit options</li> <li>• Neighborhood retail nodes</li> <li>• Increase pedestrian/bike friendliness (complete streets)</li> <li>• High end rental housing</li> <li>• Neighborhood identity</li> <li>• Convenience amenities for downtown residents</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Rental rates are stagnant, no incentive to improve property</li> <li>• Enforcement issues</li> </ul>

All Stakeholder Meetings Summary - Updated

Tourism and Events

6 Attendees

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Long list of events</li> <li>• Increasing activity downtown</li> <li>• Kokomo baseball stadium</li> <li>• History based tourism opportunities</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Parking programming (perception of parking problem? – still important)</li> <li>• Marketing for events is scattered</li> <li>• Year round attractions are limited</li> <li>• Things to do for younger population</li> <li>• Lack of community calendar – central location for all events</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Market to “friends and family”</li> <li>• Staycations</li> <li>• Hotel and conference center downtown</li> <li>• Year round attractions</li> <li>• Local and/or high end restaurants</li> <li>• Performing arts facility</li> <li>• Revitalize local attractions</li> <li>• Niche retail destination for downtown</li> <li>• Higher ed. facilities and students</li> <li>• Family friendly attractions</li> <li>• Proximity to Hamilton County and Indy</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Local awareness of downtown/community options</li> <li>• Stagnant attractions (Seiberling, Auto museum)</li> <li>• Proximity to Hamilton County/Indy</li> </ul>

All Stakeholder Meetings Summary - Updated

Transportation, Safety, Utilities

5 attendees

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Transportation network</li> <li>• Trails</li> <li>• Water capacity (150%)</li> <li>• Complete street principles are applied generally and relatively consistently</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• 931 aesthetic, cost to improve</li> <li>• Connectivity to schools</li> <li>• Wayfinding</li> <li>• The City does not have an “official” complete street ordinance. Although they are consistently applied to new projects.</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Gateways to community assets</li> <li>• Bike/ped facility expansion</li> <li>• Complete streets (concerns about actual ordinance and what it obligates versus using it as an overall policy approach – has been working as an approach and complete street principles are addressed relatively consistently)</li> <li>• Extension of Nickel Plate and other trail systems to other parts of community</li> <li>• 931 revitalization</li> <li>• Coordinated wayfinding program</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Well/septic service in outlying areas</li> <li>• Barrier caused by 931</li> </ul>



# ONLINE PUBLIC SURVEY RESULTS

11.30.2016

2016 KOKOMO COMPREHENSIVE PLAN

**KEEP KOKOMO CURRENT**

*Shifting the Perception*





# LAND USE.

Encourage orderly and responsible development to promote health, safety, and quality of life of citizens in the City of Kokomo while continuing to diversify the local economy and opportunities.

## Kokomo Comp Plan Goals and Objectives

Please Prioritize Land Use Objectives						
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	Response Count
Use the Future Land Use Map as a guideline for new development and policy decisions.	0	2	12	28	11	53
Strongly discourage conflicting land uses adjacent to, or in close proximity to, one another.	1	2	14	29	6	52
Encourage redevelopment and infill of vacant and underutilized buildings and lots.	0	0	1	23	29	53
Establish and maintain a land use pattern that supports the stability of existing residential neighborhoods.	0	1	3	25	24	53
Support a mix of commercial, office, and industrial land uses to provide a diversified tax base.	0	2	9	29	13	53
Coordinate and align future land uses with desired changes in transportation, utilities, and infrastructure.	0	1	10	27	15	53
Investigate creating updated design standards for certain land uses in order to control development patterns and achieve the desired community appearance.	1	3	14	26	9	53
Preserve the integrity and character of the unique areas within the city.	1	1	9	20	22	53
Require land uses that are sensitive to adjacent environmental features.	0	2	6	28	17	53
Create appropriate land uses that meet low and high density and intensity for creating options to live, work, and play.	0	2	7	32	12	53
Expand upon existing subdivisions and neighborhoods where possible to provide additional housing options.	0	6	15	24	8	53
Reference the Land Use objectives from the comprehensive plan for recommendations about zoning changes and hearings.	1	3	13	26	9	52
				<i>answered question</i>		<b>54</b>
				<i>skipped question</i>		<b>1</b>

## ADDITIONAL COMMENTS FROM SURVEY...

## NOTES...

- Too many uninviting small parks and not enough large inviting parks. Maintaining far too many “park” areas in town. Eliminate some and expand others.
- I would like to see something done about out-of-state landlords, and local slumlords who are buying up homes in established neighborhoods and not taking care of the properties causing property values to decrease drastically. Multiple generations have grown up and still live in my neighborhood and are now leaving because of the crime and violence. The majority of houses that home the criminals are rentals owned by out-of-state landlords. Those of us who can't afford to pick up and leave the neighborhood are forced to live among drug dealers and other undesirables, and just hope that our children remain safe.
- Watch for pollution of our environment. Renewable energy resources are so important.
- Encourage non-vehicular travel by land use planning to increase walking/biking safety and ability.
- Save all historic buildings. Doing a nice job of it downtown, please continue.



# GROWTH AND REDEVELOPMENT.

Ensure that the strategic and intentional growth and redevelopment of Kokomo maintains the highest quality of life for current and future residents, businesses, and visitors.

## Kokomo Comp Plan Goals and Objectives

Please Prioritize Growth and Redevelopment Objectives						
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	Response Count
Ensure that appropriate new development complements the character and context of its surroundings.	0	0	8	36	7	51
Strategically annex new land outside of current corporate boundaries in areas for planned growth when within the service capacity of the city.	4	11	16	17	2	50
Focus infill and revitalization development in areas that are currently underutilized.	0	0	6	27	18	51
Ensure that all new development is environmentally sensitive.	0	1	4	24	22	51
Focus new and existing business and industry growth within the corporate limits of the city.	1	6	15	22	7	51
Promote new growth within vacant and under-utilized pockets within existing corporate boundaries throughout the city.	0	1	10	23	17	51
Encourage growth and development that promotes density, mixed use, connectivity, and pedestrian scale design to create a vibrant community.	0	1	5	24	21	51
				<i>answered question</i>	<i>skipped question</i>	<b>51</b>
						<b>4</b>

## ADDITIONAL COMMENTS FROM SURVEY...

## NOTES...

- There should be a sound need for growth before it is planned. Empty buildings are not good even if they are "new".
- Need to release hold on development of land along 31 corridor, this is preventing potential high growth that would benefit the area !!! Just look at the commercial and residential explosion along 31 in Carmel area !! Also unfair to current land owners who want to start small and/or expand business on property that have owned for years!

# DOWNTOWN.

Create a genuine, urbanized, and unique identity for Downtown Kokomo that attracts visitors and residents with walkability, density, and diversity.

## Kokomo Comp Plan Goals and Objectives

Please Prioritize Downtown Objectives						
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	Responses Count
Create and encourage a safe and walkable pedestrian environment downtown.	1	4	4	18	25	52
Encourage high density within the downtown to create an urbanized atmosphere.	1	5	10	22	13	51
Attract and expand retail and dining options within the downtown.	3	3	6	26	14	52
Create a downtown environment that encourages residents to work, live, and play downtown.	3	4	6	23	16	52
Create streetscapes that serve all users and forms of transportation.	2	3	6	25	16	52
Explore and maintain adequate parking solutions as new development occurs.	1	0	7	23	21	52
Encourage arts and culture within the downtown.	1	2	7	26	16	52
Create a sense of pride, branding, and identity for the downtown.	1	3	7	20	21	52
				<i>answered question</i>		52
				<i>skipped question</i>		3

## ADDITIONAL COMMENTS FROM SURVEY...

- Stop restricting traffic flow (Washington, Apperson Way,...). It makes it especially difficult for delivery vehicles and emergency vehicles to maneuver.
- Consider developing a Comprehensive Public Art plan.
- Kokomo has come a long way toward these goals.
- Excited about downtown development and looking forward to more of it.

## NOTES...



Promote an ecologically sound community by ensuring protection of the natural environment to keep and maintain natural features and resources.

**Kokomo Comp Plan Goals and Objectives**

Please Prioritize Environment Objectives						
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	Response Count
Protect and improve the groundwater supply and creeks	0	0	3	14	35	52
Minimize conflict areas between development and natural environments	0	0	6	26	20	52
Protect and improve air quality	0	2	2	22	26	52
Maintain an adequate level of open space	0	5	7	24	15	51
Protect and improve tree canopy	0	5	2	31	14	52
Conserve natural areas such as floodplains, forests, and wetlands within the corporate limits	0	3	8	23	18	52
Protect scenic viewsheds that are special to the community	0	1	13	26	12	52
Explore and promote alternative energy sources	2	1	8	16	24	51
Reduce properties inside the Wildcat Creek floodplain	1	4	18	18	11	52
Promote and improve ecology and biodiversity.	1	0	10	20	21	52
				<i>answered question</i>	<i>skipped question</i>	<b>3</b>

**ADDITIONAL COMMENTS FROM SURVEY...**

- Renewable energy should be a big focus.

**NOTES...**





# PARKS AND RECREATION.

Ensure year-round authentic recreation and leisure experiences for all members of the community through quality active, passive, and social spaces throughout the community.

## Kokomo Comp Plan Goals and Objectives

Please Prioritize Parks and Recreation Objectives						
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	Response Count
Maintain the park system to match the community's growth and demands.	0	3	5	26	17	51
Maintain and upgrade existing park system to provide the highest quality possible.	0	2	4	28	17	51
Protect park land and recreational areas from undesirable, conflicting, or dangerous land uses and developments.	0	0	5	24	21	50
Encourage expansion of community programs focused on arts and culture.	0	1	13	26	11	51
Promote and expand recreational opportunities for residents of all ages, abilities, and incomes.	0	1	8	24	18	51
Provide universally accessible facilities, programs, and communications.	0	3	11	26	11	51
Identify, coordinate, and encourage volunteer opportunities.	1	2	11	26	11	51
Update and add additional park amenities and signage to enhance beautification and identity.	0	2	14	23	10	51
Enhance recreational opportunities along and on Wildcat Creek and other water sources.	0	2	10	24	15	51
Encourage additional organized recreation activities throughout the community.	0	3	12	26	9	50
Improve access and connectivity to parks and other community destinations with trails and sidewalks.	0	2	5	23	21	51
Reduce amount of underutilized city owned park and open space land to lessen maintenance responsibilities.	6	8	15	12	10	51
				<i>answered question</i>	<i>skipped question</i>	<b>4</b>

## ADDITIONAL COMMENTS FROM SURVEY...

## NOTES...

- UCT ballpark holds a very special place in this community. Families pack the park during baseball months. The bathrooms there are terribly outdated and disgusting. A remodel would be a blessing!
- Partner and collaborate with United Way and the YMCA on expanding recreational, programmatic, and volunteer activities. This would prevent community partners from offering segmented and duplicate services.
- Public transportation on weekends is needed for people who don't drive. The needs of seniors should be addressed as more and more of our population is aging. Too many activities in the parks require walking on uneven ground which precludes the participation of older citizens.
- Finish the Industrial Heritage Bike Trail and expand the Bike Trails to surrounding communities.
- Who decides when a park is "underutilized"?
- Over time some parks should be updated with new equipment and vibrant signs.



# TRANSPORTATION AND CIRCULATION.

Enhance connections throughout the city for improved safety, function, and efficiency for all modes of transportation including vehicular, bicycle, and pedestrian networks.

## Kokomo Comp Plan Goals and Objectives

Please Prioritize Transportation and Circulation Objectives						Response Count
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	
Continue to develop a transportation network that serves and complements the land uses and growth management goals of the city.	0	4	3	17	24	48
Expand the transportation networks for pedestrians and cyclists.	1	6	4	19	18	48
Minimize congestion on primary transportation routes.	2	3	11	21	11	48
Promote efficient accessibility for emergency services including police and fire vehicles.	0	2	3	20	23	48
Promote and encourage public transportation usage.	1	1	9	19	18	48
Identify and update any roadway classification changes necessary within the Thoroughfare Plan based on changes in transportation loads and demand.	1	4	17	21	5	48
Encourage context sensitive roadway designs that promote safe, accessibility, and visual appeal for all users.	1	4	12	23	8	48
Engage the community in capital improvement projects.	0	2	17	19	10	48
Identify opportunities of existing rail network to support local economy.	2	3	16	21	6	48
Provide educational safety materials to keep the community informed.	1	7	13	22	5	48
Investigate corridors that could be appropriate for alternative transportation.	1	3	9	23	12	48
				<i>answered question</i>	<i>skipped question</i>	48
						7

## ADDITIONAL COMMENTS FROM SURVEY...

## NOTES...

- Stop disrupting the traffic on thoroughfares that were working fine (Washington St., Apperson Way,...). What a disaster Washington St. will be when it's completed.
- Projects such as the Washington St. "fix" can actually promote a dangerous environment for pedestrians and those wishing to bike or travel other than by car. Also, the sight lines for cars specifically at the south east corner of Walnut and Washington do not allow for a car to see traffic in both directions and avoid the pedestrian crosswalk. Some current projects are actually hurting the "improvement" of downtown space.
- Adopting a complete streets policy! Follow up on transportation and circulation initiatives from Active Living Workshop held in September 2015.
- Open a bridge to areas of the community that are handicapped by lack of transportation to and from the downtown area. A prime example is the U campus located on the south end of Washington street. The 4000 people that work and attend classes have no community access to downtown or any other community services.
- Heavy auto traffic is part of Kokomo, so just slowing cars down will not reduce the number of roads and bridges needed. Easily accessible public transportation seven days a week would be nice.
- We make cars here and we drive cars here. The changes to the city streets downtown have created and will continue to create dangerous situations for drivers and pedestrians. I understand the concept of the walkable city but until we have affordable neighborhood grocery and dry goods stores we will continue to need to drive our cars!
- More walking/bike trails connecting Kokomo to surrounding communities.
- Eliminate the bump outs downtown. They look nice, but make turning difficult when another car is at the intersection. Curbs are too tall on them as well, could damage cars.
- The trails and bike paths throughout the city are excellent however they could be extended in some areas. I also believe the trolley system is great and is highly utilized. It would be nice if routes and times were posted on stops if at all possible.



# UTILITY INFRASTRUCTURE.

Ensure high-quality, efficient, and effective utility infrastructure to address the needs of both existing and potential future residents.

## Kokomo Comp Plan Goals and Objectives

Please Prioritize Utility Infrastructure Objectives						Response Count
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	
Maintain a high level of service for all community infrastructure through continuous monitoring and evaluation.	0	1	8	27	12	48
Encourage growth and development where adequate infrastructure is already in place or in close proximity	0	0	11	24	13	48
Evaluate opportunities to provide infrastructure to strategic growth areas in an attempt to incentivize and encourage timely private sector investments	0	3	13	24	8	48
Improve or replace failing or deficient water, sewer, and stormwater infrastructure	0	0	0	14	34	48
Establish opportunities for coordination and communication among all water, sewer, electric, gas, and broadband providers to ensure efficient and cost-effective expansion	0	0	5	30	13	48
Encourage the individual use of solar and wind energy sources	1	2	9	16	20	48
Encourage the individual use of stormwater management tools	0	1	15	20	11	47
Ensure access to affordable, high speed technology infrastructure throughout the community	0	0	10	20	18	48
Encourage relationships, communication, and coordination between all utility providers	1	0	7	28	12	48
				<i>answered question</i>	<i>skipped question</i>	
						<b>48</b>
						<b>7</b>

## ADDITIONAL COMMENTS FROM SURVEY...

- Seems "Establish opportunities for coordination among all water..." and "Encourage relationships, communication and coordination between all utility providers" could be combined somehow.
- The west side of Kokomo has been experiences plenty of replacement and repair of infrastructure. Good job!
- We need to take steps to improve our planet at all costs. Without a working planet all else doesn't matter. This means we should take all measures to ensure we have high-quality, efficient, and effective utility infrastructure throughout all Howard County.
- The city needs to connect water and sewer to annexed areas as a means for more customers to the utilities

## NOTES...



# COMMUNITY SERVICES.

Ensure high-quality, efficient, and effective public facilities, emergency response and community support services to address the needs of both existing and potential future residents.

## Kokomo Comp Plan Goals and Objectives

Please Prioritize Community Services Objectives						
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	Response Count
Maintain a high level of service for all community facilities through continuous monitoring and evaluation.	0	0	14	19	15	48
Update and maintain a capital management program for community facilities and services that addresses existing needs and future demand in the community.	1	1	12	23	10	48
Identify and evaluate opportunities to provide public services to strategic growth areas in an attempt to reactivate and encourage timely private sector investments.	3	1	10	23	11	48
Encourage additional public programs and facilities particularly for at-risk children, young adults, and the elderly.	0	1	5	17	25	48
Assess and potentially modify programs for educating and encouraging participation in volunteerism efforts, particularly outreach to youth and young adults.	0	1	9	20	18	48
Continue to assess and improve upon programs and policies that address social issues that currently exist or potentially threaten the community.	1	0	6	16	25	48
Identify additional emergency response facilities, resources, and staff as needed to maintain high levels of service for growing population.	2	0	8	19	21	47
Streamline access to quality K-12 education opportunities throughout the community and support a variety of safe after high school paths.	0	0	17	17	13	47
Strengthen communication and coordination between public agencies, citizens, nonprofit organizations, businesses, and school systems to create a widespread interest and awareness of hazard mitigation.	0	1	9	17	21	48
					<i>skipped question</i>	7

## ADDITIONAL COMMENTS FROM SURVEY...

The City does not provide the K-12 education opportunities. The City does need to cooperate with our school leaders to maintaining safety and a quality working relationship. Interesting that as this issue tends to move into the area of social and physical needs of residents, there is no mention of the involvement of community churches. I choose to mention churches apart from "nonprofit organizations. Both community services and churches are nonprofit but both come with a different set of gifts to improve the community. The community has worked hard at trying to split the community in the last year. It is now time to try to include the church community in these areas of real community resident needs.

• Would love to see a focus on 0-5 Early Childhood Education in addition to K-12.

• Drug abuse and mental health are urgent problems in Kokomo.

## NOTES...





# ECONOMIC AND WORKFORCE DEVELOPMENT.

Support and encourage the success and growth of the existing business base and the attraction of new, high quality business and development opportunities that strengthen and diversify the economy and create jobs and wealth for residents of the community.

## Kokomo Comp Plan Goals and Objectives

Please Prioritize Economic and Workforce Development Objectives						
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	Response Count
Attract new, high quality business and development opportunities and support and encourage the continued success and growth of the existing business base	0	0	4	17	25	46
Promote commercial businesses and industry that are complementary to the existing business base in the region and diversify and strengthen the local economy	0	0	4	19	23	46
Promote infill, redevelopment, and/or re-purposing of vacant or under-performing buildings and lots	0	0	5	20	20	46
Evaluate and promote new greenfield sites and/or buildings that have significant investment potential and meet the economic development objectives of the community	0	1	14	24	17	46
Promote and support locally owned and operated businesses	0	0	1	28	17	46
Strengthen and expand workforce development and entrepreneurship efforts and initiatives through collaboration with education and industry partners	0	0	12	33	15	46
Support and collaborate with local and regional planning and economic development organizations	0	2	18	18	14	46
Evaluate and implement additional economic development tools that encourage investment and support business expansion and attraction efforts	0	0	11	24	11	46
				<i>answered question</i>	<i>skipped question</i>	<b>9</b>

## ADDITIONAL COMMENTS FROM SURVEY...

## NOTES...

- Increase support for co-working, collaboration & innovation spaces like Inventrek Technology Park, Shared Drive and SHAK Makerspace to grow entrepreneurs, companies and jobs from within our own community. This provides amenities and resources to those creative types we have attracted to our area with our place making emphasis. Investigate principles of "Economic Gardening" approach to economic development and jobs creation.
- Inventrek has served our community well.
- Stop alienating non-locally owned business. The employees who work for them are local, and often feel unwanted when there is a big push on "support local" initiatives.
- Revitalize and repurposing existing structures would be great. Local businesses should be greatly supported. They are part of this community and ran by our citizens.



# COMMUNITY IDENTITY.

Maintain and expand a community brand and identity for the City of Kokomo to promote a positive and appealing community image for citizens, businesses, and visitors.

## Kokomo Comp Plan Goals and Objectives

Please Prioritize Community Identity Objectives						
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	Response Count
Maintain Kokomo as the regional center for the surrounding communities.	0	1	4	20	22	47
Revisit the slogan of "The City of Frisits" and find new ways to become this once again.	1	4	18	12	12	47
Enhance and enforce local zoning and nuisance ordinances to ensure a beautiful community.	1	4	10	24	8	47
Preserve, enhance, and celebrate historical and culturally significant amenities as part of the community fabric.	0	1	8	27	10	46
Encourage and promote public art throughout the community to boost creativity.	0	2	13	23	9	47
Preserve and celebrate the local history of Kokomo.	0	1	11	26	9	47
Strengthen Kokomo's digital brand and identity.	0	2	9	19	17	47
<i>answered question</i>						<b>47</b>
<i>skipped question</i>						<b>8</b>

## ADDITIONAL COMMENTS FROM SURVEY...

## NOTES...

- This goes without saying. More doors will open to Kokomo's development if we take advantage of our geographic position as a regional hub. This should come after we take care our home base first, and make Kokomo more appealing.
- To issue #1 above, I don't see Kokomo as a "regional center" for surrounding communities unless the region only includes Howard County.
- Visitor's bureau does a good job. More is needed.



# COMMUNICATIONS AND GOVERNMENT.

Promote the communication and dialogue between governmental and non-governmental groups both internally and externally to support successful community development; governmental proceedings, communications and collaboration towards achieving the community vision.

## Kokomo Comp Plan Goals and Objectives

Please Prioritize Communication and Government Objectives						
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	Response Count
Improve inter- and intra- governmental communications and cooperation, while respecting diverse interests and objectives of each entity.	0	2	6	22	16	46
Keep the public informed and up-to-date with the status and progress of community projects	0	0	5	22	19	46
Establish a schedule to review the progress of this plan annually	0	0	8	25	13	46
Keep planning efforts updated and current with changing demands and conditions of the city	0	1	5	22	18	46
Educate public and public officials of the recommendations proposed to achieve the desired goals	0	0	4	31	11	46
Encourage coordination between major community organizations, board members, and leaders	0	3	3	19	21	46
Explore additional planning opportunities for more specific areas of the community.	1	2	12	19	12	46
				<i>answered question</i>	<i>skipped question</i>	<b>46</b>
						<b>9</b>

## ADDITIONAL COMMENTS FROM SURVEY...

## NOTES...

- There has been enough coordination between major community organizations, board members, and leaders. It is time to get the community involved. The same people are on the same boards and attend the same events. Its time to get the bee workers together. They are the ones that actually know what is happening in the community. They see it every day, but are so busy working they have no time to stare what they know.



# TOURISM AND EVENTS.

Enhance and promote Kokomo's events and attractions as a way to boost tourism and attract new visitors.

## Kokomo Comp Plan Goals and Objectives

Please Prioritize Tourism and Events Objectives						
Answer Options	1 (Really Not Important)	2 (Not Important)	3 (Neutral)	4 (Important)	5 (Very Important)	Response Count
Strengthen existing community events.	0	0	6	27	14	47
Promote community events that invite types of residents and visitors.	0	0	7	24	16	47
Market and promote community events as an attraction to the community.	0	0	5	23	19	47
Continue to attract local stopping and dining options for residents and visitors.	0	0	6	20	20	46
Make Kokomo a regional tourist destination.	0	0	10	19	17	47
Market the community brand and identity as a way to promote tourism.	1	1	11	25	9	47
Make connections with other local major organizations to find additional opportunities for promoting and expanding tourism and events within the community.	1	0	7	25	14	47
Enhance access and parking to and from events.	1	3	7	26	10	47
Use digital and social media to promote and market community events and destinations.	0	1	6	23	17	47
Refresh and reimagine existing, outdated community attractions.	0	1	5	18	23	47
Promote downtown as a cultural hub for community events and tourism attractions.	2	0	6	15	24	47
				<i>answered question</i>	<i>skipped question</i>	<b>8</b>

## ADDITIONAL COMMENTS FROM SURVEY...

## NOTES...

- For Regional marketing, the YMCA would be a good partner to keep in mind. They're in the process of investigating a regional marketing reach with other YMCAs. Tony Budenz is their extremely talented Marketing guy, the Y may be willing to share in some respect. Also Indiana YMCA's have a statewide reciprocity agreement that will attract more visitors.
- The word "continue" in the #4 item in this section is inappropriate.
- Big hotels capable of handling conventions and regional meetings would be nice. All such groups should not have to go to Indianapolis.
- Kokomo has no consistent presence in the web and social media - surfing reveals lots of obsolete sites, especially calendars that are not maintained. Need to reduce the digital presence to only a couple and keep them up to date!







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