

Action Plan

Grantee: Indianapolis, IN

Grant: B-08-MN-18-0007

LOCCS Authorized Amount:	\$ 29,051,059.00
Grant Award Amount:	\$ 29,051,059.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 85,373.32
Total Budget:	\$ 29,136,432.32

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The City of Indianapolis has identified areas of greatest need using data compiled by HUD and the Indianapolis Metropolitan Police Department. A geographic information system was used to overlay several measures over low-, moderate-, and middle-income target areas (see Map 1). Those measures included foreclosure risk, percentage of high cost loans, percent at or below 120 percent of AMI, vacancy rates, and density of foreclosures (see Map 2 – Map 6).

Generally, all measures indicated that areas of greatest need are in the middle section of the city -- extending from the western border to the eastern border (see Map 7). Much of the area is south of 56th street and north of Hanna Avenue. Portions of 10 neighborhoods are included in the highest concentration areas. Those neighborhoods include: 1) Northwest; 2) North; 3)Northeast; 4) Far East; 5) Near East; 6) Southeast; 7) Near South; 8) Far Southwest; 9) Southwest; 10) Near West; and 11) Far Northwest.

The following summarizes the data used in each map:

1. Low Moderate and Middle Income Target Areas, 2007/2008 Foreclosures: This map shows Census tracts that qualify as low-, moderate-, and middle-income benefit areas. More than 50 percent of the population in the area must have had incomes at or below 120 percent of area median income (Census 2000) to qualify as low-, moderate-, and middle-income benefit area.
2. Foreclosure Risk: This map shows “foreclosure risk” by Census tract. Foreclosure risk measure is a score-based measure calculated by HUD and provided in the Neighborhood Stabilization Program local level data. A score is assigned to each Census tract ranging from zero to 10. Zero indicates a lowest level foreclosure risk and 10 is the highest level of foreclosure risk.
3. 2004-2006 Percent High Cost Loans: This map shows the percentage of high cost loans originated between 2004 and 2006. Data collected under the Federal Reserve Home Mortgage Disclosure Act (HMDA) include yield spreads. High cost is defined as loans with yields that are 3% greater than the yield on Treasury securities of comparable duration on first-lien loans and 5% greater than on subordinate liens.
4. Percent at 120% and Below Area Median Income: This map shows the percentage of people in each block group at or below 120 percent of Area Median Income (Census 2000);
5. USPS Postal Vacancy Rate (90 days or more): This map shows the percentage of residential addresses that were reported as vacant for 90 days or more. These data are collected by the United States Postal Service.
6. 2007/2008 Foreclosure Density: This map shows foreclosure density by Census block group. These data were obtained from the Indianapolis Metropolitan Police Department's Sheriff Sale database.
7. Highest Concentrations of Need: This map shows a general view of the areas of greatest need in Indianapolis. The shaded area is Census block groups (part) in which many of the measures consistently indicate higher levels of need and that qualify as areas of low-, moderate, and middle-income areas of benefit.



Distribution and Uses of Funds:

The City of Indianapolis' Neighborhood Stabilization Program plan is the collaborative effort of City Staff and community stakeholders. Building on the input from the 2009 Action Plan public survey, which identified addressing vacant abandoned/foreclosed properties as a priority, the City will utilize NSP funds to stabilize those neighborhoods identified as having the greatest need (please see maps 1-7). The City will engage a broader group of community stakeholders and leaders in an implementation planning phase of this neighborhood stabilization process to target specific areas within the areas of greatest need to make a significant impact with NSP funds as well as other private and public resources. The implementation planning will be completed by January 31, 2009 and specific data will be entered in the Disaster Recovery Grant Reporting System as required. The City will assess each targeted area to determine needs and priorities. Possible tools to address needs and priorities may include, but is not limited to, housing development, demolition of blighted structures, economic development, owner occupied rehabilitation, infrastructure improvements and code enforcement. The Indianapolis strategy will leverage NSP funds with other resources to address the needs identified through the assessment process. Indianapolis will utilize NSP funds to strategically acquire abandoned and/or foreclosed properties located within the targeted areas. The city will acquire housing units through a variety of mechanisms, which may include tax sale, sheriff sale, and bank/financial institution negotiations. The City will identify owners with multiple properties that have been through foreclosure and negotiate discounted acquisition costs.

NSP funds will also be used to demolish blighted residential and commercial/industrial structures. Areas with a concentration of foreclosure and abandonment often face challenges such as disinvestment and abandonment. It is imperative that all neighborhood factors that cause destabilization are addressed.

The next step to alleviate blight in the Indianapolis targeted neighborhoods will be redevelopment. Redevelopment will include home rehabilitation, new construction of houses, owner-occupied repair, creation of rental housing opportunities for very low-income households, creation of job opportunities, brownfields redevelopment, and creation of greenspace. In addition, Indianapolis will work to coordinate the efforts of all City Departments such as Parks, Public Works and Public Safety to develop a comprehensive approach to neighborhood stabilization.

The key to this program will be identifying and cultivating qualified home buyers. Each buyer will receive, at minimum, the required eight hours of homebuyer counseling. In addition, NSP funds will be used to provide direct buyer assistance. This type of assistance will be provided to homebuyers to ensure affordability. Forms of NSP buyer assistance may include:

- Soft second mortgage
- Downpayment assistance
- Interest rate buydown

The NSP program will be implemented as a cooperative effort between the City of Indianapolis, the Indianapolis Neighborhood Housing Partnership, Local Initiative Support Corporation, elected officials, local not-for-profits, developers as well as financing agencies and consumer housing counseling organizations. This collaboration will work to develop an implementation plan that will include a comprehensive strategic approach to neighborhood stabilization.

Definitions and Descriptions:

(1) Definition of "blighted structure" in context of state or local law. "Blight" is the state or result of deterioration, decay or owner negligence that impairs or destroys property and erodes the fabric of the surrounding neighborhood. Blight is caused by properties that constitute a risk to public health, safety or welfare including vacant and boarded structures, accumulated trash and debris, rodent infestation, high weeds and grass, graffiti, inoperable vehicles, or empty structures that remain accessible to vagrants and criminals which breed opportunities for fires and other property vandalism. (2) Definition of "affordable rents." Properties assisted with NSP shall be occupied by persons/households earning less than 120 percent of the area median family income. In addition, at least 25 percent of the NSP funds are to be used for the purchase and redevelopment of abandoned, foreclosed upon, or vacant housing units that will be used to house individuals or families whose incomes do not exceed 50 percent of the area median family income. Using HUD's HOME Program Rents, calculate affordable rents as follows for households earning: • between 81 to 120 percent of the area median family income rent shall not exceed 2 times the 50 percent Rent Limit; • between 51 to 80 percent of the area median family income rent shall not exceed the 65 percent Rent Limit (as defined by HUD); • 50 percent or less of the area median family income property owners shall use the Low HOME Rents. In all cases, rents shall not exceed the market rent for the area for that type and quality of housing. NSP affordable rents assume that utilities are included in the rent payment. If tenants are paying utilities separate from rent, the rent paid to the landlord plus a utility allowance (defined by local Section 8 policies) shall not exceed the maximum rents defined above. (3) Describe how the grantee will ensure continued affordability for NSP assisted housing. The NSP will use a structure similar to the HOME program to ensure that the units remain affordable. A period of affordability shall begin upon occupancy. The table below outlines the NSP guidelines: Average Per-Unit NSP Investment Amount Affordability Period(in years) Less than \$15,000 = 5 \$15,000-\$40,000 = 10 Over \$40,000 = 15 New Construction of rental housing (any amount) = 20 Enforcement Mechanisms for Affordability Compliance for Rental The City will ensure affordability compliance by requiring covenants that will run with the property. The covenants will require that the property be maintained as rental housing and all NSP-funded units shall remain affordable as shown in the preceding table from the date of completion. In instances where NSP funds are invested to meet the requirement that 25 percent of the NSP funds awarded to Indianapolis must be used for housing activities that benefit households whose incomes do not exceed 50 percent of the area median family income, the covenants will state that the property must be maintained as rental housing and all NSP-funded units shable to households earning less than 50 percent of the area median family income for the required period from the date of completion. During the period of affordability, all owners of NSP-assisted rental units are required to certify tenant income upon initial lease-up. Tenant income certification must be documented in writing from the actual source of the income; in accordance with HUD's booklet on certifying tenant incomes using the Section 8 (or Part 5) methodology. If a tenant's income increases over time, the tenant may remain in the unit; however, the rent amount must be adjusted to meet the affordable rent definition on page 5. Tenants must be given a minimum 30-day written notice prior to rent adjustme

Indianapolis will collaborate with the Indianapolis Housing Trust Fund, the Indianapolis Coalition for Homelessness Intervention and Prevention, the Indianapolis Housing Agency, non-profit housing developers and for-profit housing developers to allocate \$7,262,765 to housing development projects that will house individuals and families whose incomes do not exceed 50 percent of the area median family income.

a. Indianapolis will utilize NSP funds to strategically acquire abandoned and/or foreclosed properties located within the targeted areas. In addition, NSP funds will also be used to demolish blighted residential and commercial/industrial structures. Areas with a concentration of foreclosure and abandonment often face challenges such as disinvestment and abandonment. It is imperative that all neighborhood factors that cause destabilization are addressed. All demolition will be done in accordance with Federal, State and Local regulations. Below are the benchmarks to be achieved:

- ACTIVITY START DATE END DATE

Financing Mechanisms February 1, 2009 May 31, 2010

- 2 units will be acquired and demolished. Two new units will be constructed and sold to households earning less than 50 percent of the area median family income.

Comment: I'm glad to see funds allocated for brownfields since there are so many "neighborhood brownfield sites" in Indy. I believe that the City is missing an opportunity to leverage NSP funds to greater benefit by establishing a redevelopment authority that serves an "umbrella" for the Land Bank, Unsafe Buildings, "Code Enforcement & Nuisance Abatement" (portions of DMD compliance as well as H&H duties.)&nbs Developing an internal strategy or protocol that allows these entities to work together more proactively, cohesively, and strategically would be a fantastic start.



Response: While these entities will be working together for implementation of the NSP Substantial Amendment, it is too early to comment on the establishment of a redevelopment authority at this time.

Comment: Partners In Housing Development Corporation has reviewed Indianapolis' Neighborhood Stabilization Program plan. Partners' is excited about the opportunity of potentially developing new properties with NSP funds in order to expand our mission of creating permanent supportive housing. As currently proposed, though, we believe it will be difficult to operate rental properties for persons earning at or below 30% of the Area Median Income (AMI), a reality of the majority of our special needs residents.

Page 5 of the City of Indianapolis' NSP Substantial Amendment defines affordable rents for households earning 50% AMI or less as the 'lesser of 1) Low HOME rents [as defined by HUD] or 2) 30 percent of the adjusted monthly family income.'

Under this definition, a single mother earning at or below 30% AMI could only pay a maximum of \$391.25 per month. However, the cost to adequately operate and maintain a 2 bedroom nearly exceeds this sum. This problem is further exacerbated with families earning \$0 income. Nearly 25% of Partners' residents earn no income.

To remedy this, rental assistance must be available to successfully house individuals and families earning at or below 30% AMI. This could be done through leveraging of Housing Trust Fund monies, or partnering with the Indianapolis Housing Agency to potentially attach Section 8 vouchers to these NSP assisted units. Such assistance should be made available for a substantial period of time, though, to comply with the 15 year affordability period for rental units, as specified in the Substantial Amendment.

We at Partners remain truly excited about the possibility of expanding our mission to more individuals in need and hope we may be able to utilize the NSP funds to expand our mission.

Response: The affordability example and explanation provided is very helpful, and this will be taken into consideration as we finalize the plan. If the need arises, we can amend our Substantial Amendment to reflect this, and or include it in our implementation efforts. Rental subsidies are an important component to meeting the needs of people earning below 50% AMI. While NSP funds cannot be used for rental assistance, it is anticipated that NSP funds will leverage other support, i.e. Housing Trust Fund, Shelter Plus Care, Section 8, etc.

Comment: The Crooked Creek Northwest Community Development Corporation is excited about the Neighborhood Stabilization Program. Our communities have fallen victim to high foreclosure rates and home vacancies. With the pride of our community still strong, the community has collectively designated a community redevelopment area and strategy for redevelopment as part of the Great Indy Neighborhoods Initiative. This area follows the Michigan Road corridor from 38th Street to 86th Street, reaching as far west as Cooper Road and as far east as Grap;

Several initiatives in the community quality of life plan align with the strategies listed in your plan for the Neighborhood Stabilization Program. We focus on five major areas, commercial revitalization, residential revitalization, public infrastructure improvements, collaboration amount health, education and human service providers and community engagement.

As part of the residential revitalization, the quality of life plan specifically calls for rehabilitation of vacant and abandoned structures for new homeownership opportunities. Crooked Creek Northwest Community Development Corporation will implement such a program in 2009 with \$51,000 of HOME funds and nearly \$432,000 of private funds. This program will rehabilitate homes for low to moderate income families as well as market rate income families. This goal aligns with the goal of the Neighborhood Stabilization Program to rehabilitate 50 homes in the next two years for both low to moderate income families and market rate income families.

However, we are concerned because none of the 11 primary target neighborhoods listed in the Neighborhood Stabilization Program plan (Map 7) match the Great Indy Neighborhood designation for our area, an area chosen by neighborhood residents and the community. There is a general target area that matches our designation. This leaves us with a few questions.

- How is this designation different from the primary areas?
- How will the implementation of programs differ between these two types of areas in your plan?
- Is the City of Indianapolis open to working in the general target areas indicated on Map 7 of your plan?
- How or in what ways can our neighborhood support this plan?

We appreciate the time and effort the City puts towards revitalizing our community. We only hope to become stronger partners as we work towards a better future for our neighborhoods.

Response: There is much to still consider as we move forward, and as we more specifically plan for implementation in 2009. The extent to which these funds are leveraged, and the additional NSP dollars we receive from the state, will greatly affect the reach of our interventions and the areas in which we can work. Based on the data and HUD rules for NSP funds, we have to spend the money in the areas of greatest need for a defined set of interventions. As we are able to leverage funds to work in Crooked Creek neighborhood and other areas that are not in the primary areas, we will.

Comment: Thank you for all the work the Department of Metropolitan Development as put into the plans for the Neighborhood Stabilization Fund and the 29 million dollars of entitlement funds that are coming to Indianapolis. It is a fantastic opportunity to have an impact on key areas in our neighborhoods.

The Indianapolis Coalition for Neighborhood Development discussed the funds when they were first announced but we have had little time to review the specifics of the DMD draft application to HUD. However, it does appear that the Ctrffilecmashewdrneotos necessary for reducing the adverse impact of abandonment and foreclosure in our neighborhoods.

Obviously, we have numerous questions relating to how targeting with occur and exactly how the various program activities will be implemented.

It is our understanding that after the application is submitted that a committee will be formed, including ICND representation, to address the specifics of targeting and program implementation.

It is our hope that this committee will address our initial concerns relating to the potential unnecessary use of HOME standards and procedures that could negatively impact the most efficient use of these funds. Further, that while it is

anticipated that further "targeting" may occur, it is our hope that certain program tools could be available to all of the neighborhoods of need as identified in the draft. Finally, the committee needs to address how the Land Bank procedures can be modified to best impact our neighborhood efforts with these funds.

Response: The extent to which these funds are leveraged, and the additional NSP dollars we receive from the state, will greatly affect the reach of our interventions, whether further "targeting" occurs, and the areas in which we can work. HOME affordability standards were used as a basis for the affordability requirements of our Substantial Amendment and were altered to be more lenient. As we move towards implementation, if better standards are developed that still meet the requirements of the NSP, we will consider them as a viable amendment to our plan.

Comment: Thank you for allowing Herman & Kittle Properties, Inc. (HKP) the opportunity to comment on the City of Indianapolis' proposal for the use of Neighborhood Stabilization Program (NSP) funds. The housing need across the City and the State of Indiana during these uncertain times is of great concern. With the City having the NSP funds to distribute, this will do a lot to assist those in need. As you may know, many recently allocated tax credit developments across the City being developed by both for-profit and not-for-profit entities are facing challenges in finding available equity and debt. One of the ways the City may support these tax credit developments, to make them more appealing to investors and lenders, is to provide additional subsidy. With the volume of NSP funding that the City will receive, making the funds available to recently allocated and future tax credit developments located on sites that qualify for NSP funding is essential. Because of how far along these developments are in the development process, the City should not have any challenge in meeting the 18-month allocation requirement that is associated with the NSP funds. Additionally, these developments will bring with them construction jobs during a time when there has been a downturn in this industry.

For example, HKP has received rental housing tax credits for two developments that are located in NSP target areas (one is our own and the other will be owned by The Julian Center). The site being developed for the Julian Center is located at the northwest corner of 34th Street and Meridian Street (Target Area #2) and will include 71 units, of which 19 will be from the rehabilitation of the Veronpartenbuldngwhhe blacefronecostucton. Of the 71 units, 64 will be for populations at or below 50% AMI. The other development is called Lynhurst Park Apartments – Phase II and is located at 3215 Joey Way (along Lynhurst Drive between I-70 and highway 67) (NSP General Target Area). This new Phase at the property will contain 62 units of which 55 will be at or below 50% AMI. Both of these developments are expected to start construction late spring/early summer, so the rental units will be coming online in early 2010. We believe that both of these developments would be ideal in helping you to achieve your goals under the NSP program and are more likely to succeed and begin employing construction personnel if NSP funds were made available.

As such, we would offer these specific comments related to your proposal:

- Page 7 – D. Include for-profit developers as well.
- Page 12 – Activity 5. Under the activity type, include (E) redevelop demolished or vacant properties.
- Page 13 – Activity 5. In activity description, include new construction and allow for-profit developers.

Response: Under our plan, demolished or vacant properties may be redeveloped. Further, for-profit developers have been added to our plan. However, new residential rental construction is not a priority.

Comment: After reviewing the website downloads I see good progress that will improve the quality of our neighborhoods;

I have just a few comments to submit that may affect how your group goes thru the analysis and guidelines for subsequent grant awards:

It appears that many of the awards for 2009 and have already been decided for each program, The 15 service providers are all quality programs that have well targeted goals.

However I do not see any goals to stimulate grass roots groups at the neighborhood level who frequently undertake initiatives that have been very positive for our neighborhoods. I have been involved with several small ministries who provide counselling, neighborhood events, mentoring, food and clothing campaigns, job fairs etc but do not do it out of a large, expensive single site facility. We go to the people in need rather than having the people come to us;

Case management and follow thru on the entire needs of the families is often overlooked because funding is generally tied to a specific person or dysfunctional condition that targeted funds have been earmarked for.

Frequently the conditions that bring on the breakdown in function or effectiveness are tied to systemic failures with a wider impact than our solutions pinpoint.

Many small organizations strive to overcome these limitations by effective collaboration of services.

I believe investments in our community can be made even more productive if there is some funding earmarked to stimulate coalitions working toward common visions for the neighborhoods.

The stability of the neighborhood will best come thru holistic approaches that strengthen the families as well as the housing. The breakdown in market value, tax revenue and decay of our neighborhoods is less tied to property abandonment than it is to personal accountability and responsibility and management. There are no downer errors than problems with the households themselves. Without instilling personal pride, recipient accountability and team effort within each neighborhood, we will be stirring the wind with our efforts and our dollars. We also should provide performance oversight on the dollars directed to rehabs to insure true performance of intent.

There are also other programs such as pocket parks and "grandparents without grandkids" that can have a positive impact on restoring a healthy culture to our neighborhoods.

In 2003-2004, I received recognition by winning the Mayor's office "Family counts" award, for my After school program and Summer camp program that I directed while a leader at "There is Hope Ministry" with the IPS Highland Park Summer camp program. Key to why I signed up for a neighborhood youth program was that I had been involved in a weekly volunteer mentoring program for prison ministry for 5 years and saw the need to deal with the entire family. Those in Prison, those

without parents and those coming out. This requires a coalition of teams to accomplish comprehensive results.

Currently I volunteer with a few ministries that provide significant free time to build community stability, many of these ministries do so on shoestring budgets with no financial backing because they are not doing it for their own kids or their own church but rather for the city at large. These groups are frequently the unsung heroes that effect the stability and hope that neighborhoods rely on.

It is this group of contributors that can be an effective force in city wide activities that effect many troubled neighborhoods.

The city has several times built new housing complexes only to see them torn down and rebuilt within 20 years. We need to have targeted programs for family stability;

I have attached 2 small examples of what some are doing. As a retired minister who has been working with several different neighborhood ministry counsels, local neighborhood action groups and also youth and prison re-entry initiatives, I have seen first hand that much is being done to improve the inner city; But we need to do more, especially in the areas of Family mentoring and targeted programs that involve the entire family if possible. Neighborhood community centers and pocket parks would also help as well to create a sense of community pride and cooperation.

Response: The regulations that direct the usage of these funds for the Neighborhood Stabilization Program specify the funds for certain activities specifically related to abandoned and foreclosed properties. Other funds that are to be made available through other aspects of the larger Housing and Economic Recovery Act do include funds for certain types of financial counseling activities. With regards to the neighborhood engagement activities listed here, NSP will be used and targeted in conjunction with other comprehensive community development strategies, neighborhood plans, and other neighborhood assets. It is anticipated that the targeted investments of the NSP will leverage other kinds of support for engagement activities similar to the kinds mentioned here.

Comment: On behalf of Historic Landmarks Foundation of Indiana, and at the request of Marshavi, I would like to offer comments related to the Neighborhood Stabilization Plan Substantial Amendment offered by the City of Indianapolis. The significant investment of public funds into the city's housing infrastructure will positively address problems such as crime, neighborhood disinvestment, abandoned housing and rampant foreclosures. While the \$29 million planned for this Amendment will not solve all of our ills, it will assist our community in supporting targeted focus areas for redevelopment. Our successful partnership with the City, Mansur and King Park CDC in Fall Creek Place is one of the best examples of this kind of achievement in the country. One analysis of crime as it relates to Fall Creek Place shows that while it continues around the project's boundaries, virtually none occurs within the neighborhood itself.

While Historic Landmarks generally supports the rationale of Target Areas to focus investment of the NSP funds, it seemed that the City should be even more specific. Eleven large areas across the center of the city could have the potential to diminish the effectiveness of the funds, which as proposed are targeted at just over 400 properties. Our Fund for Landmark Indianapolis Properties (FLIP) has utilized a targeted strategy, beginning with the nearly 50 rehabs completed in Lockerbie Square to the nearly 40 rehabbed in Fall Creek Place.

Referring to our FLIP program brings to mind a comment on the proposal for Activity 1, "Acquisition/Land Bank". While it is a fine idea to spend the funds for such a program and raise private funds as well, I might propose a certain portion of those funds be distributed to a not-for-profit such as Historic Landmarks, for a similar purpose. Our available FLIP fund balance could serve as the match, and Historic Landmarks could acquire additional significant, vacant properties to be available for rehab. This has been our model for 35 years, which we could continue to pursue. If needed, those funds could even be held separately from the remainder of our Revolving Fund.

We do support your proposal for Activity 2 "Acquisition/Rehabilitation", and would simply remind your staff that the NSP will have similar regulatory requirements regarding 36 CFR 800, as would be the case with any HUD-funded programs.

Under Activity 4, "Demolition", it is our belief that the percentage of funds, dollar amount (\$800,000) and number of properties (57) targeted for demolition are too high. While we recognize that some demolition must take place in certain instances, as a general redevelopment strategy it erodes and diminishes our community. We would request that the amount of funds available for demolition not exceed \$500,000, and still include two brownfield sites. The remaining \$300,000 should be redirected into a greater number of projects under Activity 2, "Acquisition/Rehabilitation". In an age where we are beginning to develop a philosophy of "green" building strategies, historic preservation is the "greenest" of them all.

In the NSP document, the City states that they will engage a broader group of community stakeholders in an implementation phase. Historic Landmarks Foundation is eager to participate in this process as it moves forward, bringing our experience in community development projects to the table. As a result, we may be able to serve as a partner in future development. Targeted areas, ensuring success and diversity of housing types and income level.

Thank you for the opportunity to comment.

Response: We will take these comments into consideration as we move towards implementation planning. If the need arises, we can amend our Substantial Amendment to reflect these strategies and suggestions, and/or include it in our implementation efforts.

Comments: Thank you for taking the time to read my comments regarding the HUD funds and how they should be spent. Our neighborhood (Meridian Highland) would be a great place to use some of the funds. We have many houses that are either empty or in a serious state of disrepair. This abundance of uncared for properties is leading to high crime and drug use in our neighborhood. This description could fit many neighborhoods in Indy and therefore does not make our area especially deserving of the funds.

However there are a few things that set us apart from other blighted areas of town.

First is our proximity to the Fall Creek Place neighborhood. Although we are only 2-3 blocks west of FCP, our property values are considerably lower. Our small neighborhood needs a little help getting cleaned up and revitalized. Meridian Highland can be as glorious as an area as the new and improved Fall Creek Place.

Second, we have Barton Park. This is a small park that is hardly ever used. It is definitely something potential residents would like in the area when they are looking for a place to live.

Third, the Meridian Street Corridor improvements will make any HUD money we get to a lot further.

These are just a few of the reasons it is so important to make sure Meridian Highland gets the money it deserves.

Response: Specific target areas will be identified through a 2nd implementation planning phase. Neighborhood assets, like the ones mentioned here, as well as other neighborhood plans, comprehensive community development strategies, and the

abandoned and foreclosed field data will be considered as we undergo implementation planning to further focus our NSP efforts.

Comment: Requirement that properties assisted with NSP shall be occupied by persons/households earning less than 120 percent of the area median family income. It would be helpful to clarify this requirement to state that as long as properties that are assisted with NSP for acquisition or demolition are replaced with the same number of units of persons/households earning less than 120 percent of the area median family income, in a reasonably close geographic area, this requirement is met. More specifically, if NSP funds are used on a site to demolish or acquire a property that has a certain number of households earning less than 120 percent of the area median family income, it is acceptable under the NSP to replace those units with the same number of households earning less than 120 percent of the area median family income within a reasonably close geographic area, rather than on the exact site acquired or demolished.

Response: All units completed through NSP dollars must meet at least the 120% AMI threshold. Units, however, that are demolished through NSP and redeveloped through other leverage sources may not be required to meet the affordability guidelines.

Comments: The amount assigned to demolition is \$800,000, and the performance measures including brownfield demolition and blighted houses demolition is extremely narrow. It would be helpful to increase the total funds assigned to demolition to something significantly greater than \$800,000. In addition, it would be helpful to expand the performance measures for demolished structures to include multi-family buildings or structures, in addition to the brownfield sites and blighted houses.

Response: While the amount assigned to demolition may change as needs arise during implementation efforts, it is our intent that multi-family houses may be included in demolition activities. Funds allocated for demo are for blighted structures. The performance measure has been changed to reflect 55 "residential units."

Comment: In 2002, the bipartisan Indianapolis Housing Task Force developed the Blueprint to End Homelessness, a 10-year plan to end homelessness. More than 450 individuals and 150 community organizations contributed to the city's plan. The Blueprint to End Homelessness promotes "Housing First," a nationally-recognized "best practice" that places an immediate and primary focus on helping families and individuals quickly access and sustain permanent housing, and then providing supportive services as needed. Among the goals called for in the Blueprint are new and robust services to support prevention and the creation of more than 12,000 new units of affordable housing, including 2,100 units linked to supportive services.

The city's 10-year plan designated the Coalition for Homelessness Intervention and Prevention as the lead entity to facilitate implementation of the plan. The Coalition, established in 1996, is a non-profit agency and advocate for the homeless and homeless service providers, and was designated by the task force to drive the goals of the 10-year plan after analysis and discussions with local service providers whose support would be critical to the success of the Blueprint. Coalition staff along with Coalition members who are state and local policy leaders and local service providers are currently working on implementing this ambitious plan to end homelessness in Indianapolis. Coalition partners include provider organizations such as HVAF, supporting homeless veterans. In partnership with the Coalition and other provider organizations, HVAF recently opened the Donald Moreau Veteran's House, creating 40 new units of supportive housing for homeless veterans. Additional Coalition partners include secular and non-secular family shelters such as Dayspring Center and Holy Family Shelter, service providers such as Horizon House and Midtown Mental Health Center, housing developers such as Partners in Housing, and many other entities that provide services for homeless veterans, children, survivors of domestic violence, mentally and physically disabled, and others experiencing or at risk of experiencing homelessness. The Coalition works with each of these partners to target and consolidate their services and to establish partnerships that provide both supportive housing and advocacy to achieve the goals of city's 10-year plan.

This city's 10-year plan is currently supported by an annual federal investment of only slightly more than \$4 million dollars in federal grants that go directly to the City of Indianapolis, Department of Metropolitan Development. Additional public funding is periodically made available through the Marion County Housing Trust Fund. This limited funding is made available to providers in a competitive grant process administered by the City of Indianapolis, Department of Metropolitan Development. Apart from this limited public funding, neither the Coalition nor the Coalition's partners receive any state or local public funding to support the implementation of the city's 10-year plan to end homelessness. Additional funds to support these organizations and implementation of the city's 10-year plan to end homelessness come from private donations, such as from the United Way of Central Indiana, and in their 2008 United Way of Central Indiana Community Assessment, that organization recognized the Coalition and the local providers for their efforts in implementation of the city's 10-year plan and recommended and renewed its call for a community-wide effort to "full implementation of the Blueprint to End Homelessness with an emphasis on the concept of Housing First."

The Neighborhood Stabilization Program and funding offers Indianapolis a unique opportunity to advance the objectives of the Blueprint to create new units of affordable and supportive housing in Indianapolis, while at the same time stabilizing neighborhoods, removing blight, and housing the more than 120 families and 1,500 individuals including women, children, veterans, disabled, and the working poor who currently experience homelessness in this city. Indeed, the United States Interagency Council on Homelessness recognizes and endorses the integration of the NSP funds with local 10-year plans to end homelessness, and states that the NSP resources "represent an opportunity for 10 Year Plan communities to align their goals with the new resources to produce housing outcomes that prevent and end homelessness."

General Comments.

The city's draft plan sets out a reasonable and comprehensive approach to using NSP funding to stabilize Indianapolis neighborhoods. With the comments and suggestions offered below, we support the city's identification of areas of greatest need, the general activities identified for using the funds, and the city's plan to include the Coalition and Coalition partners as members of a broad group of community stakeholders and leaders in an implementation planning process that will take place between December 1, 2008, and January 31, 2009, to identify priorities and specific actions.

Leveraging Funds. The city's plan anticipates that NSP funds will be utilized in conjunction with other funds and resources to address the needs identified through the assessment process. We believe that this is the most efficient way to use these funds and the most comprehensive way to establish new affordable housing and new supportive housing within Indianapolis. The funds should be used in conjunction with other funding streams to increase and enhance new affordable housing and to attach supportive services to that housing to ensure long term neighborhood stabilization.

Supportive Services. The city's NSP plan does not express or otherwise seem to incorporate the city's 10-year plan to end homelessness and, specifically, the "Housing First" best practice endorsed by HUD that places an immediate and primary focus on helping families and individuals quickly access and sustain permanent housing, and then providing supportive services.

as needed. Save the requirement for limited “home ownership” counseling, supportive services are not mentioned in the NSP plan. The city’s plan should incorporate specific language and target goals for “supportive services” and thus “supportive housing.” In doing so, the city’s plan would incorporate a national best practice supported by the funder and endorsed by a the United States Interagency Council on Homelessness, an agency of which HUD and 19 other federal agencies are members, and would enhance the success of the new housing and stabilization of the neighborhoods involved. Other NSP plans, including the NSP plan submitted by the State of Indiana for the balance of state expressly include supportive housing in the plan and target specific numbers of units of supportive housing. One recommendation related to incorporating supportive services might be using ongoing operating cash flow for services. For example, the state of Indiana plan incorporates its strategic objective to create 500 new permanent supportive housing units over the next three years through the Indiana Permanent Supportive Housing Initiative (IPSHI). The provision of mental health, substance abuse, and employment training services are inextricably linked to the provision of permanent supportive housing. The NSP funds provide a unique opportunity to link these services with housing. Unlike other unallowable costs (e.g., maintenance, tenant subsidy, contingency reserves, and deficits), CDBG has a precedent for funding these eligible activities as public services. Since cash flow from rental projects must be captured as program income, IHCDCA proposes that these services should be incorporated into the project pro-forma to reflect the true cost of providing housing to this special needs population. IHCDCA estimates that if eligible communities take advantage of these opportunities, nearly \$10 million in NSP funds will be obligated for approximately 250 permanent supportive housing units brought online.

Response: While NSP funds cannot be used for operational reserves, permanent supportive housing is a priority need for homeless individuals and families. Specific strategies for rental development will be developed in the 2nd targeting and implementation phase. Should supportive housing be identified as a strategy, other resources will need to be leveraged to provide those services.

Comment: Owner Occupied Rehabilitation. The city’s plan does not appear to directly reference using the funds to rehabilitate owner-occupied homes that contribute to neighborhood blight and that may be at risk of abandonment or foreclosure. On page 4 of the city’s plan, the city does note that the funds will be used for redevelopment, including “owner-occupied repair”; however, it does not appear that funds are allocated and targets are established for this purpose under any of the six substantive program activities. Indeed, Activity focuses on rehabilitation only in the context of acquisition and rehabilitation of foreclosed or abandoned properties that are acquired for sale. Neighborhood stabilization will require rehabilitation and repair of properties that may be abandoned or foreclosed but that may be among vacant and blighted structures. It appears that NSP funds may be used for this purpose, and further that the city intended its redevelopment activity to include this purpose, but no funds or targets are included to meet those goals.

Response: NSP funds are to be focused on foreclosed and abandoned properties. Homeowner repair will be a tool to utilize along with NSP dollars, and will be funded through CDBG.

Comment: Incorporate Multi-Unit Rehabilitation and Redevelopment. The city’s plan does not appear to target multi-unit properties. Multi-unit properties are abundant in the areas identified by the city as being in the greatest need, and many of those structures are blighted and perhaps subject to abandonment or foreclosure. NSP funding targeting those properties may increase the number of new units of affordable and supportive housing that can be more economically established with these funds. Rehabilitation of multi-unit properties will also support neighborhood stabilization by eliminating large targets of blight that may otherwise remain in a neighborhood where the investment was made in fewer single family units. This focus on multi-unit properties should be incorporated in each of the applicable activities (e.g., Activity 2, 3, 5 & 6).

Response: Activity 5 includes multi unit rehabilitation.

Comment: Covenants and Abandonment. As a general concern, the covenants to establish periods of affordability that endure through resale, while laudable to that purpose, may provide an incentive for future abandonment. Most notably, the requirement in Activity 6 that restricts eligible buyers for resale during the period of affordability and that further requires that the seller repay the NSP investment made in their property may provide a disincentive to sale and/or an incentive for the owner to allow the property to fall back into a state of disrepair, blight or abandonment. Similarly, the requirement in Activity 5 that provides for a rent adjustment if the tenant’s income exceeds the area median family income for initial eligibility may provide an incentive for unit turnover and vacancy. In the spirit of ensuring long-term neighborhood stabilization, the city might consider other mechanisms to ensure affordability compliance (e.g., tax credits), or leniency of these provisions to the extent allowed by law.

Response: NSP funds only have to be repaid in the event of defaults of the covenants signed by the buyer. Continued affordability is a requirement of the NSP and helps preserve the availability of affordable homes in these neighborhoods that will be the target of much investment.

Comment: Operationalize Capital Reserves. The city should consider adding language to the plan that provides for the use of NSP funding for capitalization of operating reserve. If a project is used until final disposition as a rental property, NSP funds may be used to capitalize an operating reserve to reduce tenants’ rents to more affordable levels.

Response: Providing operational reserves is not an eligible use of NSP funds. Such reserves will need to be leveraged from other sources.

Comment: Additional Comments.

In addition to the foregoing which applies to the overall plan as well as to each of the specified activities, the Coalition offers the following activity-specific comments.

Activity 2. This activity and the specific target goals and performance measures may be based on an assumption that more people will be ready for home ownership than the market will support. These goals should be revisited with an eye toward investing funds in rehabilitation and rental or lease to purchase development. Moreover, home ownership counseling and additional supportive services should be funded and incorporated into this activity.

Activity 3. This activity calls for the acquisition and demolition of at least six properties, and the construction of six new units. The budget for this activity is \$750,000. The Coalition anticipates that the budget set for this activity may be insufficient. This activity should be reduced or eliminated, or additional funds should be invested to support this activity. Further, if carried out, this activity should include a preference for the construction of a multi-unit building to enhance the number of units available and to serve more people. Moreover, home ownership counseling and additional supportive services should be funded and incorporated into this activity.

Activity 5. This activity should include a preference for the construction of multi-unit buildings to enhance the number of units available and to serve more people. Moreover, supportive services should be funded and incorporated into this activity. Finally, it appears that a typographical error exists in the final paragraph of Activity 5, section 8. The final sentence

of that paragraph should read, "Tenants must be given a minimum"

Thank you for the opportunity to comment on this plan. We hope our comments are helpful, and we look forward to working with the city and other stakeholders as we move forward.

Response: Homeownership counseling is a requirement of this program and all homebuyers will receive the minimum required 8 hours. The priority of the NSP is on vacant and abandoned homes, which necessitates a priority on rehabilitation. It is not a priority to construct mass amounts of new construction, therefore the 6 listed as a performance measure reflect this. As needs arise, our Substantial Amendment can be amended to account for them. Furthermore, constructing new residential rental construction is not a priority.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
ADMIN	Administration	ADMIN - CONC	Concord Community Development Planning
		ADMIN - DCI	DCI Planning
		ADMIN - IAD	IAD Planning
		ADMIN - INDY	Administration - City of Indianapolis
		ADMIN - MFC	Mapleton Fall Creek Planning
		ADMIN - SEND	SEND Planning
B	Use B-Acq/Rehab of abandoned or	B - CONC - R	Concord Acquisition / Rehab 1 Rental Unit
		B - ENGL - LH25 - R	Englewood - Rehab 5 LH25 Rental Units
		B - ENGL - O	Englewood - Rehab 1 Ownership Unit
		B - IAD - LH25 - R	Rehab 25 units for LH25 rental
		B - IAD - O	Rehab/Recon 8 Ownership Units
		B - KSC - LH25 - R	Acq / Rehab LH25 - 41 Rental Units
		B - KSC - LH25 - R - 522-CANCELLED	Rehabilitation of twelve unit building
		B - KSC - LH25 - R - 550-CANCELLED	Rehabilitation of ten-unit building
		B - MFC - O	Mapleton Fall Creek - Acq/Rehab 3 Ownership Units
		B - MFC - R	Mapleton Fall Creek - Acq / Rehab 2 Rental Units
		B - SCP - LH25 - R	TR Development Acquisition
		B - SEND - LH25 - O	Acquisition / Rehab 2 LH25 Ownership Units
		B - SEND - O	SEND Acquisition / Rehabilitation 1 Ownership Unit
		B - TWG - LH25 - R	Whitsett Group Acquisition / Rehab - 22 LH25 Units
		CANCEL - B - SEND - LH25 - R	Rehab one dwelling for rental below 50% AMI
C	Use C-Land Bank	C - IAD - ACQ	Land Bank
		C - INDY - ACQ	City - Acquisition/Land Bank
		C - MFC - ACQ	Mapleton Fall Creek Land Banking Acquisition
D	Use D-Demolition	CANCEL - D - MFC	Mapleton Fall Creek Demolition
		D - IAD	Demolition
		D - INDY	
E	Use E-Redevelop vacant	502 - CANCELED	Whitsett Group Rehab
		CANCEL E - SEND - GREEN	SEND - Redevelop greenspace/gardens
		E - IAD - R	IAD 120% AMI Rental Units
		E - CONC - COMMERCIAL	Rehabilitation of commercial tenant spaces
		E - CONC - COMMUNITY	Concord Urban Community Farm



E - CONC - GREEN	Concord - 8 Greenspaces
E - CONC - NEW - R	Construction of 9 new rental housing units
E - ENGL - GREEN	Englewood - Redev - Greenspace/Gardens
E - ENGL - LH25 - O	Englewood - Construction of 1 New Ownership Unit
E - ENGL - LH25 - R	Englewood - 10 LH25 Rental Units
E - ENGL - R	Englewood - Redev 22 Rental Units
E - ENGL- O	Englewood - Rehab 2 Ownership Units
E - IAD - GREEN	Greenspace
E - IAD - O	Rehab/Recon 12 Ownership Units
E - KSC - NEW - R	KSC - 9 New Rental Units
E - MFC - GREEN	Mapleton Fall Creek - Redev 20 greenspace/gardens
E - MFC - NEW - O	Mapleton Fall Creek - 5 New Ownership Units
E - MFC - REDEV - O	Mapleton Fall Creek - Rehab 14 Ownership Units
E - MFC - REDEV - R	Mapleton Fall Creek - Redevelop 9 Rental Units
E - SCP - NEW	SCP East Village housing redevelopment
E - SEND - COMMUNITY	SEND - Redevelop Youth Center
E - SEND - LH25 - O	SEND - Redev 3 LH25 Ownership Unit
E - SEND - NEW - LH25 - O	SEND - 8 New LH25 Ownership Units
E - SEND - NEW - O	SEND - Redev - 4 New Ownership Units
E - SEND - NEW - R	SEND - Construction of 3 Rental Units
E - SEND - O	SEND - Redev - 5 Ownership Units
E - SEND - R	SEND - Redev - 8 Rental Units



Activities

Project # / ADMIN / Administration

Grantee Activity Number: ADMIN - CONC
Activity Title: Concord Community Development Planning

Activity Type:

Planning

Project Number:

ADMIN

Projected Start Date:

05/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 57,113.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 57,113.00

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

Low

Mod

Low/Mod%

0.0

LMI%:

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Concord Community Development Corp.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Concord Community Development Corp.

Organization Type

Unknown

Proposed Budget

\$ 57,113.00



Location Description:

NSP targeted area

Activity Description:

Planning activities associated with their NSP program.

Environmental Assessment: EXEMPT

Environmental None

Grantee Activity Number: ADMIN - DCI
Activity Title: DCI Planning

Activity Type:

Planning

Project Number:

ADMIN

Projected Start Date:

05/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 100,000.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Development Concepts, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Development Concepts, Inc.

Organization Type

Unknown

Proposed Budget

\$ 100,000.00

Location Description:

DCI target area. Westside of Indianapolis just north of Central State property.

Activity Description:

General planning costs associated with their NSP program.

Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number: ADMIN - IAD
Activity Title: IAD Planning

Activity Type:

Planning

Project Number:

ADMIN

Projected Start Date:

05/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 100,000.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Indy East Asset Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Indy East Asset Development

Organization Type

Unknown

Proposed Budget

\$ 100,000.00

Location Description:

NSP target area

Activity Description:

Planning activities associated with their NSP program.



Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number:	ADMIN - INDY
Activity Title:	Administration - City of Indianapolis

Activity Type:

Administration

Activity Status:

Completed

Project Number:

ADMIN

Project Title:

Administration

Projected Start Date:

02/01/2009

Projected End Date:

05/31/2010

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 2,324,129.91**Most Impacted and
Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 2,324,129.91**National Objective:**LMMI: Low, Moderate and Middle Income National Objective for
NSP Only**Benefit Report Type:**

NA

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Indianapolis

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Indianapolis

Organization Type

Local Government

Proposed Budget

\$ 2,324,129.91

Location Description:

200 East Washington Street, Suite 2042 Indianapolis, IN 46204

Activity Description:

General program oversight.



Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number:	ADMIN - MFC
Activity Title:	Mapleton Fall Creek Planning

Activity Type:

Planning

Activity Status:

Completed

Project Number:

ADMIN

Project Title:

Administration

Projected Start Date:

05/01/2009

Projected End Date:

04/30/2010

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

Total Budget: \$ 144,800.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 144,800.00**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

Mapleton Fall Creek CDC

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Mapleton Fall Creek CDC

Organization Type

Unknown

Proposed Budget

\$ 144,800.00

Location Description:

NSP target area.

Activity Description:

Planning activities associated with their NSP program. Budget increased \$44,800 on 31-May-2010.



Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number: ADMIN - SEND
Activity Title: SEND Planning

Activity Type:

Planning

Project Number:

ADMIN

Projected Start Date:

05/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 65,567.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 65,567.58

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 65,567.58

Location Description:

NSP target area.

Activity Description:

Planning activities associated with their NSP program.

Environmental Assessment: EXEMPT

Environmental None

Project # / B / Use B-Acq/Rehab of abandoned or foreclosed properties

Grantee Activity Number: B - CONC - R
Activity Title: Concord Acquisition / Rehab 1 Rental Unit

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

05/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 48,655.29

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 48,655.29

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1



of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Indianapolis

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Indianapolis

Concord Community Development Corp.

Organization Type

Local Government

Unknown

Proposed Budget

\$ 0.00

\$ 48,655.29

Location Description:

1423 S Meridian St.

Activity Description:

Acquisition and rehabilitation of one housing unit to be leased to a household at or below 120% AMI. This activity was previously named B-CONC-O, but was renamed because this housing unit will be leased, instead of sold, to an income-eligible household.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: B - ENGL - LH25 - R
Activity Title: Englewood - Rehab 5 LH25 Rental Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

05/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 467,800.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 467,800.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
5	5		100.00
5	5		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

5

of Housing Units

5

ELI Households (0-30% AMI)

of Properties

3

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Englewood CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Englewood CDC

Organization Type

Unknown

Proposed Budget

\$ 467,800.00

Location Description:

640-642 Eastern Ave (2 units), 838-840 Keystone Ave (2 units), & 810 Hamilton Ave.

Activity Description:

Acquisition and rehabilitation of two, two-family dwellings and one single-family dwelling to be leased to households at or below 50% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B - ENGL - O
Activity Title: Englewood - Rehab 1 Ownership Unit

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

05/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 125,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 125,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1			0.00
1			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Englewood CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Englewood CDC

Organization Type

Unknown

Proposed Budget

\$ 125,000.00

Location Description:

46 N Oxford St.

Activity Description:

Acquisition and rehabilitation of one single-family dwelling to be sold to a household at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	B - IAD - LH25 - R
Activity Title:	Rehab 25 units for LH25 rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

06/07/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

12/31/2011

Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:
Total Budget: \$ 2,546,400.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,546,400.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries
Renter Households

Total	Low	Mod	Low/Mod%
25	25		100.00
25	25		100.00

of Households
Proposed Accomplishments
of Singlefamily Units
Total

25

of Housing Units

25

ELI Households (0-30% AMI)
of Properties

20

Activity is being carried out by

No

Activity is being carried out through:
Organization carrying out Activity:

Indy East Asset Development

Proposed budgets for organizations carrying out Activity:
Responsible Organization

Indy East Asset Development

Organization Type

Unknown

Proposed Budget

\$ 2,546,400.00

Location Description:

923 Beville Ave (2 units), 939 Beville Ave (previously typoed as 928), 615 Eastern Ave, 639-641 Eastern Ave (2 units), 803 Eastern Ave, 524 Hamilton Ave, 910 Hamilton Ave (2 units), 526 Jefferson Ave, 556 Jefferson Ave, 604 Jefferson Ave, 818-820 Jefferson Ave (2 units), 2622 E Michigan St, 2624 E North St, 825 N Rural St, 844 N Rural St, 928 N Rural St, 941 N Rural St, 2010 E Saint Clair St, 822-824 Tacoma Ave (2 units), & 942 Tacoma Ave.

Activity Description:

Rehabilitation/reconstruction of 25 abandoned/foreclosed housing units to be rented to households at or below 50% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B - IAD - O
Activity Title: Rehab/Recon 8 Ownership Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

07/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 850,275.34

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 850,275.34

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
8			0.00
8			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

8

8

8

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Indy East Asset Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Indy East Asset Development

Organization Type

Unknown

Proposed Budget

\$ 850,275.34

Location Description:

806 Hamilton Ave, 819 Jefferson Ave, 821 Jefferson Ave, 832 Jefferson Ave, 838 Jefferson Ave, 902 Jefferson Ave, 914 Jefferson Ave, & 963 Tecumseh Ave. (845/47 Jefferson moved to E-IAD-R per January 2013 update.)

Activity Description:

Rehabilitation/reconstruction of eight foreclosed and/or abandoned single-family dwellings to be sold to households at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B - KSC - LH25 - R
Activity Title: Acq / Rehab LH25 - 41 Rental Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

11/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,907,488.69

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,907,488.69

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total

41

Low

41

Mod

Low/Mod%

100.00

of Households

41

41

100.00

Proposed Accomplishments

of Singlefamily Units

Total

27

of Multifamily Units

14

of Housing Units

41

ELI Households (0-30% AMI)

of Properties

16

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Keystone Construction

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Keystone Construction

Organization Type

Unknown

Proposed Budget

\$ 1,907,488.69



Location Description:

56-58 E Arizona St (2 units), 106-108 Arizona St (2 units), 1317-1319 Charles St (2 units), 1325 Charles St, 1810-1812 S Delaware St (2 units), 22 E Minnesota St, 1307-1319 S Senate Ave (7 units), 1352-1364 S Talbott St (7 units), 1920-1926 S Talbott St (2 units), 1205-1209 Union St (3 units), 1221-1223 Union St (2 units), 1322-1324 Union St (2 units), 1326-1328 Union St (2 units), 1406-1408 Union St (2 units), 1709-1711 Union St (2 units), & 1730-1732 Union St (2 units).

Activity Description:

Acquisition and rehabilitation of 41 housing units, consisting of single-, two-, and multi-family dwellings (seven units or less), to be leased to households at <50% AML.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B - KSC - LH25 - R - 522-CANCELLED
Activity Title: Rehabilitation of twelve unit building

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

07/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
12	12		100.00
12	12		100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

12

of Housing Units

12

ELI Households (0-30% AMI)

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Keystone Construction

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Keystone Construction

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

522 Fletcher Avenue- CANCELLED

Activity Description:

Acquisition and rehabilitation of a 12-unit apartment building to be leased to households at or below 50% AMI. This project was CANCELLED because it was not in an eligible NSP area. Funds were returned to HUD and will be reallocated to E-KSC-NEW-R.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B - KSC - LH25 - R - 550- CANCELLED
Activity Title: Rehabilitation of ten-unit building

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

07/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

ELI Households (0-30% AMI)

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Keystone Construction

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Keystone Construction

Organization Type

Unknown

Proposed Budget

\$ 0.00



Location Description:

550 Fletcher Avenue.-CANCELLED

Activity Description:

Acquisition and rehabilitation of a ten-unit apartment building to be leased to households at or below 50% AMI. This project was CANCELLED because it was not in an eligible NSP area. Funds were returned to HUD and will be reallocated to E-KSC-NEW-R.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B - MFC - O
Activity Title: Mapleton Fall Creek - Acq/Rehab 3 Ownership Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMML: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 265,500.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 265,500.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
3			0.00
3			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

of Properties

3

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Mapleton Fall Creek CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mapleton Fall Creek CDC

Organization Type

Unknown

Proposed Budget

\$ 265,500.00

Location Description:

2909 Broadway St, 2915 Broadway St, & 3044 Ruckle St.

Activity Description:

Acquisition and rehabilitation of three single-family dwellings to be sold to households at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	B - MFC - R
Activity Title:	Mapleton Fall Creek - Acq / Rehab 2 Rental Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMML: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:

Total Budget: \$ 135,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 135,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2			0.00
# of Households	2			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

Activity is being carried out by

No

Activity is being carried out through:
Organization carrying out Activity:

Mapleton Fall Creek CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Mapleton Fall Creek CDC	Unknown	\$ 135,000.00

Location Description:

3011-3013 Ruckle St.

Activity Description:

Acquire and rehabilitate two dwelling units to be rented to households at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B - SCP - LH25 - R
Activity Title: TR Development Acquisition

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

05/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,888,293.78

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,888,293.78

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
25	25		100.00
25	25		100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

25

of Housing Units

25

ELI Households (0-30% AMI)

of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

TR Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

TR Development

Organization Type

Unknown

Proposed Budget

\$ 1,888,293.78

Location Description:

4005 Meadows Dr.

Activity Description:

Acquisition of a multi-family complex with a portion of the complex to be demolished and 25 dwelling units to be rehabilitated and leased to households at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B - SEND - LH25 - O
Activity Title: Acquisition / Rehab 2 LH25 Ownership Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

05/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 186,962.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 186,962.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
# of Properties	2

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 186,962.00



Location Description:

1125-1127 Saint Paul St (1 unit) & 1115 Harlan St..

Activity Description:

Acquisition and rehabilitation/reconstruction of two housing units to be sold to buyers at <50% AMI. (Activity reduced from three units to two in revised action plan submitted 13-Dec-2011 as 1034 St Paul was removed from NSP and replaced by 1008 St Paul which is in activity E-SEND-LH25-0.)

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B - SEND - O
Activity Title: SEND Acquisition / Rehabilitation 1 Ownership Unit

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMML: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

05/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 85,150.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 85,150.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1			0.00
1			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 85,150.00

Location Description:

943 Elm St.

Activity Description:

Acquisition and reconstruction of one single-family dwelling to be sold to a household at <120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: B - TWG - LH25 - R
Activity Title: Whitsett Group Acquisition / Rehab - 22 LH25 Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

05/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,294,455.84

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,294,455.84

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

22

Low

22

Mod

Low/Mod%

100.00

Proposed Accomplishments

of Singlefamily Units

Total

22

of Housing Units

22

ELI Households (0-30% AMI)

11

of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

The Whitsett Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The Whitsett Group

Organization Type

Unknown

Proposed Budget

\$ 1,294,455.84



Location Description:

3053-3055 Broadway St, 3519-3521 N College Ave, 2843-2845 N Delaware St, 2902 N New Jersey St - 320 E 29th St, 2910-2912 N Park Ave, 3009-3011 N Park Ave, 3049-3051 N Park Ave, 2946-2948 Ruckle St, 3049-3051 Ruckle St, 3113-3115 Ruckle St, & 2826-2828 Washington Blvd.

Activity Description:

Acquisition and rehabilitation of eleven, two-family dwellings in the Mapleton Fall Creek NSP area. Units will be part of the 25% set aside.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: CANCEL - B - SEND - LH25 - R
Activity Title: Rehab one dwelling for rental below 50% AMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

06/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Cancelled

Project Title:

Use B-Acq/Rehab of abandoned or

Projected End Date:

07/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 0.00



Location Description:

South East Neighborhood Development Area. 1115 Harlan

Activity Description:

Rehab one single-family dwelling to be rented by a household below 50% AMI. Canceled 24-Aug-2010 - This property has been moved to activity E - SEND - LH25 - O.

Environmental Assessment: COMPLETED

Environmental None

Project # / C / Use C-Land Bank

Grantee Activity Number: C - IAD - ACQ
Activity Title: Land Bank

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

C

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use C-Land Bank

Projected End Date:

07/31/2011

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 115,098.36

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 115,098.36

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

8014

Low

4382

Mod

1688

Low/Mod%

75.74



Proposed Accomplishments**Total**

of Properties

14

LMI%:

75.74

Activity is being carried out by**Activity is being carried out through:**

No

Organization carrying out Activity:

Indy East Asset Development

Proposed budgets for organizations carrying out Activity:**Responsible Organization****Organization Type****Proposed Budget**

City of Indianapolis

Local Government

\$ 0.00

Indy East Asset Development

Unknown

\$ 115,098.36

Location Description:

918 Beville Ave, 612 Hamilton Ave, 619 Hamilton Ave, 801 Hamilton Ave, 817 Hamilton Ave, 519 Jefferson Ave, 836 Keystone Ave, 851 Keystone Ave, 619 Tacoma Ave, 628 Tacoma Ave, 1322 E. 10th St, 1332 E. 10th St, 1402 E. 10th St, & 1406 E. 10th St.

Activity Description:

Acquisition and maintenance of fourteen foreclosed single-family residential properties.

Environmental Assessment:**Environmental**

None



Grantee Activity Number: C - INDY - ACQ
Activity Title: City - Acquisition/Land Bank

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

C

Projected Start Date:

02/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use C-Land Bank

Projected End Date:

03/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,110,397.73

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,110,397.73

Benefit Report Type:

Area Benefit (Census)

Program Income Account:

Indianapolis Landbank

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
288921	118333	70179	65.25

Proposed Accomplishments

of Properties

Total

511

LMI%:	65.25
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Indianapolis

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Indianapolis

Organization Type

Local Government

Proposed Budget

\$ 1,110,397.73

Location Description:

Located within Areas of Greatest Need.

Activity Description:

Indianapolis will utilize NSP funds to strategically acquire, maintain, and dispose of for redevelopment, abandoned and/or foreclosed properties located within the Areas of Greatest Need.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: C - MFC - ACQ
Activity Title: Mapleton Fall Creek Land Banking Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

C

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use C-Land Bank

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 77,044.07

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 77,044.07

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

7860

Low

3990

Mod

1362

Low/Mod%

68.09

Proposed Accomplishments

of Properties

Total

8

LMI%:

68.09

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Mapleton Fall Creek CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mapleton Fall Creek CDC

Organization Type

Unknown

Proposed Budget

\$ 77,044.07

Location Description:

3002 Broadway St, 3014 Broadway St, 3018 Broadway St, 3057 Broadway St, 3116 Broadway St, 3126 Broadway St, 2818 Central Ave, 2845 Central Ave, 2936 Central Ave, 3010 Central Ave, 3053 N Park Ave, 3057



N Park Ave, 3101 N Park Ave, 3127 N Park Ave, 2837 Ruckle St, 2844 Ruckle St, 2917 Ruckle St, 2918 Ruckle St, 3022 Ruckle St, 3038 Ruckle St, 2843 Washington Blvd, 2911 Washington Blvd, 516 E 30th St, 536 E 30th St, 610 E 31st St, 615 E 31st St, 616 E 31st St, 625 E 32nd St, & 128 E 33rd St. Failed acquisitions: 3339 N Park Ave, 3055 Ruckle St, & 420-422 E 28th St. (3002 Broadway, 3057 Broadway, 3116 Broadway, 3126 Broadway, 2818 Central, 2845 Central, 2936 Central, 3010 Central, 3101 N Park, 3127 N Park, 2837 Ruckle, 2844 Ruckle, 2917 Ruckle, 2918 Ruckle, 2843 Washington, 516 E 30th, 610 E 31st, 616 E 31st, & 625 E 32nd deleted from NSP. 3014 Broadway, 3018 Broadway, & 3053 N Park moved to E-MFC-REDEV-O. 3057 N Park moved to E-MFC-GREEN. 3030 Central & 611 E 32nd moved to this activity from E-MFC-GREEN. Remaining properties in this activity are 3030 Central, 3022 Ruckle, 3038 Ruckle, 2911 Washington, 536 E 30th, 615 E 31st, 611 E 32nd, & 128 E 33rd. All these changes occurring in final Action Plan update.)

Activity Description:

Acquisition of abandoned/foreclosed properties to be land banked for future redevelopment.

Environmental Assessment: COMPLETED

Environmental None

Project # / D / Use D-Demolition

Grantee Activity Number: CANCEL - D - MFC
Activity Title: Mapleton Fall Creek Demolition

Activity Type:

Clearance and Demolition

Project Number:

D

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Cancelled

Project Title:

Use D-Demolition

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:



NA

Proposed Accomplishments

of Properties

Total

4

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Mapleton Fall Creek CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mapleton Fall Creek CDC

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Mapleton Fall Creek CDC area: 2902 North Park Ave, 2906 North Park Ave, 3151 North Park Ave, & 3029-31 Ruckle St.

Activity Description:

Demolition of blighted structures. Canceled - 30-Aug-2010 (Properties originally proposed for demolition as an end use are now included in Eligible Use E activities.)

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: D - IAD
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

D

Projected Start Date:

08/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use D-Demolition

Projected End Date:

08/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 283,879.09

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 283,879.09

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
5491	3117	1164	77.96

Proposed Accomplishments

of buildings (non-residential)

Total

1

of Properties

2

LMI%:	77.96
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Indy East Asset Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Indy East Asset Development

Organization Type

Unknown

Proposed Budget

\$ 283,879.09

Location Description:

1326 E 10th St & 2025-2039 E 10th St.



Activity Description:

Demolition and remediation of a two-tenant commercial building and demolition of one single-family dwelling.

Environmental Assessment:

Environmental None

Grantee Activity Number: D - INDY
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

D

Projected Start Date:

02/28/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use D-Demolition

Projected End Date:

05/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,495,859.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,495,859.00

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
288921	118333	70179	65.25

Proposed Accomplishments

of Properties

Total

300

LMI%:	65.25
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Indianapolis

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Indianapolis

Organization Type

Local Government

Proposed Budget

\$ 1,495,859.00

Location Description:

Within Areas of Greatest Need



Activity Description:

Demolition of blighted structures.

Environmental Assessment:**Environmental** None**Project # / E / Use E-Redevelop vacant properties**

Grantee Activity Number: **502 - CANCELED**
Activity Title: **Whitsett Group Rehab**

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Cancelled

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

05/31/2010

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 0.00**Most Impacted and
Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 0.00**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total**Low****Mod****Low/Mod%**

0.0

0.0

Proposed Accomplishments**Total**

of Housing Units

of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

The Whitsett Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The Whitsett Group

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Located within Mapleton Fall Creek NSP area.

Activity Description:

Rehabilitation of units in the Mapleton Fall Creek NSP area. Units will be part of the 25% set aside. ACTIVITY TO BE CANCELED AND BUDGET WILL BE REDUCED TO \$0 AFTER DRAW HAS BEEN REASSIGNED TO ACTIVITY # B - TWG - LH25 - R.

Environmental Assessment:

COMPLETED

Environmental

None

Grantee Activity Number:	CANCEL E - SEND - GREEN
Activity Title:	SEND - Redevelop greenspace/gardens

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Cancelled

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of public facilities

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:
Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:
Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

SouthEast Neighborhood Development area.



Activity Description:

Redevelopment of three vacant lots into community greenspace/gardens. Canceled 24-Aug-2010 - One property not pursued. Two properties at 902 & 904 Shelby Street are being combined with 924 Shelby Street project under activity E - SEND - COMMUNITY

Environmental Assessment:

Environmental None

Grantee Activity Number: E - IAD - R
Activity Title: IAD 120% AMI Rental Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

01/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

02/28/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 152,500.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 152,500.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
2			0.00
2			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Indy East Asset Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Indy East Asset Development

Organization Type

Unknown

Proposed Budget

\$ 152,500.00

Location Description:

845/847 Jefferson Ave. (908 Jefferson was being moved to this newly created activity, but it will instead remain in Activity E-IAD-O.)

Activity Description:

Acquisition and rehabilitation of two housing units to be leased to households at or below 120% of AMI. (These units were originally intended to be sold and were moved from Activities B-IAD-O.)

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - CONC - COMMER
Activity Title: Rehabilitation of commercial tenant spaces

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

E

Projected Start Date:

06/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

06/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 283,081.18

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 283,081.18

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

1620

Low

599

Mod

487

Low/Mod%

67.04

Proposed Accomplishments

of public facilities

Total

1

LMI%:

61.75

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Concord Community Development Corp.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Concord Community Development Corp.

Organization Type

Unknown

Proposed Budget

\$ 283,081.18

Location Description:

2048 S Meridian St.



Activity Description:

Conversion/rehabilitation of an existing building into community commercial tenant spaces, in conjunction with activity E - CONC - COMMUNITY on adjacent properties.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - CONC - COMMUNITY
Activity Title: Concord Urban Community Farm

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

E

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

08/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 165,995.29

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 165,995.29

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

1620

Low

599

Mod

487

Low/Mod%

67.04

Proposed Accomplishments

of public facilities

Total

1

of Properties

1

LMI%:

67.04

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Concord Community Development Corp.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Concord Community Development Corp.

Organization Type

Unknown

Proposed Budget

\$ 165,995.29

Location Description:

2010, 2022, 2030, & 2032 S. Meridian St & 2017, 2021, 2025, & 2029 Bluff Ave.



Activity Description:

Redevelopment of vacant lots into an urban community farm.

Environmental Assessment:

Environmental None



Grantee Activity Number:	E - CONC - GREEN
Activity Title:	Concord - 8 Greenspaces

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

E

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

05/01/2012

Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:
Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries
of Persons
Total

3329

Low

1941

Mod

757

Low/Mod%

81.05

Proposed Accomplishments
of public facilities
Total

8

LMI%:

81.05

Activity is being carried out by

No

Activity is being carried out through:
Organization carrying out Activity:

Concord Community Development Corp.

Proposed budgets for organizations carrying out Activity:
Responsible Organization

Concord Community Development Corp.

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

1315 Charles St, 1702 S Delaware St, 20 Iowa St, 1459 S Meridian St, 1437 S Talbott St, 1909 S Talbott St, 1922 Union St, & 121 Wisconsin St.



Activity Description:

Original Plan: Acquisition and demolition of seven single-family dwellings and one vacant lot, with redevelopment into green space.

Concord CDC closed their doors so the City took ownership of the properties and they were placed in the City Land Bank for future development. The City got approval from the Local HUD office to move E-CONC-GREEN into C-INDY-ACQ because all the expences were eligible expenses under Eligible Use C.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - CONC - NEW - R
Activity Title: Construction of 9 new rental housing units

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

06/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

06/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 624,453.16

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 624,453.16

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
9		9	100.00
# of Households	9	9	100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

9

9

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Concord Community Development Corp.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Concord Community Development Corp.

Organization Type

Unknown

Proposed Budget

\$ 624,453.16

Location Description:



1440 Madison Avenue.

Activity Description:

Construction of 9 new housing units, to be leased to households at or below 120% AMI, within a new mixed-use building.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - ENGL - GREEN
Activity Title: Englewood - Redev - Greenspace/Gardens

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

E

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

05/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 8,579.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 8,579.58

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
3161	1841	797	83.45

Proposed Accomplishments

of public facilities

Total
2

LMI%:	83.45
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Englewood CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Englewood CDC

Organization Type

Unknown

Proposed Budget

\$ 8,579.58

Location Description:

14 N Oxford St & 17 N Oxford St.

Activity Description:

Redevelopment of two vacant lots into community gardens.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: E - ENGL - LH25 - O
Activity Title: Englewood - Construction of 1 New Ownership Unit

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

05/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 52,749.70

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 52,749.70

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Englewood CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Englewood CDC

Organization Type

Unknown

Proposed Budget

\$ 52,749.70



Location Description:

242 N Rural St.

Activity Description:

Construction of one new single-family dwelling, in collaboration with Habitat for Humanity, to be sold to a household at or below 50% AMI (previously errantly noted as 120% AMI 2-Feb-2011).

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - ENGL - LH25 - R
Activity Title: Englewood - 10 LH25 Rental Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

07/22/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

09/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 881,250.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 881,250.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
10	10		100.00
10	10		100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

10

of Housing Units

10

ELI Households (0-30% AMI)

of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Englewood CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Englewood CDC

Organization Type

Unknown

Proposed Budget

\$ 881,250.00



Location Description:

23 N Rural St.

Activity Description:

Rehabilitation/construction of ten dwelling units within an existing building, to be leased to households at or below 50% AMI.
(See related activity E-ENGL-R.)

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - ENGL - R
Activity Title: Englewood - Redev 22 Rental Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

05/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,938,750.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,938,750.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
22			0.00
22			0.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

22

of Housing Units

22

of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Englewood CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Englewood CDC

Organization Type

Unknown

Proposed Budget

\$ 1,938,750.00

Location Description:

23 N Rural St.

Activity Description:

Redevelopment of portion of former school building resulting in 22 dwelling units to be rented to households at or below 120% AMI. (Additional funds reallocated from canceled activity "E - ENGL - COMM" 24-Aug-2010.) (Reduced from 25 to 22 units and \$206,250 reallocated to related activity "E - ENGL - LH25 - R" 3-Sep-2010.)

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - ENGL- O
Activity Title: Englewood - Rehab 2 Ownership Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

05/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 154,350.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 154,350.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2			0.00
2			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

2

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Englewood CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Englewood CDC

Organization Type

Unknown

Proposed Budget

\$ 154,350.00

Location Description:

42 N Oxford St & 218 N Oxford St.

Activity Description:

Redevelopment of two single-family dwellings to be sold to households at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - IAD - GREEN
Activity Title: Greenspace

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

E

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

07/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 36,636.81

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 36,636.81

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

4652

Low

2651

Mod

878

Low/Mod%

75.86

Proposed Accomplishments

of public facilities

Total

6

of Properties

6

LMI%:

75.86

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Indy East Asset Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Indy East Asset Development

Organization Type

Unknown

Proposed Budget

\$ 36,636.81

Location Description:

850 Beville Ave, 851 Beville Ave, 947 Beville Ave, 803 Keystone Ave, 850 Keystone Ave, & 2714 E North St.



Activity Description:

Development of green space on six former residential properties.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: E - IAD - O
Activity Title: Rehab/Recon 12 Ownership Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

07/31/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,322,411.14

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,322,411.14

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
12			0.00
12			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

12

of Housing Units

12

of Properties

12

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Indy East Asset Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Indy East Asset Development

Organization Type

Unknown

Proposed Budget

\$ 1,322,411.14

Location Description:

840 Beville Ave, 832 Hamilton Ave, 842 Hamilton Ave, 809 Jefferson Ave, 810 Jefferson Ave, 814 Jefferson Ave, 833 Jefferson Ave, 906 Jefferson Ave, 908 Jefferson, 922-924 Jefferson Ave (1 unit), 926 Jefferson Ave, & 2015 E Saint Clair St.

Activity Description:

Rehabilitation/reconstruction of ten single-family dwellings and two townhouse units to be sold to households at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - KSC - NEW - R
Activity Title: KSC - 9 New Rental Units

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

09/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

02/28/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,260,838.80

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,260,838.80

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
9			0.00
# of Households	9		0.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

9

9

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Keystone Construction

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Keystone Construction

Organization Type

Unknown

Proposed Budget

\$ 1,260,838.80

Location Description:

1400 Madison Avenue (aka 1420 Madison Ave or 1440 Madison Ave)

Activity Description:

Construction of nine new housing units, to be leased to households at or below 120% AMI, within a new mixed-use building. This project is also funded through this grant by Activity E-CONC-NEW-R, and Activity E-KSC-NEW-R in NSP3 Grant B-11-MN-18-0007. (Revised from 17 units to 9 units and budget increased from \$383,974.00 to \$874,785.05 per January 2013 update.) the additional \$387,299.95 from B-KSC-LH25-R-522 and B-KSC-LH25-R-550 was reallocated to this project

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	E - MFC - GREEN
Activity Title:	Mapleton Fall Creek - Redev 20 greenspace/gardens

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

 LMMI: Low, Moderate and Middle Income National Objective for
NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:
Total Budget: \$ 344,141.91

**Most Impacted and
Distressed Budget:** \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 344,141.91

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries
of Persons
Total

5301

Low

2621

Mod

929

Low/Mod%

66.97

Proposed Accomplishments
of public facilities
Total

20

LMI%:

66.97

Activity is being carried out by

No

Activity is being carried out through:
Organization carrying out Activity:

Mapleton Fall Creek CDC

Proposed budgets for organizations carrying out Activity:
Responsible Organization

Mapleton Fall Creek CDC

Organization Type

Unknown

Proposed Budget

\$ 344,141.91

Location Description:

 2821 Central Ave, 2917 Central Ave, 2925 Central Ave, 2927 Central Ave, 2931-2935-2943 Central Ave, 2941 Central Ave,
3005 Central Ave, 3007 Central Ave, 3009 Central Ave, 3045 Central Ave, 3130 Central Ave, 3127


N New Jersey St, 2925-2927 N Park Ave, 2929 N Park Ave, 3022 N Park Ave, 3057 N Park Ave, 3151 N Park Ave, 3019 Ruckle St, 3023 Ruckle St, & 3025 Ruckle St. (2819 Central Ave, 2825 Central Ave, 2837-2839 Central Ave, 3025 Central Ave, 3029 Central Ave, 3033 Central Ave, & 3039 Central Ave removed as failed acquisitions. 3030 Central Ave moved to Activity C-MFC-ACQ. 2949 N Park Ave moved to activity E-MFC-REDEV-O. 3057 N Park Ave added; moved from C-MFC-ACQ.)

Activity Description:

Redevelop 28 properties into community greenspace/gardens. (Reduced to 20 properties 1Q 2013.)

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - MFC - NEW - O
Activity Title: Mapleton Fall Creek - 5 New Ownership Units

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 223,516.78

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 223,516.78

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
5			0.00
5			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

5

of Housing Units

5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Mapleton Fall Creek CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mapleton Fall Creek CDC

Organization Type

Unknown

Proposed Budget

\$ 223,516.78



Location Description:

2906 N Park Ave, 3034 Ruckle St, 3053 N Park Ave, 3014 Broadway St & 3018 Broadway St.

Activity Description:

Construction of five new single-family dwellings to be sold to households at <120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	E - MFC - REDEV - O
Activity Title:	Mapleton Fall Creek - Rehab 14 Ownership Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMML: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:

Total Budget: \$ 1,674,680.41

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,674,680.41

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	14			0.00
# of Households	14			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	14
# of Housing Units	14
# of Properties	14

Activity is being carried out by

No

Activity is being carried out through:
Organization carrying out Activity:

Mapleton Fall Creek CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Mapleton Fall Creek CDC	Unknown	\$ 1,674,680.41

Location Description:

2913 Broadway St, 2928 Broadway St, 3248 N College Ave, 2902-2904 N Park Ave (1 unit), 2920 N Park Ave, 2930 N Park Ave, 2938 N Park Ave, 2943 N Park Ave, 2950 N Park Ave, 3021 N Park Ave, 3028 N Park Ave, 3106 N Park Ave, 3029 Ruckle St & 603 E 30th St.

Failed acquisitions: 3015 Broadway St, 2954 Central Ave, 3025 N Park Ave, 3029 N Park Ave, 3102 N Park Ave, 2922 Ruckle St, 3012 Ruckle St, & 618 E 30th St. (3006 Ruckle, 3020 Ruckle, & 611 E 30th moved to E-MFC-REDEV-R & 611 E 32nd moved to C-MFC-ACQ per January 2013 update.)

Activity Description:

Rehabilitation of 14 housing units to be sold to households at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - MFC - REDEV - R
Activity Title: Mapleton Fall Creek - Redevelop 9 Rental Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMML: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 519,422.33

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 519,422.33

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
9			0.00
9			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Properties

Total

3

6

9

5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Mapleton Fall Creek CDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mapleton Fall Creek CDC

Organization Type

Unknown

Proposed Budget

\$ 519,422.33



Location Description:

3106-3108 N New Jersey St (2 units) 342 E 30th St - 3006 N New Jersey St (4 units), 3006 Ruckle St, 3020 Ruckle St, & 611 E 30th St.

Activity Description:

Rehabilitation of a four-family dwelling (342 E. 30th St.) a two-family dwelling (3106-08 N. New Jersey St.), and three single-family dwellings (3006 Ruckle St, 3020 Ruckle St, & 611 E 30th St) to be leased to households at or below 120% AML.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	E - SCP - NEW
Activity Title:	SCP East Village housing redevelopment

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

09/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

12/01/2012

Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:

Total Budget: \$ 1,000,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,000,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
25	25		100.00
25	25		100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

25

of Housing Units

25

ELI Households (0-30% AMI)

Activity is being carried out by

No

Activity is being carried out through:
Organization carrying out Activity:

TR Development

Proposed budgets for organizations carrying out Activity:
Responsible Organization

TR Development

Organization Type

Unknown

Proposed Budget

\$ 1,000,000.00

Location Description:

3805 N Dearborn St

Activity Description:

Site preparation work contributing to the redevelopment of a previously demolished multi-family housing complex, which will contain 25 units to be occupied by households at or below 50% AMI (corrected 4-Feb-2011, previously indicated as an LMMI activity).

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - SEND - COMMUNITY
Activity Title: SEND - Redevelop Youth Center

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 208,463.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 208,463.00

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

3065

Low

1387

Mod

876

Low/Mod%

73.83

Proposed Accomplishments

of public facilities

Total

1

LMI%:

73.83

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 208,463.00

Location Description:

924 Shelby St and adjacent lots addressed as 902 & 904 Shelby St.



Activity Description:

Redevelopment of a youth center.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: E - SEND - LH25 - O
Activity Title: SEND - Redev 3 LH25 Ownership Unit

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 174,977.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 174,977.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
3	3		100.00
3	3		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

ELI Households (0-30% AMI)

of Properties

3

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 174,977.00



Location Description:

739 S State Ave, 1134-1136 Saint Paul St (1 unit), & 1133-1135 Saint Paul St (1 unit). Failed acquisitions: 1206-1208 Saint Paul St, 1314 Harlan St, & 302 Lincoln St.

Activity Description:

Acquisition and redevelopment/reconstruction of three single-family dwellings to be sold to households at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - SEND - NEW - LH25 - O
Activity Title: SEND - 8 New LH25 Ownership Units

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 282,270.99

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 282,270.99

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
8	8		100.00
8	8		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

8

of Housing Units

8

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 282,270.99

Location Description:



1030 Saint Paul St, 1115 Saint Paul St, 1129 Saint Paul St, 1201 Saint Paul St, 1205 Saint Paul St, 1210 Saint Paul St (to be readdressed as 1202 Saint Paul St), 1033 S State Ave, & 1008 Saint Paul St.

Activity Description:

Construction of eight new single-family dwellings to be sold to households at or below 50% AMI. (1008 Saint Paul St added to this activity with revised plan submitted 13-Dec-2011 to replace 1034 Saint Paul St which was removed from activity B-SEND-LH25-O.) (1211 Saint Paul moved to E-SEND-NEW-O to allow buyer with income above 50% of AMI per January 2013 update.)

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	E - SEND - NEW - O
Activity Title:	SEND - Redev - 4 New Ownership Units

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 372,413.24

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 372,413.24

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
4			0.00
4			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 372,413.24

Location Description:



1049 Hosbrook Street, 970 Elm Street, 701 Shelby Street & 1211 Saint Paul St.

Activity Description:

Construction of four new single-family dwellings to be sold to households at or below 120% AMI. (Failed acquisitions 1033 Hosbrook St & 1039 Hosbrook St.) (701 Shelby Street removed 21-Sept-2010 due to environmental contamination concerns.) (701 Shelby Street added with revised plan submitted 13-Dec-2011 to replace 1053 Saint Patrick Street which was in activity E-SEND-O.) (1211 Saint Paul St moved from E-SEND-NEW-LH25-O with revised plan submitted January 2013.)

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number:	E - SEND - NEW - R
Activity Title:	SEND - Construction of 3 Rental Units

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:
Activity Draw Block Date by HUD:

Total Budget: \$ 515,274.42

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 515,274.42

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
3			0.00
3			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

Activity is being carried out by

No

Activity is being carried out through:
Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:
Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 515,274.42

Location Description:

1302 Shelby St (3 units).

Activity Description:

Constuction of new 3-unit multi-family dwelling to be leased to households at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - SEND - O
Activity Title: SEND - Redev - 5 Ownership Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 532,620.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 532,620.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
5			0.00
5			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

5

of Housing Units

5

of Properties

5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 532,620.00

Location Description:

607 Orange St, 1439 Pleasant St, 610 Sanders St, 722 Weghorst St, & 1429 Woodlawn Ave. (Canceled project - 1053 Saint Patrick St)

Activity Description:

Rehabilitation of six single-family dwellings to be sold to households at or below 120% AMI. (Activity revised 13-Dec-2011 canceling 1053 St. Patrick St reducing proposed unit count from seven to six. 701 Shelby St was added in place of 1053 St Patrick St within activity E-SEND-NEW-O.) (512 S State moved to E-SEND-R per January 2013 update.)

Environmental Assessment: COMPLETED

Environmental None

Grantee Activity Number: E - SEND - R
Activity Title: SEND - Redev - 8 Rental Units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Use E-Redevelop vacant properties

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 648,185.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 648,185.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
8			0.00
8			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Multifamily Units

7

of Housing Units

8

of Properties

3

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Southeast Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Southeast Neighborhood Development

Organization Type

Unknown

Proposed Budget

\$ 648,185.00



Location Description:

1656 English Ave (3 units) 436 Sanders St (4 units), & 512 S State Ave (1 unit).

Activity Description:

Redevelopment of a three-unit multi-family dwelling, a four-unit multi-family dwelling, and a single-family dwelling, all to be leased to households at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

JOHN Overall, a determination can be made that this action plan is acceptable, consistent with the December 1, 2008 substantial amendment, and can be approved.

JOHN Reviewed for purpose of submitting a the QPR. Program and activities have yet to be built in system

JOHN Added activity for demolition to draw-ok

JOHN added activities. Approve.

Reviewer - 12-11-09 approve John Dorgan

Reviewer - Reviewed and approved - HAJ

Reviewer - reviewed and approved - HAJ

Reviewer - Reviewed and approved - HAJ

- Reviewer - Grantee has submitted via email a summary of illegible handwritten changes to the Action Plan. Grantee will be advised to submit a typed copy of the changes to the Action Plan. Action Plan is approved for the purposes of timely submission of the QPR. EM
- Reviewer - Reviewed and approved. EM
- Reviewer - Grantee reports following changes: E-Conc-Green- Reduced proposed accomplishment to 8 properties from 9. Removed 102 E. Minnesota from the location description. Changed the activity description to 7 single family dwellings and 1 vacant lot. Grantee reports following changes: C-Indy-Acq- changed the total land bank properties to 511 (location is areas of greatest need) from 620. D-Indy- Changed the total demolitions to 298 (location is areas of greatest need) from 350. E-MFC-Green- Changed # of public facilities from 28 to 20. B-SEND-LH25-O- Edited ¿Activity Title¿ to read 2 units instead of 3. Reviewed and approved. EM
- Reviewer - 4/10/14: Michelle Kincaid: Teh city was cleaning up Action Plan to ensure appropriate addresses were there and ensure that the committed numbers matched the actual.
- Reviewer - MLK: no revisions except for flags
- Reviewer - MLK: units on Concord reduced.
- Reviewer - AB - reviewed and approved. Budget changes to correct to actuals.
- Reviewer - No Changes were made. Reviewed and approved.
- Reviewer - Changes to proposed amounts to eliminate flags. - AB
- Reviewer - AB - Data clean-up in preparation for close-out. Reviewed and approved.
- Reviewer - AB - updates to clean-up data in advance of close-out.

Action Plan History

Version	Date
B-08-MN-18-0007 AP#1	07/30/2010
B-08-MN-18-0007 AP#2	10/31/2011
B-08-MN-18-0007 AP#3	12/15/2011
B-08-MN-18-0007 AP#4	02/24/2012
B-08-MN-18-0007 AP#5	04/24/2012
B-08-MN-18-0007 AP#6	06/08/2012
B-08-MN-18-0007 AP#7	08/23/2012
B-08-MN-18-0007 AP#8	01/30/2013
B-08-MN-18-0007 AP#9	03/21/2013
B-08-MN-18-0007 AP#10	04/10/2013
B-08-MN-18-0007 AP#11	07/12/2013
B-08-MN-18-0007 AP#12	04/10/2014
B-08-MN-18-0007 AP#13	07/25/2016
B-08-MN-18-0007 AP#14	01/25/2018

B-08-MN-18-0007 AP#15	04/24/2018
B-08-MN-18-0007 AP#16	04/26/2019
B-08-MN-18-0007 AP#17	05/13/2019
B-08-MN-18-0007 AP#18	07/15/2019
B-08-MN-18-0007 AP#19	07/19/2019
B-08-MN-18-0007 AP#20	07/30/2019

