

Action Plan

Grantee: Indiana - IHCD

Grant: B-11-DN-18-0001

| | |
|---------------------------------|-----------------------|
| LOCCS Authorized Amount: | \$ 8,235,625.00 |
| Grant Award Amount: | \$ 8,235,625.00 |
| Status: | Reviewed and Approved |
| Estimated PI/RL Funds: | \$ 1,000,000.00 |
| Total Budget: | \$ 9,235,625.00 |

Funding Sources

| Funding Source | Funding Type |
|----------------|---------------------|
| \$3,584,450 | Other Federal Funds |
| \$435,000 | Other Private Funds |
| \$210,000 | County Funds |
| \$3,146,042 | State Funds |

Narratives

Summary of Distribution and Uses of NSP Funds:

Areas of greatest need are those census tracts that have a minimum NSP3 needs score of 17 as determined by the US Department of Housing and Urban Development. NSP3 needs score is based on the percentage of delinquent mortgages, foreclosures, vacant properties and subprime loans for each census tract in the state. A needs score of 17 places a census tract in the top quintile nationwide in terms of distress. Due to the need to ramp up quickly, we solicited proposals only from experienced NSP1 sub-grantees (cities, towns and nonprofit organizations) that met three criteria:

1. They demonstrated a track record of deploying CDBG and NSP funds in a timely fashion and in accord with all applicable law and regulation (including but not limited to requirements imposed by Davis-Bacon, lead-based paint regulations, and Section 3), while remaining in compliance with all reporting and documentation requirements;
2. Their NSP1 service areas met the distress criteria specified by HUD for NSP3; and
3. They did not receive a direct allocation of NSP3 funds for their service area.

Eleven IHCD NSP1 sub-grantees met these criteria, as follows:

1. Cities: Bicknell, Elwood, Hartford City, Michigan City, Mishawaka, New Albany, New Castle, Richmond, Terre Haute, and Union City; and
2. Nonprofits: Hoosier Uplands Economic Development Corporation (serving Paoli) and see below.

One additional organization (the Children's Museum of Indianapolis, Inc.) was invited to apply; it was an eligible applicant that met only the second criterion above, but represented a unique partnership opportunity between the State of Indiana, the City of Indianapolis and the museum itself, one of the most distinguished nonprofit institutions in the state (or indeed, the Midwest).

The eligible census tracts within these communities represent our primary focus areas (hereafter, "focus areas") for NSP3 funds. In order to expedite the start of projects as soon as funding is approved by HUD, IHCD issued a Request for Proposals for NSP3 funds on December 15 2010 and accepted proposals through January 31 2011. Each RFP respondent committed through its application to:

1. Expend NSP3 funds only in areas of greatest need as determined by the NSP3 mapping system;
2. Expend at least 50% of NSP3 funds within 24 months and 100% within 36 months; and
3. Comply with all applicable law and regulation.



As a result of this process, we selected the sub-grantees and activities set forth below; we will retain the balance of our award (\$433,875) for program administration at IHCD; in accord with NSP3 program regulations, this amount plus the administrative allowance claimed by our proposed subgrantees (\$374,000, included in our subaward total) is less than ten percent (10%) of our total allocation (\$707,875, or 8.6% of our total award amount).

Grantee

NSP3 Award Amount

Total Project Cost

City of Bicknell

\$2,000,000

\$3,381,000

City of Mishawaka

\$1,184,450

\$1,184,450

City of Richmond

\$2,000,000

\$3,965,042

Hoosier Uplands Economic Development Corporation

\$2,000,000

\$3,195,000

The Children's Museum of Indianapolis Inc.

\$707,300

\$2,707,300

How Fund Use Addresses Market Conditions:

Each of these communities is facing high and persistent unemployment, significant levels of high cost mortgages, falling home values, and increasing vacancy rates all in large part due to increasing levels of foreclosure. Among those vacancies are a significant number of units that are deteriorated beyond feasible redevelopment. The low and generally declining home values in the target areas mean that many homes can only appraise at a fraction of what they cost to build. The low median income levels mean that ownership of an affordable yet high quality home without some form of homebuyer subsidy is often out of reach for individuals earning less than 120% of area median income for those areas, and particularly difficult for families earning less than 50% of area median income. Finally, the existence of vacant and dilapidated homes further depresses housing values and represents a threat to neighborhood health and safety, further exacerbating these trends. Based on our analysis of the applications received, financial assistance through NSP3 will help each community to address its most intractable problem properties while stabilizing home values and positioning new homeowners to accumulate meaningful equity in their homes while paying a mortgage that does not unduly burden the family's finances. To create homeownership opportunities for households earning less than 50% of area median income, we will partner with Habitat for Humanity affiliates to develop extremely affordable units with very favorable financing terms. For both sets of homebuyers, we will ensure sub-grantee compliance with NSP3 requirement for at least eight hours housing counseling per buyer. For those families for whom sustainable homeownership is not achievable even under these relaxed constraints, we will develop affordable rental properties that offer high-quality housing with features that minimize utility costs and maximize affordability. None of our projects will entail the displacement or relocation of existing residents.

Ensuring Continued Affordability:

All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. Refinance or sale of the property prior to the end of the compliance period will result in repayment of NSP assistance to IHCD, which can then recycle funds into the home for the next buyer (preferably within the same closing).

Definition of Blighted Structure:

Indiana Code does not define "blight" or "blighted structure" per se but properties or structures that, for the purposes of NSP3, would fit this definition are described in IC 13-11-2-19.3, IC 36-7-1-3 and IC 36-7-9. These laws broadly define the buildings or structures that are unsafe or contributing to blight as those that are:

- In impaired structural condition that makes them unsafe to a person or property;
- A fire hazard;
- A hazard to public health;
- Deteriorated, obsolete or substandard;
- Environmentally contaminated or suspected of having hazardous substances;
- Dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance;
- Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirement of a statute or ordinance.

Definition of Affordable Rents:

IHCD defines "affordable rents" as those county-by-county rent limits released by HUD and amended from time to time for the HOME program.

Housing Rehabilitation/New Construction Standards:

All housing activities using NSP3 funds that involve the construction or rehabilitation of multi-family and single-family dwellings must meet all building codes and standards adopted and enforced by the State of Indiana as well as any local ordinances that exceed State codes and standards.



Vicinity Hiring:

Pursuant to Section 3 requirements, the project will seek to maximize the number of low-income community residents employed through contracts executed as a result of this project.

Procedures for Preferences for Affordable Rental Dev.:

The State did not state a preference for rental projects within its RFP but did provide guidance, based on the experience of NSP1 and also on comments from HUD, that the use of rental housing to meet the <50%AMI Set-aside was one of the components that had a greater chance of success than reliance on homebuyers at this end of the market. Many of our projects have accordingly looked at their proposals and included either straight rental as an element, because there is high demand for this type of housing, or have elected to pursue a lease-purchase system. Whilst this program is not intended to promote the development of rental housing as opposed to homebuyer properties, it is recognized that there is demand for this in some parts of the State and that where projects experience this demand it is a worthy inclusion in their proposals.

Grantee Contact Information:

Indiana Housing and Community Development Authority
30 S Meridian Street, Suite 1000
Indianapolis, IN 46204
P: 317-232-7777
F: 317-232-7778
J. Jacob Sipe, Executive Director

Project Summary

| Project # | Project Title | Grantee Activity # | Activity Title |
|-----------|--------------------------------|--|-------------------------------------|
| 9999 | Restricted Balance | No activities in this project | |
| NSP001 | Local Administration | NSP3-011-001 - Administration - Richmond | Administration - City of Richmond |
| | | NSP3-011-002 - Administration - Mishawaka | Administration - Mishawaka |
| | | NSP3-011-003 - Administration - City of Bicknell | Administration - City of Bicknell |
| NSP003 | Acquisition/Rehabilitation | NSP3-011-001 - 120% Acq/Rehab - Richmond | Acq/Rehab - City of Richmond |
| | | NSP3-011-001 - 50% Acq/Rehab - Richmond | |
| | | NSP3-011-002 - 120% Acq/Rehab - Mishawaka | Acq/Rehab - Mishawaka |
| | | NSP3-011-003 - 120% Acq/Rehab - Bicknell | Acq/Rehab - City of Bicknell |
| | | NSP3-011-003 - 50% Acq/Rehab - City of Bicknell | |
| NSP006 | Redevelopment/New Construction | NSP3-011-001 - 120% Redev/New Constr - Richmond | Redev/New Constr - City of Richmond |
| | | NSP3-011-001 - 50% Redev/New Constr - Richmond | |
| | | NSP3-011-002 - 120% Redev/New Constr - Mishawaka | Redev/New Constr - Mishawaka |
| | | NSP3-011-002 - 50% Redev/New Constr - Mishawaka | |
| | | NSP3-011-003 - 120% Redev/New Constr - Bicknell | Redev/New Constr - City of Bicknell |
| | | NSP3-011-003 - 50% Redev/New Constr - Bicknell | |
| | | NSP3-011-004 - 120% Rdv/N Constr - Hoosier Uplands | Redev/New Constr - Hoosier Uplands |
| | | NSP3-011-004 - 50% Rdv/N Constr - Hoosier Uplands | |



NSP3-012-001 - 120% Rdv/N Redev/New Constr - Illinois Place L.P.
Constr - Illinois Place

NSP3-012-001 - 50% Rdv/N
Constr - Illinois Place

NSP3 Administration

State NSP3 Administration

State NSP3 Administration

State NSP3 Administration



Activities

Project # / Title: NSP001 / Local Administration

Grantee Activity Number: NSP3-011-001 - Administration - Richmond
Activity Title: Administration - City of Richmond

Activity Type:

Administration

Project Number:

NSP001

Projected Start Date:

02/24/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Local Administration

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 180,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 180,000.00

Program Income Account:

NSP3-011-001 - Richmond PI Account

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Richmond

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Richmond

Organization Type

Local Government

Proposed Budget

\$ 180,000.00

Location Description:



Richmond, Wayne County, IN

Activity Description:

Local Administration



Grantee Activity Number: NSP3-011-002 - Administration - Mishawaka
Activity Title: Administration - Mishawaka

Activity Type:

Administration

Project Number:

NSP001

Projected Start Date:

02/24/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Local Administration

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 118,440.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 118,440.00

Program Income Account:

City of Mishawaka PI Account

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Mishawaka

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Mishawaka

Organization Type

Local Government

Proposed Budget

\$ 118,440.00

Location Description:

City of Mishawaka, St Joseph County, IN

Activity Description:

Local Administration





Grantee Activity Number: NSP3-011-003 - Administration - City of Bicknell

Activity Title: Administration - City of Bicknell

Activity Type:

Administration

Project Number:

NSP001

Projected Start Date:

02/24/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Local Administration

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 196,564.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 196,564.00

Program Income Account:

City of Bicknell PI Account

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Bicknell

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Bicknell

Organization Type

Local Government

Proposed Budget

\$ 196,564.00

Location Description:

City of Bicknell, Knox County, IN

Activity Description:

Local Administration



Project # / Title: NSP003 / Acquisition/Rehabilitation**Grantee Activity Number: NSP3-011-001 - 120% Acq/Rehab - Richmond****Activity Title: Acq/Rehab - City of Richmond****Activity Type:**

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

02/24/2011

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 1,087,516.24**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,087,516.24**Program Income Account:**

NSP3-011-001 - Richmond PI Account

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|--------------------|-------|-----|-----|----------|
| # Owner Households | 7 | | 7 | 100.00 |
| # of Households | 7 | | 7 | 100.00 |

Proposed Accomplishments

| | Total |
|-------------------------------------|-------|
| # of Singlefamily Units | 7 |
| # of Housing Units | 7 |
| #Low flow showerheads | 7 |
| #Low flow toilets | 14 |
| #Dishwashers replaced | 7 |
| #Refrigerators replaced | 7 |
| #Light fixtures (outdoors) replaced | 14 |
| #Light Fixtures (indoors) replaced | 42 |

| | |
|----------------------------------|----|
| #Replaced thermostats | 7 |
| #Efficient AC added/replaced | 7 |
| #Energy Star Replacement Windows | 40 |
| # of Properties | 7 |

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Richmond

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| City of Richmond | Local Government | \$ 1,087,516.24 |

Location Description:

Richmond, Wayne County, IN

Activity Description:

Rehabilitation/reconstruction of residential structures

Grantee Activity Number: NSP3-011-001 - 50% Acq/Rehab - Richmond
Activity Title: Acq/Rehab - City of Richmond

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

02/24/2011

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 283,809.08

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 283,809.08

Program Income Account:

NSP3-011-001 - Richmond PI Account

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 2 | 2 | | 100.00 |
| # Owner Households | 2 | 2 | | 100.00 |
| # of Households | 4 | 4 | | 100.00 |

Proposed Accomplishments

| | Total |
|-------------------------------------|--------------|
| # of Singlefamily Units | 2 |
| # of Multifamily Units | 2 |
| # of Housing Units | 4 |
| # ELI Households (0-30% AMI) | |
| #Low flow showerheads | 2 |
| #Low flow toilets | 4 |
| #Dishwashers replaced | 2 |
| #Refrigerators replaced | 2 |
| #Light fixtures (outdoors) replaced | 4 |
| #Light Fixtures (indoors) replaced | 18 |
| #Replaced hot water heaters | 2 |
| #Replaced thermostats | 2 |
| #Efficient AC added/replaced | 2 |
| #Energy Star Replacement Windows | 15 |
| # of Properties | 2 |



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Richmond

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Richmond

Organization Type

Local Government

Proposed Budget

\$ 313,518.00

Location Description:

Richmond, Wayne County, IN

Activity Description:

Rehabilitation/reconstruction of residential structures

Grantee Activity Number: NSP3-011-002 - 120% Acq/Rehab - Mishawaka

Activity Title: Acq/Rehab - Mishawaka

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

02/24/2011

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,460.80

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 100,460.80

Program Income Account:

City of Mishawaka PI Account

Proposed Beneficiaries

Owner Households

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

1 1 100.00

of Households

1 1 100.00

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Mishawaka

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Mishawaka

Organization Type

Local Government

Proposed Budget

\$ 100,460.80



Location Description:

Mishawaka, IN

Activity Description:

Rehabilitation/reconstruction of residential structures



Grantee Activity Number: NSP3-011-003 - 120% Acq/Rehab - Bicknell
Activity Title: Acq/Rehab - City of Bicknell

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

02/24/2011

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 221,568.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 221,568.66

Program Income Account:

City of Bicknell PI Account

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 |
| Activity funds eligible for DREF (Ike Only) | |
| #Sites re-used | 1 |
| #Units exceeding Energy Star | 1 |
| #Low flow showerheads | 1 |
| #Low flow toilets | 1 |
| #Dishwashers replaced | 1 |
| #Clothes washers replaced | 1 |
| #Refrigerators replaced | 1 |
| #Light fixtures (outdoors) replaced | 2 |
| #Light Fixtures (indoors) replaced | 10 |
| #Replaced hot water heaters | 1 |
| #Replaced thermostats | 1 |
| #Efficient AC added/replaced | 1 |
| #High efficiency heating plants | |



| | |
|-----------------------------------|---|
| #Additional Attic/Roof Insulation | 1 |
| #Energy Star Replacement Windows | 5 |
| # of Properties | 1 |

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Bicknell

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| City of Bicknell | Local Government | \$ 160,904.00 |

Location Description:

City of Bicknell, Knox County, IN

Activity Description:

Rehabilitation/reconstruction of residential structures

Grantee Activity Number: NSP3-011-003 - 50% Acq/Rehab - City of Bicknell

Activity Title: Acq/Rehab - City of Bicknell

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

02/24/2011

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 222,142.13

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 222,142.13

Program Income Account:

City of Bicknell PI Account

Proposed Beneficiaries

Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 1 | 1 | | 100.00 |
| 1 | 1 | | 100.00 |

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

ELI Households (0-30% AMI)

#Sites re-used

1

#Units exceeding Energy Star

1

#Low flow showerheads

1

#Low flow toilets

1

#Dishwashers replaced

1

#Clothes washers replaced

1

#Refrigerators replaced

1

#Light fixtures (outdoors) replaced

2

#Light Fixtures (indoors) replaced

10

#Replaced hot water heaters

1

#Replaced thermostats

1

#Efficient AC added/replaced

1



| | |
|-----------------------------------|---|
| #Additional Attic/Roof Insulation | 1 |
| #Energy Star Replacement Windows | 5 |
| # of Properties | 1 |

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Bicknell

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| City of Bicknell | Local Government | \$ 160,904.00 |

Location Description:

City of Bicknell, Knox County, IN

Activity Description:

Rehabilitation/reconstruction of residential structures

Project # / Title: NSP006 / Redevelopment/New Construction

| | |
|---------------------------------|--|
| Grantee Activity Number: | NSP3-011-001 - 120% Redev/New Constr - Richmond |
| Activity Title: | Redev/New Constr - City of Richmond |

Activitiy Type:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Completed

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



National Objective:

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Total Budget: \$ 342,380.19

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

Other Funds: \$ 0.00

Total Funds: \$ 342,380.19

Program Income Account:

NSP3-011-001 - Richmond PI Account

Proposed Beneficiaries

Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 2 | | 2 | 100.00 |
| 2 | | 2 | 100.00 |

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Low flow showerheads

#Low flow toilets

Total

2

2

2

2

Activity is being carried out by Grantee:

No

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

City of Richmond

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

City of Richmond

Organization Type

Local Government

Proposed Budget

\$ 342,380.19

Location Description:

Richmond, Wayne County, IN

Activity Description:

Construction of new housing



Grantee Activity Number: NSP3-011-001 - 50% Redev/New Constr - Richmond
Activity Title: Redev/New Constr - City of Richmond

Activity Type:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 184,863.39

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 184,863.39

Program Income Account:

NSP3-011-001 - Richmond PI Account

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 1 | | 1 | 100.00 |
| # Owner Households | 1 | 1 | | 100.00 |
| # of Households | 2 | 1 | 1 | 100.00 |

Proposed Accomplishments

| | Total |
|------------------------------|--------------|
| # of Singlefamily Units | 1 |
| # of Multifamily Units | 1 |
| # of Housing Units | 2 |
| # ELI Households (0-30% AMI) | |
| #Low flow showerheads | 2 |
| #Low flow toilets | 2 |

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Richmond

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Richmond

Organization Type

Local Government

Proposed Budget

\$ 194,602.00

Location Description:

Richmond, Wayne County, IN

Activity Description:

Construction of new housing

Grantee Activity Number: NSP3-011-002 - 120% Redev/New Constr - Mishawaka
Activity Title: Redev/New Constr - Mishawaka

Activity Type:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 663,070.86

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 663,070.86

Program Income Account:

City of Mishawaka PI Account

Proposed Beneficiaries

Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 9 | | 9 | 100.00 |
| 9 | | 9 | 100.00 |

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

Total

9

9

8

9

9

9

8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Mishawaka

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Mishawaka

Organization Type

Local Government

Proposed Budget

\$ 663,070.86

Location Description:

City of Mishawaka, St Joseph County, IN

Activity Description:

Construction of new housing

Grantee Activity Number: NSP3-011-002 - 50% Redev/New Constr - Mishawaka
Activity Title: Redev/New Constr - Mishawaka

Activity Type:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 148,172.56

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 148,172.56

Program Income Account:

City of Mishawaka PI Account

Proposed Beneficiaries

Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 4 | 4 | | 100.00 |
| 4 | 4 | | 100.00 |

of Households

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

ELI Households (0-30% AMI)

#Units & other green

4

#Sites re-used

4

#Units with bus/rail access

4



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Mishawaka

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Mishawaka

Organization Type

Local Government

Proposed Budget

\$ 148,172.56

Location Description:

City of Mishawaka, St Joseph County, IN

Activity Description:

Construction of new housing

| | |
|---------------------------------|--|
| Grantee Activity Number: | NSP3-011-003 - 120% Redev/New Constr - Bicknell |
| Activity Title: | Redev/New Constr - City of Bicknell |

Activity Type:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

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

Total Budget: \$ 1,528,051.28

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,528,051.28

Program Income Account:

City of Bicknell PI Account

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|----------------------------|--------------|------------|------------|-----------------|
| # Renter Households | 5 | | 5 | 100.00 |
| # Owner Households | 4 | | 4 | 100.00 |
| # of Households | 9 | | 9 | 100.00 |

Proposed Accomplishments

| | Total |
|-------------------------------------|--------------|
| # of Singlefamily Units | 5 |
| # of Multifamily Units | 4 |
| # of Housing Units | 9 |
| #Sites re-used | 5 |
| #Units exceeding Energy Star | 9 |
| #Low flow showerheads | 13 |
| #Low flow toilets | 13 |



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Bicknell

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Bicknell

Organization Type

Local Government

Proposed Budget

\$ 1,528,051.28

Location Description:

City of Bicknell, Knox County, IN

Activity Description:

Construction of new housing



Grantee Activity Number: NSP3-011-003 - 50% Redev/New Constr - Bicknell

Activity Title: Redev/New Constr - City of Bicknell

Activity Type:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 233,615.51

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 233,615.51

Program Income Account:

City of Bicknell PI Account

Proposed Beneficiaries

Renter Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 3 | 3 | | 100.00 |
| 3 | 3 | | 100.00 |

of Households

Proposed Accomplishments

of Multifamily Units

Total

3

of Housing Units

3

ELI Households (0-30% AMI)

#Units & other green

3

#Units exceeding Energy Star

3

#Low flow showerheads

4

#Low flow toilets

4



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Bicknell

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Bicknell

Organization Type

Local Government

Proposed Budget

\$ 233,615.51

Location Description:

City of Bicknell, Knox County, IN

Activity Description:

Construction of new housing

Grantee Activity Number: NSP3-011-004 - 120% Rdv/N Constr - Hoosier Uplands
Activity Title: Redev/New Constr - Hoosier Uplands

Activity Type:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

03/31/2011

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment/New Construction

Projected End Date:

03/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 660,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 660,000.00

Proposed Beneficiaries

Renter Households

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

4 4 100.00

of Households

4 4 100.00

Proposed Accomplishments

of Multifamily Units

Total

4

of Housing Units

4

#Sites re-used

1

#Units exceeding Energy Star

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Hoosier Uplands Economic Development Corp

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Hoosier Uplands Economic Development Corp

Organization Type

Non-Profit

Proposed Budget

\$ 660,000.00



Location Description:

Mitchell, Lawrence County, IN

Activity Description:

Construction of new housing



Grantee Activity Number: NSP3-011-004 - 50% Rdv/N Constr - Hoosier Uplands
Activity Title: Redev/New Constr - Hoosier Uplands

Activity Type:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

03/31/2011

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,340,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,340,000.00

Proposed Beneficiaries

Renter Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 8 | 8 | | 100.00 |
| 8 | 8 | | 100.00 |

of Households

Proposed Accomplishments

of Multifamily Units

Total

8

of Housing Units

8

ELI Households (0-30% AMI)

#Sites re-used

1

#Units exceeding Energy Star

8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Hoosier Uplands Economic Development Corp

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget



Location Description:

Mitchell, Lawrence County, IN

Activity Description:

Construction of new housing

| | |
|---------------------------------|--|
| Grantee Activity Number: | NSP3-012-001 - 120% Rdv/N Constr - Illinois Place |
| Activity Title: | Redev/New Constr - Illinois Place L.P. |

Activity Type:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment/New Construction

Projected End Date:

03/14/2014

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

Total Budget: \$ 525,587.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 525,587.00

Proposed Beneficiaries

Renter Households

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

10 10 100.00

of Households

10 10 100.00

Proposed Accomplishments

of Multifamily Units

Total

10

of Housing Units

10

#Units with bus/rail access

10

#Low flow showerheads

26

Activity is being carried out by Grantee:

No

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

Illinois Place L.P.

Proposed budgets for organizations carrying out Activity:
Responsible Organization

Illinois Place L.P.

Organization Type

Unknown

Proposed Budget

\$ 525,587.00



Location Description:

Indianapolis, Marion County, IN

Activity Description:

Construction of new housing

Grantee Activity Number: NSP3-012-001 - 50% Rdv/N Constr - Illinois Place

Activity Title: Redev/New Constr - Illinois Place L.P.

Activity Type:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Redevelopment/New Construction

Projected End Date:

03/14/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 525,588.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 525,588.00

Proposed Beneficiaries

Renter Households

Total

20

Low

20

Mod

Low/Mod%

100.00

of Households

20

20

100.00

Proposed Accomplishments

of Multifamily Units

Total

20

of Housing Units

20

#Units with bus/rail access

10

#Low flow showerheads

26

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Illinois Place L.P.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Illinois Place L.P.

Organization Type

Unknown

Proposed Budget

\$ 525,588.00



Location Description:

Indianapolis, Marion County, IN

Activity Description:

Construction of new housing

Project # / Title: NSP3 Administration / State NSP3 Administration

| | |
|---------------------------------|----------------------------------|
| Grantee Activity Number: | State NSP3 Administration |
| Activity Title: | State NSP3 Administration |

Activity Type:

Administration

Project Number:

NSP3 Administration

Projected Start Date:

03/31/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Cancelled

Project Title:

State NSP3 Administration

Projected End Date:

03/31/2014

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



Activity is being carried out by Grantee:

No

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

IHCDA

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

IHCDA

Organization Type

State Agency

Proposed Budget

\$ 343,875.00

Location Description:

IHCDA
30 S Meridian St, Suite 1000
Indianapolis, IN 46204

Activity Description:

State Administration

Action Plan Comments:

Reviewer - 2011-04-05: Plan rejected to allow grantee to enter projects and activities.

Reviewer - 2011-06-27: Plan reviewed against checklist and determined to be established to an adequate standard.

Reviewer - 2011-07-21: Plan reviewed in advance of QPR.

Reviewer - Plan reviewed in advance of QPR submission. EM

JOHN Grantee reports adding a new final project NSP3-005 Illinois place including 50% Redev/NC and 120% Redev/NC and a budget modification to Mishawaka moving \$134,148 from 120%Redev/NC to 120% Acq/Rehab. EM

Reviewer - Grantee reports the following changes (sent via email 04/09/13):
NSP3-011-001-Richmond-50% Redev/NC from \$184,936.41 to \$185,832.24 PI increase of \$895.83
NSP3-011-001-Richmond-120% Acq/Rehab from \$1,106,875.59 to \$1,131,831.54 PI increase of \$24,955.95
NSP3-011-001-Richmond-120% Redev/NC from \$214,670.00 to \$217,284.72 PI increase of \$2,614.72. EM

Reviewer - No change reported. EM

Reviewer - 2013-10-22: Plan reviewed in advance of QPR submission for FFY2013 Q4. Minor budget changes, accounting for program income earned, noted.

Reviewer - 2014-02-14: Plan reviewed in advance of QPR submission for FFY2014 Q1.

Reviewer - 2014-05-01: Plan approved in advance of QPR submission.

Reviewer - 2014-07-24: Plan approved in advance of QPR submission.

Reviewer - AB - Minor changes and corrections in advance of QPR submission.

Reviewer - Revisions for Program Income for Richmond, Mishawaka and Bicknell.

Action Plan History

| Version | Date |
|-----------------------|------------|
| B-11-DN-18-0001 AP#1 | 07/21/2011 |
| B-11-DN-18-0001 AP#2 | 01/24/2012 |
| B-11-DN-18-0001 AP#3 | 04/24/2012 |
| B-11-DN-18-0001 AP#4 | 10/30/2012 |
| B-11-DN-18-0001 AP#5 | 12/06/2012 |
| B-11-DN-18-0001 AP#6 | 04/12/2013 |
| B-11-DN-18-0001 AP#7 | 07/26/2013 |
| B-11-DN-18-0001 AP#8 | 10/22/2013 |
| B-11-DN-18-0001 AP#9 | 02/14/2014 |
| B-11-DN-18-0001 AP#10 | 05/01/2014 |
| B-11-DN-18-0001 AP#11 | 07/24/2014 |
| B-11-DN-18-0001 AP#12 | 01/23/2017 |
| B-11-DN-18-0001 AP#13 | 04/11/2017 |