

# Action Plan

**Grantee:** Indianapolis, IN

**Grant:** B-11-MN-18-0007

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<b>LOCCS Authorized Amount:</b>	\$ 8,017,557.00
<b>Grant Award Amount:</b>	\$ 8,017,557.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 914,308.00
<b>Total Budget:</b>	\$ 8,931,865.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

The Areas of Greatest Need were established using the NSP3 Planning Data generated by the HUD NSP3 Mapping Tool for Preparing Action Plan and data from the City of Indianapolis' Neighborhood Health Indicators Project. Five areas within the City of Indianapolis have been identified as the Areas of Greatest Need (see Attachment A). These areas are targeted for NSP3 because they had high "Neighborhood Scores," as indicated in the NSP3 Planning data and the highest areas of need, as denoted by high Indianapolis Health Indicator scores. The Neighborhood Scores range from 1-20, with 20 indicating the highest need. The Indianapolis Neighborhood Health Indicators Project is a tool to assess current neighborhood conditions and predict future areas of concern. The project utilizes GIS mapping analysis to grade current neighborhood conditions based on 11 data indicators. Marion County is broken down into 658 Census Block Groups and each block group is given a ranking. The block groups are then divided into five categories: in decline, stable to declining, stable, stable to improving, and improved. These categories are used to assist in resource allocation. The 11 data indicators include: education level, income, poverty, unemployment, demolition permits, vacant/boarding orders, repair orders, long-term utility disconnects, foreclosures, new building permits and assessed valuation. A listing of the neighborhood health indicator scores ranging from 1 to 658 is attached (see Attachment B). The higher the score, the higher the need. The table below identifies Neighborhood Scores and the Neighborhood Health Indicator Scores. Areas of Greatest Need Location Neighborhood Score Neighborhood Health Indicator Score Location 1/West 20 376 Location 2/Keystone 19.72 576 Location 3/Meadows 19 478, 516 Location 4/Smart Growth 17.31 467, 482, 516, 517, 541, 572, 573, 594, 597, 614, 621, 639 and 645 Location 5/Winona 18 566, 606 The Neighborhood Scores identified by the HUD NSP3 Mapping Tool meet HUD's threshold of 17. The lowest neighborhood score for Indianapolis' Areas of Greatest Need is 17.31; however, this same area had some of the highest Health Indicator scores. This information indicates that each of the five areas identified are experiencing high foreclosures, highest number of subprime mortgages, increasing number of vacant units, substandard housing and decreasing assessed values. In addition, these areas have lower-income residents and higher rates of unemployment. Attachment C includes maps of the Neighborhood Indicator Scores for each Area of Greatest Need. The darker the color, the greater the need. The NSP3 Areas of Greatest Need are outlined in red. These maps also indicate need in the adjacent block groups. All City of Indianapolis NSP3 funding will be invested in these Areas of Greatest Need. Indianapolis is proposing to use two strategies with NSP3 funding: 1) Invest NSP3 in areas that have the highest need to impact the current housing market and improve quality of life for residents and 2) Invest NSP3 in areas that are beginning to decline and that are adjacent to declining neighborhoods to stem the weakening housing market, slow down the deterioration and increase private investment. Each Area of Greatest Need has been mapped using the HUD NSP3 Mapping Tool (see Attachment D). In addition, this HUD tool provides NSP3 Planning Data that was used to determine the Areas of Greatest Need. The Planning Data includes the following information for each area: - Percent of low- and middle-income persons - Vacancy Estimates - Foreclosure Estimates &am



## How Fund Use Addresses Market Conditions:

Indianapolis and the Indianapolis-Carmel MSA have a documented oversupply of housing units, thus, the City of Indianapolis' NSP3 Action Plan includes demolition of a blighted apartment property consisting of a fifteen-story building and an eight-story building. The housing units that will be redeveloped and/or reconstructed with NSP3 funds will consist entirely of rental units, thereby not contributing to a further decline in housing prices by adding additional units for sale to homeowners that would compete with the high number of foreclosed and owner-occupied homes currently for sale or otherwise vacant and awaiting placement for sale.

## Ensuring Continued Affordability:

Indianapolis will use a structure similar to the HOME program standards at 24 CFR 92.252 (a), (c), (e) and (f) and 92.254 to ensure that the units remain affordable. A period of affordability will be established based on the amount of NSP3 funds in the unit and the housing activity. The table below outlines the City of Indianapolis NSP3 guidelines: NSP3 Investment Per Unit Length of the Period of Affordability Less than \$15,000 5 years \$15,000-\$40,000 10 years More than \$40,000 15 years New Construction of rental housing 20 years Ensuring Continued Affordability The type of subsidy invested in the property will determine which of the following provisions are to be followed. When a buyer subsidy is provided in the amount of \$1,001 or more, alone or in conjunction with a development subsidy, the Recapture Provision is to be followed. When a development subsidy only is provided, such as rehabilitation or construction financing, the Resale Provision is to be followed. Recapture Provisions for NSP3 Activities 1. This provision authorizes the City of Indianapolis to recapture the entire NSP3 buyer subsidy. 2. The buyer subsidy is needed when a gap exists between what the buyer can afford and the value of the home, plus closing costs. The buyer subsidy will be accounted for when the value of the home is reduced to make it affordable (Fair Market Value Reduction), closing costs are paid, down payment assistance is provided, or a credit is provided to the buyer from the amount due to the seller at closing. 3. Project sponsors will be required to initiate a mortgage and promissory note in the amount of the NSP3 buyer subsidy with the City of Indianapolis, Department of Metropolitan Development as the mortgagor and the homebuyer as the mortgagee. 4. The loan will be a zero percent interest Deferred Payment Loan and will be subordinate to a first mortgage. Loan documents will state that the loan amount is due and payable from available net sale proceeds when the homeowner is no longer the principal resident of the house. Loan documents will specify that if ownership is transferred due to sale of the property, payment shall be made to the City from available net sale proceeds. If the original buyer is in non-compliance at any time, the full loan amount will be immediately due and payable to the City of Indianapolis. 5. The purchaser must occupy the property as their primary residence. 6. The homeowner may sell the property to any willing buyer. The Resale Provision 1. This provision ensures that a NSP3-assisted property remains affordable during the entire period of affordability. The length of the period of affordability is determined by the amount of NSP3 funds provided as development subsidy only in accordance with the table above. 2. The affordability period is terminated should any of the following events occur: foreclosure, transfer in lieu of foreclosure or assignment of a Federal Housing Agency insured mortgage to HUD. The original housing developer may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. 3. Project partners will be required to initiate a Declaration of Covenants to enforce the terms of the resale provision. In addition, the project partner will initiate a mortgage and promissory note to ensure that the entire amount of NSP3 funds invested will be repaid in the event of non-compliance or foreclosure. The note and mortgage shall have the City of Indianapolis, Department of Metrop

## Definition of Blighted Structure:

"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.

## Definition of Affordable Rents:

Properties assisted with NSP3 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 NSP3 funds are to be used for the purchase and redevelopment of vacant, abandoned or foreclosed upon housing units that will be used to house individuals or families whose incomes do not exceed 50 percent of the area median family income.

For the purpose of the NSP3, affordable rents for households earning between 81 and 120 percent of the area median family income shall not exceed Fair Market Rents as defined by HUD. Affordable rents for households earning between 51 and 80 percent of the area median family income shall not exceed the High HOME Rents (as defined by HUD). Affordable rents for households earning 50 percent or less of the area median family income shall be the lesser of (1) Low HOME Rents (as defined by HUD) or (2) 30 percent of the adjusted monthly family income.

NSP3 affordable rents assume 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.

## Housing Rehabilitation/New Construction Standards:

All properties receiving NSP3 assistance shall meet the Indiana Residential Code and the Indianapolis HOME rehab standards prior to sale or lease.

## Vicinity Hiring:

All Project Sponsors receiving federal funds for construction related projects such as, but not limited to, housing rehabilitation, new construction, and demolition must, to the maximum extent reasonable, provide for the hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Hiring within NSP3 vicinity:

1. Examples of opportunities include: accounting, architecture, appliance repair, bookkeeping, bricklaying, carpentry, carpet installation, cement/masonry, computer information, demolition, drywall, electrical, elevator construction, engineering, fencing, heating, iron works, janitorial, landscaping, machine operation, manufacturing, marketing, painting, plastering, plumbing, research, surveying, tile setting, transportation, word processing.

2. Below are suggested procedures:

- All job openings/employment opportunities must be posted in the Project Sponsor's office in a place that is visible to the public. In addition, all job openings shall be posted with the neighborhood community center that provides services within the project.
- Signs must be posted in a visible location at each job site notifying the public of where they can go to inquire about possible employment and job training opportunities.
- Utilize employment agencies.
- Outreach to workforce services, local churches, community organizations, etc.

## Procedures for Preferences for Affordable Rental Dev.:

Indianapolis' procedure for creating a rental housing preference is that all housing units redeveloped with NSP3 funds will be rentals.

## Grantee Contact Information:

Jennifer Fults, City/County Building, Suite 2042, 200 East Washington Street, Indianapolis, IN 46204, jennifer.fults@indy.gov, 317-327-5899

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
ADMIN	Administration	ADMIN	Administration
B	B	B-Winona-120	Winona Rehab
C	Land Bank	C-LB	Land Bank Disposition
D	Demolition	D-W	Demolition
E	E	E - KSC - NEW - R	KSC - 9 New Rental Units
		E-KT	Keystone Towers
		E-KT-LH25	Keystone Towers LH25
		E-LAF-LH25	Lafayette Landing LH25
		E-SCP-NEW	Meadows LH25
E-SEND-NEW-R	SEND 1302 Shelby	E-SEND-NEW-R	SEND 1302 Shelby
E-TWG-LH25-Monon Lofts	Monon Lofts	E-TWG-LH25-Monon Lofts	Monon Lofts
E-TWG-Rehab-PI	Illinois Street Senior	E-TWG-Rehab-PI	Illinois Street Senior- 1352 Illinois



## Activities

**Project # / ADMIN / Administration**

**Grantee Activity Number:** ADMIN  
**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

ADMIN

**Projected Start Date:**

02/01/2011

**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)

**Activity Status:**

Completed

**Project Title:**

Administration

**Projected End Date:**

04/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 633,672.88

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 633,672.88

**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**

\$ 633,672.88



**Location Description:**

200 East Washington Street.

**Activity Description:**

Planning and administration of all NSP3 activities.

**Environmental Assessment:** EXEMPT**Environmental** None**Project # / B / B****Grantee Activity Number:** B-Winona-120  
**Activity Title:** Winona Rehab**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

09/01/2011

**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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

B

**Projected End Date:**

03/14/2014

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 450,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 450,000.00**Proposed Beneficiaries****Total****Low****Mod****Low/Mod%**

# Renter Households	50	50	100.00
# of Households	50	50	100.00

#### Proposed Accomplishments

# of Multifamily Units	50
# of Housing Units	50

#### 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	Organization Type	Proposed Budget
City of Indianapolis	Local Government	\$ 450,000.00

#### Location Description:

Funds will be used in the "Keystone Towers 1" and/or "Smart Growth 8" target areas. (Former Winona Hospital) 55 W. 33rd or 3255 E. 32nd.

#### Activity Description:

A minimum of fifty (50) housing units will be rehabilitated or redeveloped to be leased to households at or below 120% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None

### Project # / C / Land Bank

**Grantee Activity Number:** C-LB  
**Activity Title:** Land Bank Disposition

**Activity Type:**  
Land Banking - Disposition (NSP Only)

**Project Number:**  
C

**Activity Status:**  
Completed  
**Project Title:**  
Land Bank



**Projected Start Date:**

02/01/2013

**Projected End Date:**

03/14/2014

**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:** \$ 406,548.53**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 406,548.53**National Objective:**

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

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
764536	205632	158238	47.59

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

511

# of Housing Units

511

Hours Maintaining Banked Properties

2000

# of Properties

511

**LMI%:**

47.2

**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**

\$ 406,548.53

**Location Description:**

NSP eligible areas throughout Marion County.

**Activity Description:**

Maintenance and disposition of land bank properties acquired using funds from NSP Grant B-08-MN-18-0007 under Activity C-INDY-ACQ.

**Environmental Assessment:**

COMPLETED



## Project # / D / Demolition

**Grantee Activity Number:** D-W  
**Activity Title:** Demolition

**Activity Type:**

Clearance and Demolition

**Project Number:**

D

**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

**Benefit Report Type:**

Area Benefit (Census)

**Activity Status:**

Completed

**Project Title:**

Demolition

**Projected End Date:**

08/31/2011

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 1,159,408.93**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,159,408.93**Proposed Beneficiaries**

# of Persons

**Total**

1224

**Low**

610

**Mod**

174

**Low/Mod%**

64.05

**Proposed Accomplishments**

# of buildings (non-residential)

**Total**

1

# of Properties

1

**LMI%:**

78.38

**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**

\$ 1,159,408.93

**Location Description:**

3232 North Meridian Street &amp; 55 West 33rd Street.

**Activity Description:**

Demolition and clearance of an abandoned, tax-foreclosed former hospital.

**Environmental Assessment:**

COMPLETED

**Environmental**

None

**Project # / E / E****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:**

11/01/2012

**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:**

E

**Projected End Date:**

06/30/2013

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

\$ 500,000.00



**National Objective:**

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

**Most Impacted and  
Distressed Budget:**

\$ 0.00

**Other Funds:**

\$ 0.00

**Total Funds:**

\$ 500,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

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

**Proposed Accomplishments**

	Total
# of Multifamily Units	9
# of Housing Units	9
#Sites re-used	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

**Organization Type**

Local Government

**Proposed Budget**

\$ 500,000.00

**Location Description:**

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

**Activity Description:**

Construction of a portion of a new, three-story mixed-use building containing nine dwelling units to be rented to households at or below 120% of AMI. (This project is also funded by NSP Grant B-08-MN-18-0007 under Activity # E-KSC-NEW-R and Activity # E-CONC-NEW-R.)

**Environmental Assessment:**

COMPLETED

**Environmental**

None

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**Grantee Activity Number:** E-KT  
**Activity Title:** Keystone Towers

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 E

**Project Title:**  
 E

**Projected Start Date:**  
 09/01/2011

**Projected End Date:**  
 03/14/2014

**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:** \$ 2,351,100.53

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,351,100.53

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

**Benefit Report Type:**  
 Direct (Households)

#### Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
41	7	34	100.00
41	7	34	100.00

#### Proposed Accomplishments

	Total
# of Multifamily Units	41
# of Housing Units	41
#Sites re-used	1
#Units with bus/rail access	41
# of Properties	2

**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	Organization Type	Proposed Budget
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**Location Description:**

2855 East 45th Street.

**Activity Description:**

Vacant, tax foreclosed property, consisting of a fifteen-story and an eight story apartment buildings and associated parking structures will be demolished and redeveloped with construction of 59 housing units, 18 of which will be leased to households at or below 50% of AMI with the remaining 41 units being leased to households at or below 120% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Grantee Activity Number:** E-KT-LH25  
**Activity Title:** Keystone Towers LH25

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 E

**Project Title:**  
 E

**Projected Start Date:**  
 03/14/2012

**Projected End Date:**  
 03/14/2014

**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:** \$ 1,032,190.47

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,032,190.47

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

**Benefit Report Type:**  
 Direct (Households)

#### Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	18	18		100.00
# of Households	18	18		100.00

#### Proposed Accomplishments

	Total
# of Multifamily Units	18
# of Housing Units	18

**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	Organization Type	Proposed Budget
City of Indianapolis	Local Government	\$ 1,032,190.47

**Location Description:**

Multi housing unit in Indianapolis 2855 E. 45th Street.

**Activity Description:**

Rehab/Redevelopment- Vacant- foreclosed property consisting of one 15 story and one 8 Story apartment building. Property will be demolished and redeveloped into 59 units, of which, 18 will be LH25 and 41 units will be LMMI.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Grantee Activity Number:** E-LAF-LH25  
**Activity Title:** Lafayette Landing LH25

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 E

**Projected Start Date:**  
 09/01/2011

**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.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed

**Project Title:**  
 E

**Projected End Date:**  
 03/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 900,000.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 900,000.00

#### Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	51	51		100.00
# of Households	51	51		100.00

#### Proposed Accomplishments

	Total
# of Multifamily Units	51
# of Housing Units	51
# ELI Households (0-30% AMI)	

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Lafayette Landing at Kessler L.P.

#### Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Lafayette Landing at Kessler L.P.	Unknown	\$ 900,000.00



**Location Description:**

2333 Lafayette Road.

**Activity Description:**

Construction of 51 new housing units to be leased to households at or below 50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** E-SCP-NEW  
**Activity Title:** Meadows LH25

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 E

**Projected Start Date:**  
 09/01/2011

**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.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed

**Project Title:**  
 E

**Projected End Date:**  
 03/01/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 500,000.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 500,000.00

#### Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	25	25		100.00
# of Households	25	25		100.00

#### Proposed Accomplishments

	Total
# of Multifamily Units	25
# of Housing Units	25
# ELI Households (0-30% AMI)	7

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Strategic Capital Partners

#### Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Strategic Capital Partners	Unknown	\$ 500,000.00



**Location Description:**

4005 Meadows Drive and/or 3805 North Dearborn Street.

**Activity Description:**

Rehabilitate and/or reconstruct 25 housing units to be leased to households at or below 50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Project # / E-SEND-NEW-R / SEND 1302 Shelby**

**Grantee Activity Number:** E-SEND-NEW-R  
**Activity Title:** SEND 1302 Shelby

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E-SEND-NEW-R

**Projected Start Date:**

01/01/2013

**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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

SEND 1302 Shelby

**Projected End Date:**

06/30/2013

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

**Total Budget:** \$ 97,894.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 97,894.00

**Proposed Beneficiaries**

**Total**

**Low**

**Mod**

**Low/Mod%**



# Renter Households	3	3	100.00
# of Households	3	3	100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Multifamily Units	3
# of Housing Units	3
# 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:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of Indianapolis	Local Government	\$ 97,894.00

**Location Description:**  
1302 Shelby Street

**Activity Description:**  
SEND will construct 3 units using NSP1 and NSP3 funds. Units will be rented to families at or below 120% AML.

**Environmental Assessment:** COMPLETED

**Environmental** None

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## Project # / E-TWG-LH25-Monon Lofts / Monon Lofts

**Grantee Activity Number:** E-TWG-LH25-Monon Lofts  
**Activity Title:** Monon Lofts

**Activity Type:**  
Construction of new housing

**Activity Status:**  
Completed

**Project Number:**  
E-TWG-LH25-Monon Lofts

**Project Title:**  
Monon Lofts



**Projected Start Date:**

06/01/2016

**Projected End Date:**

06/01/2018

**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:** \$ 472,432.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 472,432.00**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

**Total**

7

**Low**

7

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

100.00

# of Households

7

7

100.00

**Proposed Accomplishments**

# of Multifamily Units

**Total**

# of Housing Units

**Activity is being carried out by**

No

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

Whitsett Group

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

Whitsett Group

**Organization Type**

For Profit

**Proposed Budget**

\$ 472,432.00



**Location Description:**

1102 E. 16th Street, Indianapolis, Indiana 46205

**Activity Description:**

Monon Lofts -will be the development of 142 units of multi-family housing. There will be 7 LH25 units set aside for persons/families with incomes at or below 50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Project # / E-TWG-Rehab-PI / Illinois Street Senior**

**Grantee Activity Number:** E-TWG-Rehab-PI

**Activity Title:** Illinois Street Senior- 1352 Illinois

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E-TWG-Rehab-PI

**Projected Start Date:**

04/01/2015

**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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Illinois Street Senior

**Projected End Date:**

12/31/2016

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

**Total Budget:** \$ 214,308.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 214,308.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments	Total
# of Multifamily Units	10
# of Housing Units	10

#### 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	Organization Type	Proposed Budget
The Whitsett Group	Unknown	\$ 214,308.00

#### Location Description:

1352 N. Illinois

#### Activity Description:

The Project will consist of the rehabilitation of the historic building and the new construction of an addition on the south side of the property. All units will be set aside for low income tenants.

**Environmental Assessment:** COMPLETED

**Environmental** None

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### Action Plan Comments:

Reviewer - Reviewed and approved - HAJ

Reviewer - Reviewed and approved. EM

Reviewer - Grantee reports \$250,000 added to the Winona Rehab project using program income received from the sale of the Keystone Towers site. A new project, E-SEND-NEW-R, was added for \$97,894 to create 3 units for rental housing. PI increased by \$200,000. Reviewed and approved. EM



- Reviewer - Grantee added a new activity for \$97,894.00. No other changes reported. Reviewed and approved. EM
- Reviewer - MLK: the city had to do a substantial amendment to make correct for an activity that was not set-up properly. Keystone Towers is a split development in housing both households at or below 50%AMI & 120%AMI. The city has allocated 30.34% of NSP3 funding to meet the less than 50%AMI households (min requirement 25%) & admin is funded at 9.99% (max requirement 10%). The substantial amendment is based on the actual projections & approved.
- Reviewer - AB - changes to plan were made to fully show 25% less than 50% AMI requirements have been met. Additionally, changes made following informal consultation call regarding remaining funding. Changes made to move funds so they can be expended within the next 120 days.
- Reviewer - AP not 100% up to date but approved to submit QPR.
- Reviewer - MLK: no revisions except for flags
- Reviewer - changes being made in preparation for closeout.
- Reviewer - AB - no changes were made. Approved for submittal of APR.
- Reviewer - AB - updated for items noted at monitoring visit.
- Reviewer - AB - reviewed and approved. Revisions due to reconciliation of the program income as part of monitoring finding resolution.
- Reviewer - AB - reviewed and approved to reopen Illinois Senior.
- Reviewer - AB - Action Plan changes approved. Changes made in preparation for close-out.

## Action Plan History

Version	Date
B-11-MN-18-0007 AP#1	04/07/2011
B-11-MN-18-0007 AP#2	02/14/2013
B-11-MN-18-0007 AP#3	06/13/2013
B-11-MN-18-0007 AP#4	07/12/2013
B-11-MN-18-0007 AP#5	02/12/2014
B-11-MN-18-0007 AP#6	04/14/2014
B-11-MN-18-0007 AP#7	09/24/2015
B-11-MN-18-0007 AP#8	07/25/2016
B-11-MN-18-0007 AP#9	01/25/2018
B-11-MN-18-0007 AP#10	01/28/2019
B-11-MN-18-0007 AP#11	04/26/2019
B-11-MN-18-0007 AP#12	06/19/2019
B-11-MN-18-0007 AP#13	10/04/2019
B-11-MN-18-0007 AP#14	12/17/2019
B-11-MN-18-0007 AP#15	03/17/2020

