

Grantee: Indiana - IHEDA

Grant: B-08-DN-18-0001

October 1, 2019 thru December 31, 2019 Performance Report

Grant Number: B-08-DN-18-0001	Obligation Date:	Award Date:
Grantee Name: Indiana - IHEDA	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$83,757,048.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$83,757,048.00	Estimated PI/RL Funds: \$8,381,463.12	
Total Budget: \$92,138,511.12		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Since 1999, the foreclosure rate in Indiana has exceeded the national rate. From 2000-2007 Indiana's foreclosure rate ranked first or second in the country. Consequently, foreclosures are a persistent problem in Indiana unlike the recent phenomenon in coastal markets where the housing bubble burst in response to declining home values.

Distribution and Uses of Funds:

In determining the areas of greatest need, the Indiana Housing and Community Development Authority (IHEDA) has identified two primary markets: 1) Revitalization Markets; and 2) Stabilization Markets. Both require unique approaches to mitigating or reversing the negative impacts of foreclosures and abandoned housing.

Definitions and Descriptions:

Blighted Structure Indiana Code does not define "blight" or "blighted structure" per se but properties or structures that, for the purposes of NSP, would fit this definition are described in IC 13-11-2-19.3, IC 36-7-1-3, and IC 36-7-9.

Definition of Affordable Rents IHEDA defines "affordable rents" as those county rent limits released by HUD for the HOME program. Continued Affordability IHEDA intends to utilize the HOME affordability period for all projects associated with the Comprehensive Neighborhood Revitalization Fund.

Low Income Targeting:

IHEDA intends to invest \$20.9 million of NSP funds available through the Comprehensive Neighborhood Revitalization Fund in the creation of housing opportunities for households whose incomes do not exceed 50 percent of area median income. IHEDA estimates that if eligible communities take advantage of these opportunities, NSP funds will be produce approximately 250 permanent supportive housing units brought online. IHEDA also encourages eligible applicants to partner with their local Public Housing Authorities to provide additional rental opportunities for low-income individuals with NSP funds. In total, IHEDA estimates that this \$20.9 million of funding will result in over 350 rental housing units for households at or below 50% AMI.

Acquisition and Relocation:

IHEDA is unable to determine with any certainty at this time how many housing units will be demolished/converted or made available to individuals or families from the \$50 million Comprehensive Neighborhood Revitalization Fund available to communities, as this will depend on the areas and activities throughout the state in which NSP funds will be targeted. However, as stated previously in Section D, through low income targeting, we anticipate in excess of 400 rental housing units being brought online through NSP activities.



Public Comment:

This section will provide a summary of public comments received regarding the proposed NSP Substantial Amendment. This section will be added once the document is submitted to HUD. Persons who would like to comment on this amendment may send those comments to Neighborhood Stabilization Program, Indiana Housing and Community Development Authority, 30 South Meridian Street, Suite 1000, Indianapolis, IN 46204 or nsp@ihcda.in.gov. Comments must be received by 5:00 p.m. on November 26, 2008.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$90,794,576.64
Total Budget	\$0.00	\$90,794,576.64
Total Obligated	\$0.00	\$90,785,197.72
Total Funds Drawdown	\$0.00	\$90,794,226.64
Program Funds Drawdown	\$0.00	\$83,757,038.00
Program Income Drawdown	\$0.00	\$7,037,188.64
Program Income Received	\$0.00	\$7,037,188.64
Total Funds Expended	\$0.00	\$90,794,226.64
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$12,563,557.20	\$0.00
Limit on Admin/Planning	\$8,375,704.80	\$5,652,617.11
Limit on Admin	\$0.00	\$5,652,617.11
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$23,034,627.78	\$29,943,547.99



Overall Progress Narrative:

IHCDA has started to close out several outstanding NSP1 projects. In addition, IHCDA has started to review the financial reports submitted by HUD and will be working in the next quarter on cleaning up the DRGR program. Lastly, IHCDA is currently working on the Environmental Review for a previously approved rental rehabilitation project, funded using NSP1 Program Income. Once that review has been completed, IHCDA will be funding that award in DRGR and executing the contract.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-MSP, Market Stabilization Fund	\$0.00	\$3,747,186.37	\$3,747,186.37
NSP001, Local Administration	\$0.00	\$4,347,283.30	\$3,975,607.75
NSP003, Acquisition/Rehabilitation	\$0.00	\$23,190,208.50	\$21,085,251.00
NSP004, Land Banks	\$0.00	\$335,470.64	\$335,470.64
NSP005, Demolition	\$0.00	\$3,976,237.59	\$1,213,311.35
NSP006, Redevelopment/New Construction	\$0.00	\$55,056,693.00	\$52,094,877.08
NSP1 Administration, State NSP1 Administration	\$0.00	\$1,305,333.81	\$1,305,333.81



Activities

Project # / NSP004 / Land Banks

Grantee Activity Number: NSP1-009-014 - 120% Land Bank - Brazil

Activity Title: Land Bank - Brazil

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP004

Projected Start Date:

07/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Land Banks

Projected End Date:

07/19/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Brazil

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2019

N/A

To Date

\$13,649.54

Total Budget

\$0.00

\$13,649.54

Total Obligated

\$0.00

\$13,649.54

Total Funds Drawdown

\$0.00

\$13,649.54

Program Funds Drawdown

\$0.00

\$13,649.54

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$13,649.54

 City of Brazil

\$0.00

\$13,649.54

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Land Bank

Location Description:

Brazil Indiana

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / NSP005 / Demolition

Grantee Activity Number: NSP1-017-001 - West Calumet/East Chicago

Activity Title: Demolition - West Calumet/East Chicago

Activity Category:

Clearance and Demolition

Project Number:

NSP005

Projected Start Date:

03/23/2018

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

12/31/2018

Completed Activity Actual End Date:

Responsible Organization:

Managed East Chicago Housing Association, Inc.

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2019

To Date

Total Budget

N/A

\$1,381,463.12

Total Obligated

\$0.00

\$1,381,463.12

Total Funds Drawdown

\$0.00

\$1,381,463.12

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$1,381,463.12

Program Income Received

\$0.00

\$1,381,463.12

Total Funds Expended

\$0.00

\$1,381,463.12



Managed East Chicago Housing Association, Inc.	\$0.00	\$1,381,463.12
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Clearance and Demolition

Location Description:

East Chicago, Lake County, Indiana

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / NSP006 / Redevelopment/New Construction

Grantee Activity Number: NSP1-009-007 - 50% Redev/New Construction - SEND

Activity Title: Redev/New Construction - SEND

Activity Category:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

07/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

NSP1-009-007 - SEND Program Income Account

Activity Status:

Completed

Project Title:

Redevelopment/New Construction

Projected End Date:

07/19/2013

Completed Activity Actual End Date:

Responsible Organization:

Southeast Neighborhood Development



Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$259,275.00
Total Budget	\$0.00	\$259,275.00
Total Obligated	\$0.00	\$259,275.00
Total Funds Drawdown	\$0.00	\$259,275.00
Program Funds Drawdown	\$0.00	\$259,275.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$259,275.00
Southeast Neighborhood Development	\$0.00	\$259,275.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of new housing

Location Description:

Indianapolis, Marion County, IN

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/3	0/0	0/3	0	

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

