

# Grantee: Indiana - IHEDA

## Grant: B-11-DN-18-0001

### July 1, 2020 thru September 30, 2020 Performance Report

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<b>Grant Number:</b> B-11-DN-18-0001	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Indiana - IHEDA	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$8,235,625.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$8,235,625.00	<b>Estimated PI/RL Funds:</b> \$1,000,000.00	
<b>Total Budget:</b> \$9,235,625.00		

### Disasters:

#### Declaration Number

NSP

### 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 IHEDA 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, IHEDA 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 IHEDA; 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 o



## Summary of Distribution and Uses of NSP Funds:

f 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 IHCDA, 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:

IHCDA 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:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,561,829.70
Total Budget	\$0.00	\$8,561,829.70
Total Obligated	\$0.00	\$8,561,829.70
Total Funds Drawdown	\$0.00	\$8,561,829.70
Program Funds Drawdown	\$0.00	\$7,974,899.84
Program Income Drawdown	\$0.00	\$586,929.86
Program Income Received	\$0.00	\$586,929.86
Total Funds Expended	\$0.00	\$8,561,829.70
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	\$1,235,343.75	\$0.00
Limit on Admin/Planning	\$823,562.50	\$495,004.00
Limit on Admin	\$0.00	\$495,004.00
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$2,308,906.25	\$2,938,190.67

## Overall Progress Narrative:

The Indiana Housing and Community Development Authority has started to review and closeout any outstanding NSP3 projects. IHEDA staff has been focused on its COVID-related assistance and efforts, and staff intends on re-focusing on the closeout for the next QPR.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP001, Local Administration	\$0.00	\$495,009.00	\$448,440.00
NSP003, Acquisition/Rehabilitation	\$0.00	\$1,950,458.87	\$1,842,075.41
NSP006, Redevelopment/New Construction	\$0.00	\$6,359,804.10	\$5,684,384.43
NSP3 Administration, State NSP3 Administration	\$0.00	\$0.00	\$0.00

