

LIVE IndyEast Promise Zone Plan Strategies and Targets

Promise Zone Goal: Affordable Housing and Redevelopment

Description: **Live IndyEast:** We promise to create an economically diverse community by promoting housing redevelopment that embraces existing and new residents. We aim to accomplish this by recapturing vacant housing and developing new and affordable options.

PROMISE ZONE – LIVE INDY EAST SUBGOAL #1

Sub Goal 1: Decrease transiency rate/resident turnover by addressing barriers to decent, safe, & affordable housing of existing renters/homeowners. Deferred maintenance, vacant/blighted properties, & problem rentals undermine community vitality and stability.

Activities and Interventions:

- Partner with community service providers to provide comprehensive support that helps keep low-income renters and homeowners in place. These services will include social, occupational, and economic interventions. [Ongoing]
- Work with existing homeowners to access homeowner repair loan/grant funds to stabilize properties, increase energy efficiency, and increase curb appeal. These interventions will both increase property value and help home-owning neighbors remain stable within the community. [Ongoing]
- Promote responsible renting. Partner with the City of Indianapolis toward a comprehensive landlord registry and conduct landlord and tenant education sessions. [New]
- Utilize targeted code enforcement efforts and selective demolition of problem properties to encourage responsible property ownership and eliminate blight in developing areas. [Ongoing]

Rationale and Evidence:

Through a comprehensive review of research literature, The Urban Institute (2010) found that mixed-income neighborhoods offer the following benefits:

- Enriched social interactions, leading to positive outcomes for disadvantaged families;
- Heightened resident satisfaction with housing and neighborhood services and amenities;
- Promotion of positive place-based change;
- Higher resident satisfaction with safety measures;
- Realization of mental health benefits for residents; and,
- Increased resident understanding of others' backgrounds, cultures and perceived stereotypes

and prejudices. <http://www.urban.org/uploadedpdf/412292-effects-from-living.pdf>)

When, through our activities and intervention, existing low-income neighbors find the supports and resources they need to maintain stability, these desirable outcomes will be achieved for the home-owning and house-renting neighbors in our Promise Zone neighborhoods.

Implementing Partners:

- Near East Area Renewal (NEAR) will offer home weatherization.
- The John H. Boner Community Center (JHBCC) will offer homelessness prevention, rental housing, school-based services, the resources of its Center For Working Families, and energy assistance funds.
- The following partners will offer critically-needed homeowner repair initiatives to residents living in the Promise Zone: Englewood Community Development Corporation (ECDC), Riley Area Development Corporation (RADDC), King Park Development Corporation (KPDC), Shepherd Community, Mission Indy, Federal Home Loan Bank and the Indianapolis Neighborhood Housing Partnership (INHP).
- Department of Code Enforcement will establish and maintain a landlord registry and engage in strategic demolition.
- The Marion County Prosecutor’s office will continue to offer tenant and landlord education. NEAR will partner with the Prosecutor’s office.

Committed Financial Support:

Total committed financial support for this sub-goal is \$6,049,857 and breaks down as follows:

Source of Funds: City of Indianapolis - DMD - Housing Trust Fund
Activity: House weatherization
Amount: \$50,000
Start and End Date: January 2014 – December 2014
Recipient: Shepherd Community Center

Source of Funds: City of Indianapolis - Lead Hazard Reduction Demonstration Grant
Activity: Lead paint hazard controls in conjunction with a home repair.
Amount: \$49,241
Start and End Date: January 2014 – December 2015
Recipient: Two homeowners earning less than 80% AMI

Source of Funds: City of Indianapolis - DMD - Housing Trust Fund
Activity: House weatherization
Amount: \$50,000
Start and End Date: January 2014 – December 2014
Recipient: Near East Area Renewal

Source of Funds: City of Indianapolis - DMD- Housing Trust Fund
Activity: Homeowner Repair Funds
Amount: \$81,000
Start and End Date: January 2014 – December 2014
Recipient: Englewood Community Development Corporation

Source of Funds: City of Indianapolis - DMD- Housing Trust Fund
Activity: Homeowner Repair Funds
Amount: \$100,000
Start and End Date: January 2014 – December 2014
Recipient: Riley Area Development Corporation

Source of Funds: City of Indianapolis - DMD -CDBG grant
Activity: Homeowner repair
Amount: \$150,000
Start and End Date: January 2014 - December 2014
Recipient: Riley Area Development Corporation

Source of Funds: City of Indianapolis - DMD- Housing Trust Fund
Activity: Homeowner Repair Funds
Amount: \$82,000
Start and End Date: January 2014 – December 2014
Recipient: King Park Area Development Corporation

Source of Funds: City of Indianapolis - DMD -CDBG grant
Activity: Homeowner repair
Amount: \$100,000
Start and End Date: January 2014 - December 2014
Recipient: King Park Area Development Corporation

Source of Funds: City of Indianapolis - DMD -CDBG grant
Activity: Homeowner repair
Amount: \$150,000
Start and End Date: January 2014 - December 2014
Recipient: Near East Area Renewal

Source of Funds: City of Indianapolis - DMD - CDBG grant
Activity: Homeowner repair
Amount: \$150,000
Start and End Date: January 2014 - December 2014
Recipient: Englewood Community Development Corporation

Source of Funds: City of Indianapolis - DMD - CDBG grant
Activity: Homeowner repair & weatherization
Amount: \$130,000
Start and End Date: January 2015 – December 2015
Recipient: Near East Area Renewal

Source of Funds: City of Indianapolis - DMD - CDBG grant
Activity: Homeowner Repair Program
Amount: \$175,000
Start and End Date: January 2015 – December 2015
Recipient: Englewood Community Development Corporation

Source of Funds: City of Indianapolis - DMD - CDBG grant
Activity: Homeowner Repair Program
Amount: \$150,000
Start and End Date: January 2015 – December 2015
Recipient: Riley Area Development Corporation

Source of Funds: City of Indianapolis - DMD - CDBG grant
Activity: Homeowner Repair Program
Amount: \$175,000
Start and End Date: January 2015 – December 2015
Recipient: King Park Area Development Corporation

Source of Funds: City Of Indianapolis - DMD - CDBG grant
Activity: Homeowner Repair Program
Amount: \$150,000
Start and End Date: January 2015 – December 2015
Recipient: Southeast Neighborhood Development

Source of Funds: Indianapolis Neighborhood Housing Partnership
Activity: Homeowner facade repairs/upgrades
Amount: \$98,537
Start and End Date: Ongoing
Recipient: Promise Zone homeowners at or below 80% AMI

Source of Funds: Indianapolis Neighborhood Housing Partnership
Activity: Incentive Exterior Enhancement Loans/Home Repair
Amount: \$11,443
Start and End Date: Ongoing
Recipient: Promise Zone homeowners at or below 80% AMI

Source of Funds: Indianapolis Neighborhood Housing Partnership/Dept. of Energy
Activity: Forgivable Loans for Exterior Enhancements/Home Repair
Amount: \$26,513
Start and End Date: Ongoing
Recipient: Promise Zone homeowners at or below 80% AMI

Source of Funds: National Bank of Indianapolis/Federal Home Loan Bank of Indianapolis
Activity: Homeowner Repair Program
Amount: \$75,000
Start and End Date: March 2015 – December 2015

Recipient: Southeast Neighborhood Development
 Source of Funds: City Of Indianapolis - DMD - Continuum of Care
 Activity: Supportive Housing Subsidy
 Amount: \$320,000
 Start and End Date: Ongoing-January 2017
 Recipient: Englewood Community Development Corporation

Source of Funds: City Of Indianapolis - DMD - Continuum of Care
 Activity: Supportive Housing Subsidy
 Amount: \$625,506
 Start and End Date: June 2014- November 2015
 Recipient: John H. Boner Community Center

Source of Funds: City Of Indianapolis - DMD - Continuum of Care
 Activity: Supportive Housing Subsidy
 Amount: \$540,372
 Start and End Date: June 2014-July 2015
 Recipient: Partners in Housing Development Corporation

Source of Funds: Indiana Housing & Community Development Authority-Hardest Hit Funds
 Activity: Selective Demolition
 Amount: \$1,125,000
 Start and End Date: 2014-2015
 Recipient: Near East Area Renewal, East 10th Street Civic Association and other CDCs.

Source of Funds: John H. Boner Emergency Assistance Funds (FEMA, Housing Trust Fund, Energy Assistance Program, Emergency Shelter Grant)
 Activity: Emergency Assistance (Utilities, rental, essential needs)
 Amount: \$841,260
 Start and End Date: 2015-2016
 Recipient: Neighborhood Residents

Source of Funds: Private Sector
 Activity: Support Service to Increase Housing Stability - Food Pantry
 Amount: \$254,745
 Start and End Date: Starts January 2015 with no end date
 Recipient: Westminster Neighborhood Services

Source of Funds: Private Sector
 Activity: Support Service to Increase Housing Stability - Soup Kitchen
 Amount: \$47,985
 Start and End Date: Starts January 2015 with no end date
 Recipient: Westminster Neighborhood Services

Source of Funds: Support Service to Increase Housing Stability - Private Sector
 Activity: Christmas Baskets

Amount: \$126,566
Start and End Date: January 2015 with no end date
Recipient: Westminster Neighborhood Services

Source of Funds: Support Service to Increase Housing Stability - Private Sector
Activity: Adult Education
Amount: \$214,689
Start and End Date: January 2015 with no end date
Recipient: Westminster Neighborhood Services

Needed Financial Support:

Needed financial support for this sub-goal is \$35,902,772 and breaks down as follows:

Source of Funds: Grant - charitable
Activity: Faith-based support for homeowner and tenant barriers to stable housing
Amount: \$750,000 (\$75,000 x ten years)
Start and End Date: June 2015
Recipient: City Mosaic is a consortium of Central Indiana congregations that have committed to invest in housing and other urban neighborhood development strategies; priorities and funding levels and commitments are still emerging.

Source of Funds: Grant - public resources or bond
Activity: A dedicated source for demolition of unsafe and blighted housing.
Amount: \$3,000,000 (\$300,000 annually x ten years)
Start and End Date: June 2015
Recipient: City of Indianapolis Department of Code Enforcement

Source of Funds: Grant - public and private resources
Activity: Dedicated source for rental assistance that focuses on short-term resolvable crises, and includes a counseling component.
Amount: \$1,000,000 (\$100,000 annually x ten years)
Start and End Date: July 2015
Recipient: Available to renting neighbors and social service providers

Source of Funds: Grant - public and private resources
Activity: Individual Development Account funding from IHEDA tax credit program
Amount: \$1,000,000 (\$100,000 annually x ten years)
Start and End Date: June 2015
Recipient: JHBCC

Source of Funds: Continuum of Care Grant
Activity: Existing Supportive Housing Project Subsidies
Amount: \$10,952,772
Start and End Date: January 2016 forward
Recipient: JHBCC, Partners in Housing, Englewood Community Development Corp.

Source of Funds: Continuum of Care Grant
Activity: Future Supportive Housing Project Subsidies
Amount: \$3,000,000
Start and End Date: January 2016 forward
Recipient: JHBCC, Partners in Housing, Englewood Community Development Corp.

Source of Funds: Community Development Block Grant
Activity: Future Homeowner Repair Grants for residents under 80% AMI
Amount: \$6,300,000 (\$700,000 annually x nine years)
Start and End Date: January 2016 forward
Recipient: Englewood CDC, Riley Area CDC, Southeast Neighborhood Development, Near East Area Renewal

Source of Funds: Indianapolis Neighborhood Housing Partnership Grants
Activity: Future Homeowner Repair Grants for residents under 80% AMI
Amount: \$900,000 (\$100,000 annually x nine years)
Start and End Date: January 2016 forward
Recipient: Low to moderate income homeowners within the promise zone

Source of Funds: Federal Home Loan Bank Neighborhood Improvement Grants
Activity: Future Homeowner Repair Grants for residents under 80% AMI
Amount: \$900,000 (\$100,000 annually x nine years)
Start and End Date: January 2016 forward
Recipient: Low to moderate income homeowners within the promise zone in cooperation with community development corporations.

Source of Funds: Emergency Assistance Grants
Activity: Assisting low-income residents to stay in place (Utilities, Rental, Essential Needs)
Amount: \$8,100,000 (\$900,000 annually x nine years)
Start and End Date: 2016-2025
Recipient: John H. Boner Community Center

Committed Non-Financial Support:

Sources and Type: Volunteers (650+)
Activity: Numerous groups have committed volunteer work to providing repair/weatherization/beautification work, food pantries, soup kitchens, medical and health services and the local Christmas Basket program in the Promise Zone. Groups include: Mission Indy, City Mosaic, One Heart Many Hands, and Caulk of the Town Community Weatherization Event.
Start and End Date: January 2015 - ongoing

Sources and Type: John H. Boner Community Center
Activity: Employment Services, GED/adult education, case management, tax preparation, financial education and counseling, elder adult days services.
Start and End Date: January 2015 - ongoing

Sources and Type: CICOA - Aging and In-Home Solutions

Activity: Information and assistance through the Aging & Disability Resource Center; Care/Case Management services for seniors; Food discount Program; Nutrition Classes; Medicaid Waivers; and Transportation.

Start and End Date: January 2015 - ongoing

Sources and Type: Adult & Child Mental Health Center

Activity: Peer Support Groups; Individual Counseling Therapy; Skills Development Training; Medication Training, Support & Management; Psychiatric Diagnostic Evaluation; Adult Strengths, Needs Assessment/Reassessment; Substance Abuse Treatment; and Targeted Case Management.

Start and End Date: January 2015 - ongoing

Sources and Type: Englewood Christian Church

Activity: Level 4 Early Childhood Education, Alcoholics Anonymous meetings, Community Meal, Rental/Emergency Assistance & Counseling, Volunteer opportunities

Start and End Date: January 2015 - ongoing

Sources and Type: Westminster Neighborhood Ministries

Activity: Food/Clothing Pantry, Soup Kitchen, Medical Clinic, GED classes, Job search assistance, ESL courses, computer courses, literacy programming, life skills and parenting workshops, cooking/fitness/nutrition workshops, case management/counseling, legal services

Start and End Date: January 2015 - ongoing

Sources and Type: Neighborhood Christian Legal Clinic

Activity: Pro bono legal representation and preventative legal education to low income families. Assistance with foreclosure prevention.

Start and End Date: January 2015 - ongoing

Sources and Type: Shepherd Community Center

Activity: Food pantry, volunteering, health clinic, sports programming, after-school programming, private school, gardening program, tax preparation

Start and End Date: January 2015 - ongoing

Sources and Type: Tangram

Activity: Disability services including vocational rehab, Tleket to Work, social coaching, community living skills.

Start and End Date: January 2015 - ongoing

Sources and Type: USDA food allocation; 27,600 lbs./annually

Activity: TEFAP product supplied by Gleaners Food Bank to be distributed in WNS Food Pantry

Start and End Date: January 2015 – ongoing

Sources and Type: Midwest Food Bank

Activity: In-kind product to WNS Food Pantry

Start and End Date: January 2015 – ongoing

Non-Financial Support Needed:

Source and Type: Volunteers (300+)
Activity: Home repair, landscaping assistance, technical assistance and beautification for homeowners
Start and End Date: January 2015 - ongoing
Recipient: Near East Area Renewal, Riley Area Development Corporation, Englewood Community Development Corporation

Source and Type: Mentors to work with families
Activity: Household coaching and mentoring to increase stability in place for homeowners and renting neighbors
Start and End Date: January 2015 - ongoing
Recipient: JHBCC, ECDC, Westminster

Source and Type: Education and Assistance
Activity: Assisting homeowners with non-financial resources for foreclosure prevention, including budgeting assistance, credit education and pro-bono legal assistance
Start and End Date: January 2015 - ongoing
Recipient: JHBCC, ECDC

Expected Outcomes and Measurement:

- 10% decrease in requests from homeowners to receive home repair assistance by 2025;
- 10% decrease in the time it takes to resolve citations on homes/buildings by code enforcement by 2015 and 20% percent by 2020;
- 50% increase in targeted code enforcement efforts by 2018;
- 50% reduction in blighted properties with targeted code enforcement and selective demolition by 2022; and,
- 25% decrease in student mobility in schools within the IEPZ by 2025.

Data Collection, Tracking, and Sharing:

Indiana University Public Policy Institute will coordinate, track, evaluate and report on the following:

- Track vacancy rate on an annual basis, including level of disrepair for each vacant home;
- Track transiency level utilizing data from public schools serving Promise Zone population;
- Track transiency level utilizing data from the U.S. Postal Service;
- Track number of repair requests from homeowners and estimated value of requests;

- Track the issuance of demolition, repair, mowing/cleanup orders by Department of Code Enforcement;
- Share information quarterly with stakeholders and neighbors participating in Quality of Life Summits and through electronic neighborhood networks;

Timeline/Milestones for Implementation:

- Apply for funding for IDA accounts through State of Indiana and HHS (2016, 2019, 2022 and 2025);
- Choose neighborhood(s) that will be selected for targeted code enforcement and selective demolition actions (March 2015, 2020 and 2025);
- Coordinate with all agencies to develop the most efficient homeowner repair program, that uses available resources in the most responsible manner (March 2015);
- Select provider for foreclosure prevention education (March 2015);
- Coordinate rental assistance funding agencies and other social service providers to make sure that we are addressing root causes of financial crises (February 2015, 2020, 2025);
- Apply for funding for new rental assistance funding (Annually);
- Develop a volunteer program that will help elderly homeowners with minor repairs (Annually);
- Schedule quarterly tenant and landlord education sessions (March 2015 and quarterly thereafter);
- Facilitate 100 homeowner repairs on an annual basis.

Barriers:

Currently individual development accounts (IDAs) cannot be used for homeowner repairs. For many low-income families who are homeowners, being able to use IDA funds to maintain their current home rather than purchase a new one is critical to their stability.

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LIVE IndyEast Promise Zone Plan Strategies and Targets

Promise Zone Goal: Affordable Housing and Redevelopment

Description: **Live IndyEast:** We promise to create an economically diverse community by promoting housing redevelopment that embraces existing and new residents. We aim to accomplish this by recapturing vacant housing and developing new and affordable options.

PROMISE ZONE – LIVE INDY EAST SUBGOAL #2

Sub Goal 2: Increase homeownership, density, and home values and lower vacancy rate by creating diverse housing opportunities for new neighbors. A high percentage of vacant/blighted residential properties compel new housing and infill development opportunities.

Activities and Interventions:

- Concentrate nonprofit homeownership development of existing and newly constructed properties to seed private development. [Ongoing]
- Establish incentives that attract new homeowners including: homesteading purchase/rehab program, down payment assistance, and public safety personnel housing incentives. [New]
- Work with private developers to abide by community quality standards and develop housing products that are competitive in the larger housing market. [Ongoing]
- Offer comprehensive homeownership preparation services which will include one-on-one homeownership advising, homeownership education classes, and mortgage coaching. [Ongoing]
- Develop a marketing strategy to highlight assets and opportunities within the Promise Zone, with special focus on educational opportunities and public safety perceptions. [New]
- Secure capital and expand capacity of the city land bank. [New]
- Utilize existing HoTIF to leverage additional infrastructure for housing redevelopment efforts. [Ongoing]

Rationale and Evidence:

Shilling and Logan (2008) in the Journal of the American Planning Association, concluded that in legacy cities the best model for redevelopment includes the following elements:

- (a) Instituting green infrastructure plans and programs,
- (b) Creating land banks to manage the effort, and

(c) Building community consensus through collaborative neighborhood planning.

Their model builds on lessons learned from successful vacant property and urban greening programs, including nonprofit leadership and empowerment of neighborhood residents, land banking, strategic neighborhood planning, targeted revitalization investments, and collaborative planning. Article: “Greening the Rust Belt: A Green Infrastructure Model for Right Sizing America's Shrinking Cities”

Implementing Partners:

- NEAR will develop housing for affordable homeownership opportunities, foster emerging nonprofit and private residential housing development across the Promise Zone, and coordinating the area housing revitalization plan.
- RADC will develop affordable homeownership opportunities in the southwest quadrant of the Promise Zone.
- Full Circle Development, a private real estate investment group, will develop market-rate homeownership opportunities in the Promise Zone in cooperation with the revitalization plan.
- INHP will offer homeownership education and homebuyer support services, special mortgage products, and downpayment assistance.
- JHBCC will offer construction lending through its State Farm Social Investment Fund.
- Renew Indianapolis, an NPO that facilitates city land bank transactions, will coordinate city-owned property acquisitions and sales to maximize strategic housing development in the Promise Zone.

Committed Financial Support:

Total committed financial support for this sub-goal is \$11,061,970 and breaks down as follows:

Source of Funds: City of Indianapolis - DMD - HOME grant
Activity: Welcome HOME Project - house renovation & construction
Amount: \$960,000
Start and End Date: January 2014 – December 2014
Recipient: Near East Area Renewal

Source of Funds: City of Indianapolis - DMD - HOME grant
Activity: NEARly HOME Project - house renovation & construction
Amount: \$480,000
Start and End Date: January 2015 - December 2015
Recipient: Near East Area Renewal

Source of Funds: City of Indianapolis - DMD - HOME grant
Activity: Willard Park Phase III - house renovation & construction

Amount: \$426,070
Start and End Date: January 2015 - December 2016
Recipient: Riley Area Development Corporation

Source of Funds: State Farm Insurance Revolving Loan Fund
Activity: Construction loan
Amount: \$4,000,000
Start and End Date: Ongoing
Recipient: Englewood Community Development Corporation, Near East Area
Renewal, East 10th Street Civic Assn., Others TBD

Source of Funds: Indianapolis Neighborhood Housing Partnership/First Mortgage Lending
by partner banks
Activity: First Mortgage Lending
Amount: \$4,585,700
Start and End Date: Ongoing
Recipient: Homebuyers earning incomes less than 80% AMI

Source of Funds: Indianapolis Neighborhood Housing Partnership
Activity: Pre-purchase counseling at office maintained in IEPZ
Amount: \$131,500
Start and End Date: Ongoing
Recipient: Homebuyers earning incomes less than 80% AMI

Source of Funds: U.S. Health and Human Services - Assets for Independence
Activity: Individual Development Accounts
Amount: \$168,700
Start and End Date: Ongoing
Recipient: Homebuyers earning incomes less than 200% of poverty

Source of Funds: Indianapolis Neighborhood Housing Partnership
Activity: Down Payment Assistance
Amount: \$10,000
Start and End Date: 2013
Recipient: Homebuyers earning incomes less than 80% AMI

Source of Funds: City of Indianapolis - HOME Grant
Activity: Creation of new homeownership opportunities
Amount: \$300,000
Start and End Date: 2014-2015
Recipient: East 10th Street Civic Association

Needed Financial Support:

Needed financial support for this sub-goal is \$38,000,000 and breaks down as follows:

Source of Funds: Grants - public resources
Activity: Funds to support continued affordable housing development

Amount: \$27,000,000 (\$3,000,000 annually x nine years)
 Start and End Date: Beginning January 2016
 Recipient: Englewood Community Development Corporation, Near East Area
 Renewal, East 10th Street Civic Association

Source of Funds: Capital funds -public and charitable resources
 Activity: Funds to build capacity of the city land bank to make possible strategic
 property acquisition in the Promise Zone

Amount: \$5,000,000
 Start and End Date: Beginning January 2016
 Recipient: Renew Indianapolis, City of Indianapolis DMD

Source of Funds: Grants - charitable resources
 Activity: Down payment assistance for low-income homebuyers
 Amount: \$1,000,000 (\$100,000 annually x ten years)
 Start and End Date: Beginning January 2015
 Recipient: Indianapolis Neighborhood Housing Partnership

Source of Funds: Grants - public resources or City of Indianapolis bond issue
 Activity: Funds to support demolition of unsafe, blighted properties
 Amount: \$1,000,000
 Start and End Date: Beginning January 2015
 Recipient: City of Indianapolis DMD

Source of Funds: Revolving Loan Fund - private resources
 Activity: Construction loan for residential projects both single family homes and
 multi-family projects
 Amount: \$4,000,000
 Start and End Date: Beginning 2020 (to replace State Farm revolving loan fund)
 Recipient: Englewood Community Development Corporation, Near East Area
 Renewal, East 10th Street Civic Association, Others TBD

Committed Non-Financial Support:

Source and type: St. Clair Place Pattern Book - NEAR
 Activity: Development guidelines to ensure housing quality/value
 Start and End Date: January 2009 - ongoing
 Recipient: Contractors, homebuilders and developers

Source and type: Homebuyer support - INHP
 Activity: Homeownership education classes and mortgage coaching
 Start and End Date: Ongoing
 Recipient: Potential IEPZ homebuyers

Source and type: Real estate marketing
 Activity: Comprehensive promotion of homeownership opportunities
 Start and End Date: January 2015 - ongoing

Recipient: Coordinated with local real estate brokers and nonprofit and private developers by Near East Area Renewal

Source and type: Volunteers (200+) via Near East Area Renewal, Riley Area Development Corporation

Activity: Deconstruction and clean-out work on abandoned houses and vacant properties

Start and End Date: January 2015 - ongoing

Recipient: Nearby property owners

Non-Financial Support Needed:

Source and type: Additional Volunteers (200+)

Activity: Deconstruction and clean-out work on abandoned houses and vacant properties in preparation for rehab, neighborhood clean-ups, landscaping

Start and End Date: January 2015 - ongoing

Recipient: Near East Area Renewal, Riley Area Development Corporation, Englewood Community Development Corporation

Expected Outcomes and Measurement:

- 20% increase in residential property occupancy rate by 2022;
- 10% increase in homeownership rate in targeted neighborhoods by 2025;
- 20% increase in average sale price in targeted neighborhoods by 2025; and;
- 320 new or renovated homes for low to moderate income households by 2025.

Data Collection, Tracking, and Sharing:

Indiana University Public Policy Institute will coordinate, track, evaluate and report on the following:

- Utilize Metropolitan Indianapolis Board of Realtors sales data (average sale price, number of transactions);
- Track number of new homeowner occupants utilizing data from County Assessor;
- Track U S Postal Service data on occupied houses;
- Track neighborhood renovation programs and the income level of purchasers (market rate versus low to moderate income); and,
- Share information quarterly with stakeholders and neighbor participating in Quality of Life Summits and through electronic neighborhood networks.

Timeline/Milestones for Implementation:

- Initiate capital funds exploration and capacity development strategy discussions with Renew Indianapolis (for land bank resourcing), 2015;
- Meet quarterly with local realtors in a realtors roundtable to promote housing sales and Promise Zone quality of life strategies;
- Develop a marketing strategy for the Promise Zone as a neighborhood of choice, 2016;
- Begin meeting with local private developers to explore market-rate development possibilities in targeted neighborhoods and across the Promise Zone, 2017;
- Develop designs for homes that are competitive in the 21st Century housing market, 2017;
- Renovate 50 homes per year for homeownership opportunities;
- Develop a toolbox of incentives for market rate buyers to be the first to re-enter the housing market, 2015;

Barriers:

Within the Promise Zone areas lifting the income restriction for HOME funds from 80% to 100% AMI would assist in building a more economically diverse neighborhood. NSP funding had a 120% AMI income restriction which was helpful in attracting qualified buyers.

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PROMISE ZONE – LIVE INDY EAST SUBGOAL #3

Sub Goal 3: Increase the population density and level of specialty housing by developing multi-family housing options for families and individuals across the economic spectrum. This will in turn fuel other economic development.

Activities and Interventions:

- Create new multi-family housing for seniors.
- Develop mixed-income apartments for new neighborhood residents which will build upon the momentum of downtown apartment construction.
- Increase available supportive housing which will include: assisted living, options for physically or cognitively impaired individuals, and the continuum of care populations. Integrate supportive housing residents into other multi-family development projects.
- Create mixed-use developments along transit corridors to add vitality to existing and proposed commercial development. In addition, this will increase public safety by having more pedestrians and other activity along the corridor.
- Incorporate the Gold Rating National Green Building Standard and a HERS rating, <50%, into multi-family developments. This will lower utility costs for residents, decrease environmental impact, and define resources to obtain net energy positive design with additional funding.

Rationale and Evidence:

According to a 2007 study completed by New York University, "Affordable housing creates jobs, contributes to safer streets, supports neighborhood retail and encourages economic stability among resident families. [It] increased the value of surrounding properties by 6 percent right away and resulted in consistent increases over time. The study [shows] investing in affordable housing not only benefits the residents, but the community as a whole" Ellen, Ingrid Gould et al. "Does federally subsidized rental housing depress neighborhood property values?." *Journal of Policy Analysis and Management* 26.2 (2007): 257-280. Market rate rentals can help fuel the homeownership

market. Specialty and senior housing provide a healthy place for existing neighbors to continue to thrive in the community.

Implementing Partners:

- ECDC, as developer and general partner, will develop mixed-income and mixed-use affordable and senior housing in the southern corridor of the Promise Zone, and serve as the lead on the Washington Street revitalization to attract other multi-family residential investment.
- East 10th Street Civic Association serves as developer and general partner on mixed income and mixed use affordable housing on the Mass Avenue Industrial Corridor and East 10th Street.
- NEAR serves developer and general partner in senior housing and assisted living projects occupying former IPS Schools 97 and 78.
- JHBCC will offer construction lending through its State Farm Social Investment Fund;
- For-Profit Developers: Request for Proposals will be issued for for-profit developers to develop mixed-income and market rate multifamily housing (rental and condo).
- Partners In Housing, ECDC, NEAR and JHBCC will provide supportive housing to neighbors with special needs.

Committed Financial Support:

Total committed financial support for this sub-goal is \$10,776,932 and breaks down as follows:

Source of Funds: Indiana Housing & Community Development Authority
Activity: Oxford Place Senior Apartments – 30 units
Amount: \$5,200,000
Start and End Date: September 2014- December 2016
Recipient: Englewood Community Development Corporation

Source of Funds: Indiana Housing & Community Development Authority - Development Fund Loan
Activity: Oxford Place Senior Apartments
Amount: \$356,181
Start and End Date: September 2014- December 2016
Recipient: Englewood Community Development Corporation

Source of Funds: Federal Home Loan Bank of Indianapolis – Affordable Housing Program
Activity: Oxford Place Senior Apartments
Amount: \$500,000
Start and End Date: September 2014 – December 2016
Recipient: Englewood Community Development Corporation

Source of Funds: City of Indianapolis- DMD - HOME grant
Activity: Oxford Place Senior Apartments

Amount: \$500,000
Start and End Date: September 2014 – December 2016
Recipient: Englewood Community Development Corporation

Source of Funds: City of Indianapolis - DMD- HOME grant
Activity: Oxford Place Assisted Apartments
Amount: \$400,000 (pending tax credit award)
Start and End Date: September 2014 – December 2016
Recipient: Englewood Community Development Corporation

Source of Funds: City of Indianapolis- DMD - HOME grant
Activity: 2015 Award- 17 Rental Units
Amount: \$765,000
Start and End Date: January 2015 – December 2017
Recipient: Englewood Community Development Corporation

Source of Funds: Federal Home Loan Bank of Indianapolis – Affordable Housing Program
Activity: Gladstone Apartments Rehabilitation
Amount: \$500,000
Start and End Date: August 2014 – December 2016
Recipient: Partners in Housing Development Corporation

Source of Funds: City of Indianapolis - DMD - Environmental Protection Agency and other sources
Activity: Oxford Place Senior and Assisted Apts. Site Remediation
Amount: \$1,500,000
Start and End Date: 2013 - 2015
Recipient: Partners in Housing Development Corporation

Source of Funds: City of Indianapolis - DPW - Local Tax Dollars
Activity: Curbs/gutters/sidewalk improvements on East 16th Street
Amount: \$115,926
Start and End Date: 2014
Recipient: Low income neighbors and residents

Source of Funds: City of Indianapolis - DPW - Local Tax Dollars
Activity: Curbs/gutters/sidewalk improvements - Jefferson Avenue Bioswales
Amount: \$23,845
Start and End Date: 2014
Recipient: Low income neighbors and residents

Source of Funds: City of Indianapolis - DPW - Local Tax Dollars
Activity: Curbs/gutters/sidewalk improvements - Indy Access Tacoma
Amount: \$130,980
Start and End Date: 2014
Recipient: Low income neighbors and residents

Source of Funds: Indianapolis Neighborhood Housing Partnership
Activity: Offer core operating support to CDC's developing housing in the IEPZ.

Amount: \$785,000
Start and End Date: 2013-2015
Recipient: Near Eastside Area Renewal, Riley Area Development Corporation, Southeast Neighborhood Development and King Park Area Development Corporation.

Needed Financial Support:

Needed financial support for this sub-goal is \$57,800,000 and breaks down as follows:

Source of Funds: Federal Home Loan Bank of Indianapolis – Affordable Housing Program
Activity: Oxford Place Assisted Apartments
Amount: \$500,000
Start and End Date: August 2015- December 2016
Recipient: Englewood Community Development Corporation

Source of Funds: Indiana Housing and Community Development Authority
Activity: Oxford Place Assisted Apartments – 35 units of assisted living senior apartments
Amount: \$4,500,000
Start and End Date: April 2015- April 2017
Recipient: Englewood Community Development Corporation

Source of Funds: Indiana Housing and Community Development Authority - Development Fund
Activity: Oxford Place Assisted Apartments
Amount: \$350,000
Start and End Date: April 2015-April 2017
Recipient: Englewood Community Development Corporation

Source of Funds: Indiana Housing & Community Development Authority - Rental Housing Tax Credits
Activity: School 78 Senior Housing Project
Amount: \$10,500,000
Start and End Date: 2016-2017
Recipient: Near East Area Renewal

Source of Funds: Indiana Housing & Community Development Authority
Tax - Tax Exempt Bonds
Activity: School 97 Assisted Living Project
Amount: \$13,200,000
Start and End Date: 2015-2016
Recipient: Near East Area Renewal

Source of Funds: Federal Home Loan Bank of Indianapolis – Affordable Housing Program
Activity: School 78 Senior Housing Project
Amount: \$250,000
Start and End Date: 2016-2017
Recipient: Near East Area Renewal

Source of Funds: City of Indianapolis- DMD - HOME grant
Activity: School 78 Senior Housing Project
Amount: \$500,000
Start and End Date: 2016-2017
Recipient: Near East Area Renewal

Source of Funds: Department of Energy Grant - Sunshot Initiative
Activity: Grant source to subsidize the incremental cost of Net Energy Positive Design for each proposed multifamily development
Amount: \$2,000,000
Start and End Date: September 2015- September 2025
Recipient: Near East Area Renewal, Englewood Community Development Corporation, Riley Area Development Corporation, Southeast Neighborhood Development, East 10th Street Civic Association, private developers

Source of Funds: Indiana Housing & Community Development Authority - Rental Housing Tax Credits
Activity: Four Future Rental Housing Tax Credit Projects
Amount: \$20,000,000
Start and End Date: January 2016- 2025
Recipient: Near East Area Renewal, Englewood Community Development Corporation, Riley Area Development Corporation, Southeast Neighborhood Development, East 10th Street Civic Association, private developers

Source of Funds: Federal Home Loan Bank of Indianapolis – Affordable Housing Program
Activity: Future multifamily development subsidy
Amount: \$2,000,000
Start and End Date: 2016- 2025
Recipient: Near East Area Renewal, Englewood Community Development Corporation, Riley Area Development Corporation, Southeast Neighborhood Development, East 10th Street Civic Association, other developers TBD

Source of Funds: City of Indianapolis - DMD - HOME grant
Activity: Future Multifamily and Rental Development
Amount: \$4,000,000
Start and End Date: 2016-2025
Recipient: Near East Area Renewal, Englewood Community Development Corporation, Riley Area Development Corporation, Southeast Neighborhood Development, East 10th Street Civic Association, other developers TBD

Committed Non-Financial Support:

Source and type: John H. Boner Community Center
Activity: Employment Services, GED/adult education, case management, tax preparation, financial education and counseling, Parents as Teachers program, elder adult days services.
Start and End Date: January 2015 - ongoing

Source and type: CICOA - Aging and In-Home Solutions
Activity: Information and assistance through the Aging & Disability Resource Center; Care/Case Management services for seniors; Food discount Program; Nutrition Classes; Medicaid Waivers; and Transportation.
Start and End Date: January 2015 - ongoing

Source and Type: Adult & Child Mental Health Center
Activity: Peer Support Groups; Individual Counseling Therapy; Skills Development Training; Medication Training, Support & Management; Psychiatric Diagnostic Evaluation; Adult Strengths, Needs Assessment/Reassessment; Substance Abuse Treatment; and Targeted Case Management.
Start and End Date: January 2015 - ongoing

Source and Type: Englewood Christian Church
Activity: Level 4 Early Childhood Education, Alcoholics Anonymous meetings, Community Meal, Rental/Emergency Assistance & Counseling, Volunteer opportunities
Start and End Date: January 2015 - ongoing

Source and Type: East Washington Street Public Library
Activity: One-on-one computer classes, Volunteering, Homebound Services, Community Programming for youth and adults
Start and End Date: January 2015 - ongoing

Source and Type: Westminster Neighborhood Ministries
Activity: Food/Clothing Pantry, Soup Kitchen, Medical Clinic, GED classes, Job search assistance, ESL courses, computer courses, literacy programming, life skills and parenting workshops, cooking/fitness/nutrition workshops, case management/counseling, legal services
Start and End Date: January 2015 - ongoing

Source and Type: AccessAbility
Activity: Provides services to individuals with disabilities including: independent living skills training, advocacy, resource center, peer support, assistive technology case management and referrals.
Start and End Date: January 2015 - ongoing

Source and Type: HealthNet (Federally qualified health center)
Activity: Community-based, comprehensive primary care health center for the medically underserved, smoking cessation programs, nutrition and diet classes
Start and End Date: January 2015 - ongoing

Source and Type: Neighborhood Christian Legal Clinic

Activity: Pro bono legal representation and preventative legal education to low income families.

Start and End Date: January 2015 – ongoing

Source and Type: Shepherd Community Center

Activity: Food pantry, health clinic, sports programming, after school programming, private school, gardening program, tax preparation

Start and End Date: January 2015 - ongoing

Source and Type: Tangram

Activity: Disability services including vocational rehab, Ticket to Work, social coaching, community living skills.

Start and End Date: January 2015 - ongoing

Non-Financial Support Needed:

Source and type: Technical Assistance/Advocacy

Activity: Access to technical assistance from the DOE or other consultants who might help local stakeholders and decision makers see the benefits of high performance buildings, renewables and the competitive ROI for green construction.

Start and End Date: January 2015 - ongoing

Recipient: Near East Area Renewal, Englewood Community Development Corporation, Riley Area Development Corporation, Southeast Neighborhood Development, East 10th Street Civic Association, private developers

Source and type: Pre-Development/Environmental Management

Activity: Environmental clean-up of contaminated industrial corridor to with the financial viability of a multi-family project or redevelopment..

Start and End Date: January 2015 - ongoing

Recipient: Near East Area Renewal, Englewood Community Development Corporation, Riley Area Development Corporation, Southeast Neighborhood Development, East 10th Street Civic Association, private developers

Source and type: Assisted Living Services

Activity: Find a provider/partner that can provide high quality assisted living services for the proposed living developments.

Start and End Date: January 2015 - ongoing

Recipient: Near East Area Renewal, Englewood Community Development Corporation, Riley Area Development Corporation, Southeast Neighborhood Development, East 10th Street Civic Association, private developers

Expected Outcomes and Measurement:

- 300 units of new, high quality, affordable rental housing with 10% set aside for persons with disabilities by 2025;

- 10% increase in high quality, affordable rental housing for seniors in the IEPZ, which include supportive services, shared housing or independent living, by 2022;
- 20% increase in high quality, market rate rental housing for individuals by 2020; and,
- 10% annual increase in the number of rental units developed with energy star standards.

Data Collection, Tracking, and Sharing:

Indiana University Public Policy Institute will coordinate, track, evaluate and report on the following:

- Track the number of new or multifamily properties are developed in the target area using city permitting data, including the number of specialty properties (senior, supportive, etc);
- Track rental rates of multifamily properties within the Promise Zone by survey of properties;
- Track the number of new installations and total Kilowatts of electricity produced by renewable energy installations within the Promise Zone;
- Track energy performance of new developments with green technology improvements; and,
- Share information quarterly with stakeholders and neighbor participating in Quality of Life Summits and through electronic neighborhood networks.

Timeline/Milestones for Implementation:

- Start construction on Oxford Place Senior Apartments- May 2015;
- Start construction on Oxford Place Assisted Apartments- August 2015 (pending award);
- Establish baseline for data- March 2015;
- Meet with market rate housing developers - June 2015;
- Apply for funding (School 97 Assisted Living Development)- June 2015;
- Secure funding (School 78 Senior Housing Project) - November 2015;
- Start Construction on School 97 Assisted Living Development- December 2015;
- Start construction on School 78 Senior Project - April 2016;
- Start construction on ECDC 2015 HOME Rental Properties.- August 2015;
- Completion of renovation of Gladstone Apartments- September 2015;
- Apply for funding from the DOE (ie the SunShot Initiative) or other sources that will assist with the incremental costs of renewables or achieving HERS rating <50%.

- Each new multifamily development will achieve the Gold Rating National Green Building Standard and a HERS rating <50%;
- Complete four additional LIHTC projects before 2025.

Barriers:

N/A

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