

**List of appendices to the IHEDA 2019 CDBG OOR
Application:**

Form A: Owner-Occupied Repair Rehabilitation Priority List

Form B: Client Intake List

2019 CDBG OOR Needs Analysis Scoring By County

2019 IHEDA Resources Handout

Application Submission Resolution

Form A: Owner Occupied Repair Rehabilitation Priority List

Determining the scope of work for Owner Occupied Repair:

The primary purpose of any rehabilitation using IHCD resources is to improve quality of life for the resident and enable them to stay in their home. Following is a priority list of eligible repairs. Items should be addressed in this order and/or deemed “not applicable” before moving onto the next item. Eligible activities are not limited to this list but if not already noted actions must be assessed for where they fall in with priorities.

Items should be addressed in order of *Health and Safety* first, *Structural stabilization* second, and then matters related to *Aging in Place* (where items do not fall under health and safety) and finally *Energy Efficiency* improvements.

IHCDA will **NOT** approve replacement of decorative items/finishes (e.g. Siding, cabinets, moldings, floor or wall coverings) that are being addressed for cosmetic reasons. If an item is damaged and is unusable, or poses a hazard (such as lead paint) they may be repaired or possibly replaced. However, applicants will be required to show documentation demonstrating conditions and need.

Furthermore, windows and doors will **NOT** be replaced solely for increasing energy efficiency. Improvements can be made to existing doors and windows to increase efficiency such as storm doors, storm windows and air sealing. If the existing doors or windows are damaged beyond repair and pose a security risk or have deteriorated to the extent that encapsulation is not an effective means of controlling lead based paint hazards, then the item may be replaced. Once again though, the applicant will be required to show documentation demonstrating condition and need.

The attached priority list should be used when evaluating a home for repair and is required to be submitted with the Environmental Review site specific documentation. The list will be reviewed again during the final inspection.

REHABILITATION PRIORITY LIST

Priority #1: Health and Safety

- a. ____ Lead Based paint hazards identified by a risk assessment or lead inspection
- b. ____ Moisture intrusion (including mold assessment and remediation as needed)
- c. ____ Installation of combination audible/visual smoke alarms in accordance with the State Building Code
- d. ____ Non-functioning furnace
- e. ____ Combustion appliance health/safety issues and code violations
- f. ____ Electrical system hazards and building code violations
- g. ____ Plumbing deficiencies and building code violations, including sewer/septic
- h. ____ Urgent AIP modifications :
 - Access to entry door (clear path, ramp, etc.)
 - emergency alert systems
 - update any systems needed for necessary medical equipment

Priority #2: Structural

- i. ____ Roof issues- defective roof covering, decking, structural issues, flashing, gutters
- j. ____ Structural component and foundation issues
- k. ____ (various structural issues, interchangeable priority level)
 - Pest infestation
 - Interior walls and ceilings repaired as part of structural issue
 - Porches/sidewalks
 - Windows- repaired/replaced as part of structural/security issue
 - Doors- repaired/replaced as part of structural/security issue

Priority #3: Aging in Place Improvements

- l. ____ Accessibility improvements not already addressed in health and safety
- *If Aging in Place program, items listed in the beneficiary's assessment must be addressed

Priority #4: Energy

- m. ____ HVAC deficiencies identified by an energy audit
- n. ____ Insulation and air sealing measures identified by an energy audit

Miscellaneous items - after all other priorities have been addressed and if there is funding remaining additional items may be done for increased comfort. Work must be approved by IHCD prior to purchase.

- Window and door replacement not addressed under structural criteria.
- Floor coverings (not addressed under criteria for another priority)
- Replacement of kitchen appliances
- Siding (not addressed under other criteria)

* A complete income verification is not required, but please provide the best estimate of the household's annual income after initial interview/contact. If full income verification has been completed, clients must be appropriately income-verified per the HUD Part 5 definition.

Needs Analysis Scoring By County - Last Updated 09/30/19

County	Median Year Structure Built	Distressed Counties	Poverty Rate (%)
Adams	1961	Distressed by income	18.9
Allen	1975	Not Distressed	14.7
Bartholomew	1976	Not Distressed	12.4
Benton	1952	Distressed by income	14.9
Blackford	1960	Distressed by income	12.8
Boone	1991	Not Distressed	6.1
Brown	1984	Not Distressed	10.6
Carroll	1964	Not Distressed	10.2
Cass	1954	Distressed by income	13.9
Clark	1982	Not Distressed	9.7
Clay	1965	Distressed by income	13.9
Clinton	1956	Distressed by income	13.3
Crawford	1985	Distressed by income	17.8
Daviess	1974	Distressed by income	13
Dearborn	1981	Not Distressed	10.1
Decatur	1972	Not Distressed	11.4
DeKalb	1974	Not Distressed	12.5
Delaware	1963	Distressed by income	21.2
Dubois	1978	Not Distressed	10
Elkhart	1977	Distressed by Income	13.8
Fayette	1964	Distressed by income	18.2
Floyd	1977	Not Distressed	10.8
Fountain	1962	Not Distressed	12.6
Franklin	1981	Not Distressed	9.9
Fulton	1967	Distressed by income	13.3
Gibson	1970	Not Distressed	10.7
Grant	1963	Distressed by income	19.1
Greene	1974	Distressed by income	12.9
Hamilton	1997	Not Distressed	5
Hancock	1987	Not Distressed	7
Harrison	1981	Not Distressed	12.9
Hendricks	1995	Not Distressed	5.1
Henry	1961	Distressed by income	16.1
Howard	1968	Not Distressed	16.5
Huntington	1958	Distressed by income	11.6
Jackson	1974	Distressed by income	15.6
Jasper	1979	Distressed by income	9
Jay	1959	Distressed by income	17.9
Jefferson	1974	Not Distressed	13.7
Jennings	1980	Distressed by income	13.9
Johnson	1991	Not Distressed	9.4
Knox	1960	Distressed by income	15.6
Kosciusko	1978	Not Distressed	11.2
LaGrange	1980	Distressed by income	9.1
Lake	1966	Distressed by unemployment	16.8
LaPorte	1967	Not Distressed	16.6
Lawrence	1979	Not Distressed	11.5
Madison	1965	Distressed by income	17.4
Marion	1970	Not Distressed	19.8
Marshall	1972	Distressed by income	11.5
Martin	1979	Not Distressed	13.3
Miami	1959	Distressed by income	16

Monroe	1984	Not Distressed	24.7
Montgomery	1966	Not Distressed	10.2
Morgan	1984	Not Distressed	11.8
Newton	1972	Distressed by income	14
Noble	1973	Not Distressed	9.3
Ohio	1979	Not Distressed	5
Orange	1977	Distressed by income	15
Owen	1987	Distressed by income	15.6
Parke	1973	Distressed by income	13.9
Perry	1972	Distressed by income	14.5
Pike	1973	Not Distressed	10.6
Porter	1979	Not Distressed	11
Posey	1975	Not Distressed	9.5
Pulaski	1963	Distressed by income	13.2
Putnam	1978	Distressed by income	11.6
Randolph	1951	Distressed by income	17
Ripley	1977	Not Distressed	10.5
Rush	1957	Distressed by income	18.3
St. Joseph	1966	Not Distressed	17.1
Scott	1978	Distressed by income	13.7
Shelby	1967	Not Distressed	10.6
Spencer	1978	Not Distressed	9.7
Starke	1974	Distressed by income	16.7
Steuben	1981	Not Distressed	10.1
Sullivan	1970	Distressed by income	15.6
Switzerland	1991	Distressed by income	19.7
Tippecanoe	1979	Not Distressed	20.9
Tipton	1959	Not Distressed	9.4
Union	1967	Distressed by income	8.2
Vanderburgh	1963	Not Distressed	18
Vermillion	1954	Distressed both by income and unemployment	13.4
Vigo	1961	Distressed by income	19.9
Wabash	1958	Distressed by income	13.3
Warren	1971	Not Distressed	9.5
Warrick	1983	Not Distressed	7.7
Washington	1976	Distressed by income	13.3
Wayne	1961	Distressed by income	18.2
Wells	1970	Not Distressed	11
White	1970	Not Distressed	9.8
Whitley	1975	Not Distressed	9.5

Source: <https://pcrd.purdue.edu/ruralindianastats/>
<http://www.statsamerica.org/distress/distress.aspx>

HOME REPAIR

Several areas of the state may have home repair programs to assist homeowners with health and safety repairs. To qualify, the household must meet income guidelines and own the home.

If you live in one of the cities below, contact the phone number provided for more information on their home repair program.

For a city, town or county not listed below, please visit: <https://www.in.gov/ihcda/2410.htm> or call (317) 233-7777.

Anderson (765) 648-6096	Kokomo (765) 456-7375
Bloomington (812) 349-3401	Lafayette (765) 771-1300
Columbus (812) 376-2520	LaPorte (219) 362-8260
East Chicago (219) 391-8513	Michigan City (219) 873-1419 ext. 3
Elkhart (574) 294-5471 ext.1022	Mishawaka (574) 258-1668
Evansville (812) 436-7823	Muncie (765) 747-4825
Fort Wayne (260) 427-8585	New Albany (812) 948-5333
Gary (219) 881-5075	South Bend (574) 233-0311
Goshen (574) 537-3815	Terre Haute (812) 238-1561
Hammond (219) 853-6371 ext. 2	West Lafayette (765) 775-5164

For households residing in Indianapolis (outside of Beech Grove, Lawrence, Speedway, and Southport), contact the Indianapolis Neighborhood Housing Partnership (INHP) (317) 610-4663.

For households residing in Lake County (outside of East Chicago and Gary), contact Lake County Economic Development (219) 755-3225.

WEATHERIZATION PROGRAM

The weatherization program provides energy conservation measures to reduce the utility bills of low to moderate income households in Indiana by making their homes more energy efficient. If eligible, a state-trained energy auditor will perform a comprehensive energy audit and will determine which unique energy efficient upgrades will maximize energy savings for the household.

For more information visit: <https://www.in.gov/ihcda/2369.htm>

To apply for the program, contact your local Community Action Agency: http://www.incap.org/cap_agencies.html

ENERGY ASSISTANCE PROGRAM

The Low-Income Home Energy Assistance Program assists families with the high cost of home energy. Homeowners and renters, and even rents with utilities included in their rent may be eligible.

This program is managed by the local Community Action Agencies: http://www.incap.org/cap_agencies.html

For more information and to download an application, visit: <https://www.in.gov/ihcda/2329.htm>

MATCHED SAVINGS OPPORTUNITIES

The Individual Development Account (IDA) is a dedicated savings program where an individual's deposited funds are matched. The program assists low to moderate income individuals attain their goals of homeownership, higher education, small business start-up, home repair, and vehicle purchase.

For more information about IDA, visit: <https://www.in.gov/ihcda/2403.htm>

To apply, contact a program administrator that serves your county: <https://www.in.gov/ihcda/files/2016-17%20IDA%20Administrators.pdf>

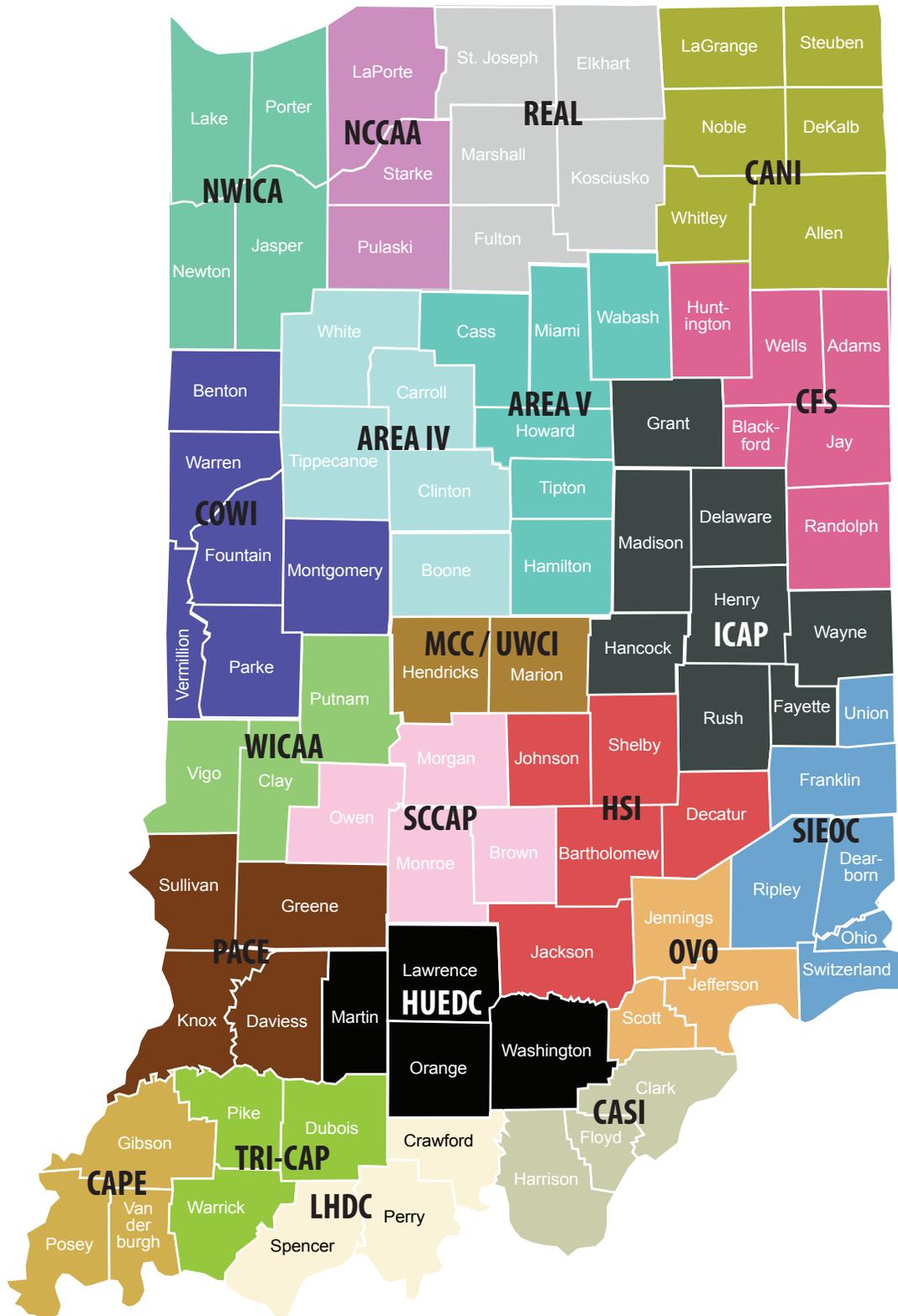
HOUSING OPPORTUNITIES

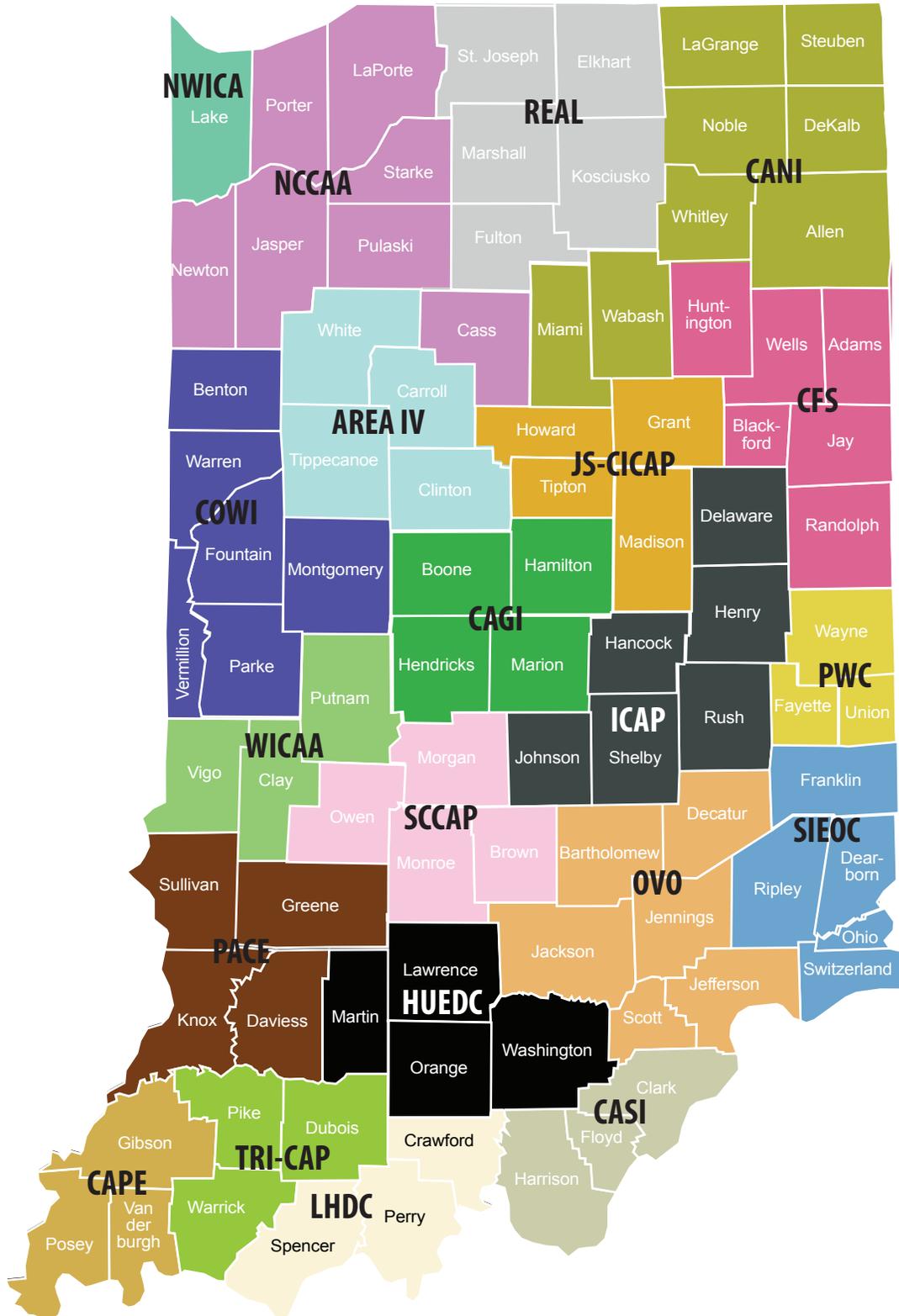
Homelessness & Rapid Re-Housing - If you or your family is homeless or at risk of becoming homeless, visit the link below for rapid re-housing agencies and emergency shelters. For more information visit: <https://www.in.gov/ihcda/2336.htm>

Section 8 / Housing Choice Voucher Program - The Section 8 Housing Choice Voucher program is administered by various housing agencies throughout the state. These vouchers help pay families' rent each month. Eligibility for the Housing Choice Voucher program is based on a family's household income. For more information visit: <https://www.in.gov/ihcda/2623.htm>

Find Affordable Housing - Search for affordable housing units throughout the state: www.indianahousingnow.org

Homeownership Opportunities - IHEDA offers a variety of products to financially assist those wanting to purchase a home. For more information, visit IHEDA's Homeownership Opportunities: <https://www.in.gov/ihcda/homeownership>





RESOLUTION OF _____
[HEREAFTER REFERRED TO AS “APPLICANT”]

AUTHORIZING THE SUBMITTAL OF THE *COMMUNITY DEVELOPMENT BLOCK GRANT OWNER OCCUPIED REHABILITATION* (“CDBG OOR”) APPLICATION TO THE INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY (“IHCDA”)

NOW THEREFORE, BE IT RESOLVED THAT:

The Chief Elected Official (“CEO”) is authorized to apply for and receive a grant award in the amount not to exceed _____ in CDBG OOR funding to address _____ in _____, Indiana, and to execute and administer resultant grant award including requisite general administration and management, contracts and agreements according to the terms and conditions as are more particularly set forth in IHCDA’s published policies, procedures and regulations, as amended from time to time, and as are set forth in the application.

FURTHER RESOLVED, that the following individuals:

Name	Title
------	-------

Name	Title
------	-------

be, and each hereby is, authorized, empowered and directed to execute, acknowledge and deliver in the Applicant's name and on its behalf any and all applications, grant agreements, documents, covenants binding real estate, instruments or writings, as are necessary and/or as appropriate to consummate this application and receipt of CDBG OOR funds.

APPROVED AND ADOPTED, this ____ day of _____, 20 ____.

By: _____

By: _____

Name: _____

Name: _____

Chief Elected Official

Title: _____

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____