

BLIGHT ELIMINATION PROGRAM



IHCDA HARDEST HIT FUNDS

CITY OF RICHMOND DEPARTMENT OF METROPOLITAN DEVELOPMENT

BLIGHT ELIMINATION PROGRAM (BEP)



Indianapolis has over 10,000 blighted properties.

Gary has in excess of 7,000 blighted properties.

Muncie has in excess of 2,500 blighted properties.

The exact number of blighted and abandoned properties in Indiana is unknown. Estimates have suggested there may be as many as 50,000 blighted and abandoned properties in Indiana.

BLIGHT ELIMINATION PROGRAM FUNDING

- ✎ The U.S. Department of the Treasury has approved the use of 75 million dollars of Indiana's HHF allocation to restructure the demolition loans from the General Fund.
- ✎ IHCDA will make loans to qualifying applicants from its General Fund for the demolition of qualifying properties.
- ✎ Indiana received \$221.7 million dollars in Hardest Hit Funds
- ✎ \$191.4 million dollars has been allocated for homeowner assistance.
- ✎ Over \$29 million dollars in direct mortgage payments have already been paid on behalf of qualifying Hoosier homeowners.

ACTIVITY COSTS

- ∞ The combined total of acquisition costs, demolition costs, approved expenses, and property maintenance fees for a structure with a basement may not exceed \$25,000.00. (\$15,000.00 WITHOUT BASEMENT)

BLIGHTED AND ABANDONED HOMES

THE GOAL OF THE BEP IS TO STABILIZE RESIDENTIAL PROPERTY VALUES AND PREVENT FORECLOSURES IN INDIANA NEIGHBORHOODS AND COMMUNITIES.

BLIGHTED PROPERTIES:

- ☞ HAVE NEGATIVE IMPACT ON INDIANA COMMUNITIES
- ☞ LOWER PROPERTY VALUES;
- ☞ DRAIN COMMUNITY RESOURCES;
- ☞ DRAIN LAW ENFORCEMENT AND EMERGENCY RESOURCES
- ☞ JEOPARDIZE PUBLIC SAFETY.

BEP ELIGIBLE BLIGHTED AND ABANDONED HOMES

- ☞ MUST BE RESIDENTIAL IN NATURE.
- ☞ MUST HAVE FOUR UNITS OR LESS.
- ☞ MUST BE VACANT.
- ☞ MUST SCORE A SUFFICIENT SCORE ON THE SITE EVALUATION MATRIX
- ☞ MAY NOT BE LISTED ON A LOCAL/STATE/NATIONAL HISTORIC REGISTER
- ☞ MAY NOT BE A MIXED-USE STRUCTURE

BLIGHT ELIMINATION PROGRAM APPLICATION

OFFICIAL APPLICATION RELEASED FEBRUARY 7, 2014

DIVISION 4 (Due: July 21, 2014 Awarded: August 28, 2014)

- Division Four consists of Bartholomew, Boone, Dearborn, Floyd, Grant, Hancock, Howard, Kosciusko, Morgan, Warrick and Wayne Counties.

COUNTY	POPULATION
BARTHOLOMEW	79,129
BOONE	58,944
DEARBORN	50,047
FLOYD	75,283
GRANT	69,330
HANCOCK	70,933
HOWARD	82,849
KOSCIUSKO	77,609
MORGAN	69,356
WARRICK	60,463
WAYNE	68,917

Division	Allocation		Percentage	Allocation in Millions
	Total Population	Percentage of State Population		
Division One	1,406,854	0.21587707	21.59	16,192,500
Division Two	907,837	0.13930457	13.93	10,447,500
Division Three	1,728,962	0.26530347	26.53	19,897,500
Division Four	759,293	0.11651098	11.65	8,737,500
Division Five	1,215,296	0.18648313	18.65	13,987,500
Division Six	498,680	0.07652079	7.65	5,737,500

BLIGHT ELIMINATION PROGRAM APPLICATION

An applicant must:

- ☞ Demonstrate the need to demolish blighted and/or abandoned residential structures
- ☞ Be prepared to proceed with the activities outlined in the application
- ☞ Propose to stabilize existing neighborhoods through the demolition of blighted and/or abandoned residential structures, through a comprehensive approach
- ☞ Propose projects that promote a recognized and approved end use of the lots

BLIGHT ELIMINATION PROGRAM APPLICATION

An applicant must:

- ✎ Propose demolition strategies involving a licensed contractor, removal of all waste, disposal of waste in a state licensed landfill and backfill of all basements and cellars.
- ✎ Propose demolition strategies involving salvage and deconstruction of the residential properties prior to demolition when appropriate.
- ✎ Propose the use of state certified Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Federal Disadvantaged Business Enterprise (DBE) Participation, Veteran-Owned Small Business (VOSB), and/or Service Disabled Veteran Owned Small Business (SDVOSB) contractors, employees, and products when applicants are planning and undertaking their demolition activities.

BLIGHT ELIMINATION PROGRAM APPLICATION

- ☞ An applicant wishing to receive BEP funding must apply.
- ☞ The BEP is a **COMPETITIVE PROGRAM**.
- ☞ Submission of an application does not guarantee that an applicant will receive an award.
- ☞ The highest scoring applications from each Division will receive awards.
- ☞ IHCDA reserves the right to partially fund an application.

PROGRAM PARTNERS

- ✎ A Program Partner is required to hold title to all lots prior to demolition. Private organizations including faith-based organizations, for-profit entities, not-for-profit entities (“NFPs”), community development corporations (“CDCs”), home owner associations (“HOAs”), economic development entities, and land banks may serve as Program Partners
- ✎ Applicant must have at least one Program Partner to hold title to the lots.
- ✎ The applicant should be satisfied that the Program Partner will assist in reporting and abide by the terms of the BEP.

PROGRAM PARTNERS' ROLE

- ∞ A PROGRAM PARTNER MUST HOLD TITLE TO THE LOTS PRIOR TO DEMOLITION.
- ∞ A PROGRAM PARTNER SHOULD BE RESPONSIBLE FOR THE END USE OF A LOT.
- ∞ A PROGRAM PARTNER MAY HOLD TITLE TO A LOT WHILE ANOTHER PROGRAM PARTNER FACILITATES THE END USE OF THE LOT.

SITE EVALUATION MATRIX

- ∞ Designed to create a standard for the residential structures that may be demolished
- ∞ Focuses on determining the habitability and structural integrity of a property .
- ∞ Examines the impact of a property on public safety.
- ∞ A Site Evaluation Matrix must be completed for every property.
- ∞ A property must score an 82 or higher on the Site Evaluation Matrix to qualify for demolition.
- ∞ A property that does not have a sufficient score will not qualify for demolition.
- ∞ An applicant may seek an exemption for a property with an insufficient score if it allows the community to complete an action or development plan.

SITE EVALUATION MATRIX (EXAMPLE)

A 5 Point Property



A 20 Point Property

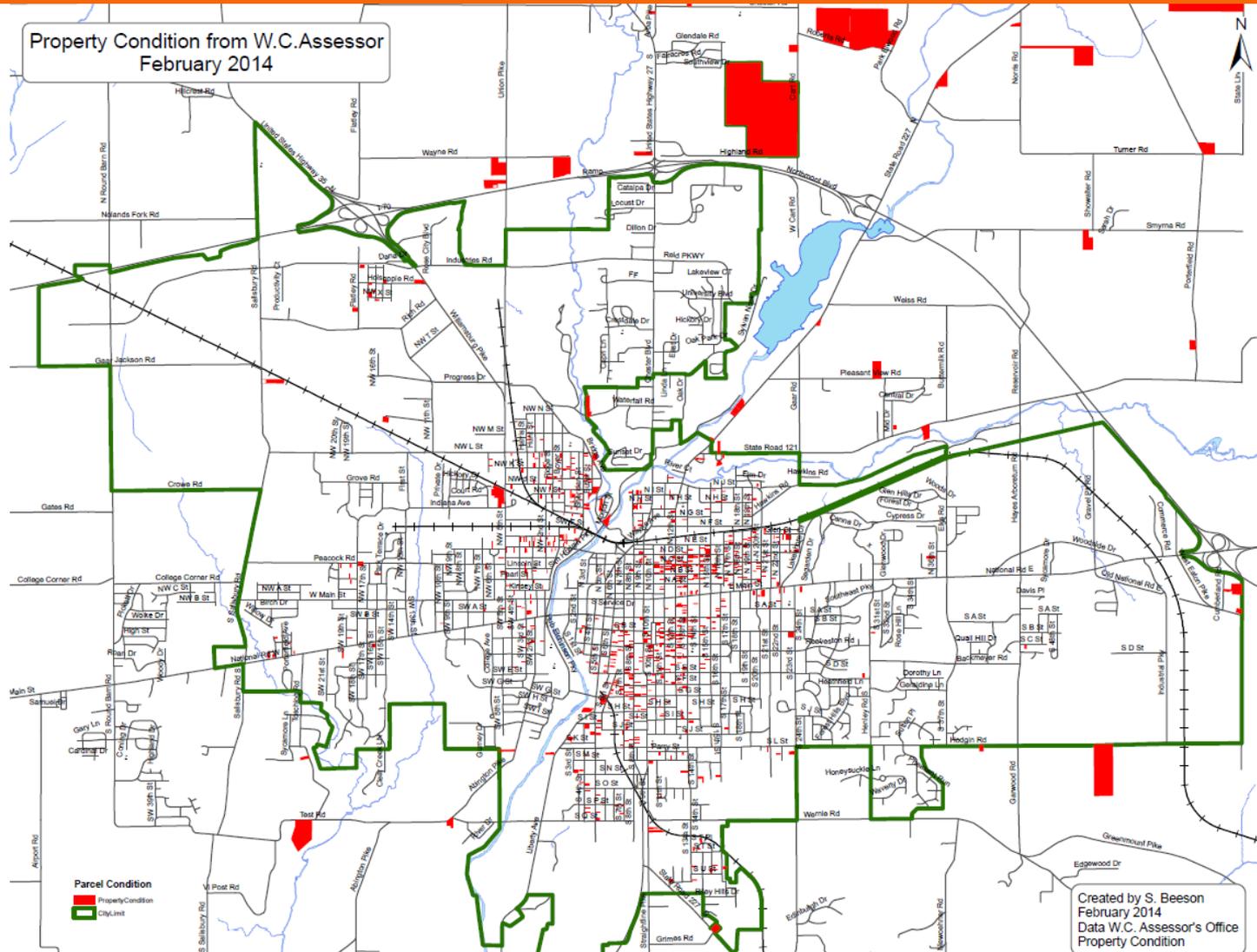


Structural Damage

CITY OF RICHMOND TARGET AREA

- ∞ TARGETED AREAS “HARDEST HIT” BY BOTH FORECLOSURE, ABANDONEDMENT AND NEGLECTED PROPERTIES.
- ∞ MAPPED FORECLOSED PROPERTIES FROM 2008- PRESENT (SHERRIFF SALES AND TAX SALES)
- ∞ MAPPED PROPERTIES IN POOR OR VERY POOR CONDITION (WAYNE TOWNSHIP ASSESSOR)
- ∞ DEFINED BOUNDARIES BASED ON THIS DATA
 - FAIRVIEW
 - BAXTER
 - ELIZABETH STARR
 - STARR PARKSIDE
 - OLD RICHMOND
 - VAILE

TARGET AREA (WAYNE TOWNSHIP ASSESSOR MAP)



TARGET AREA (FORECLOSURE MAP)

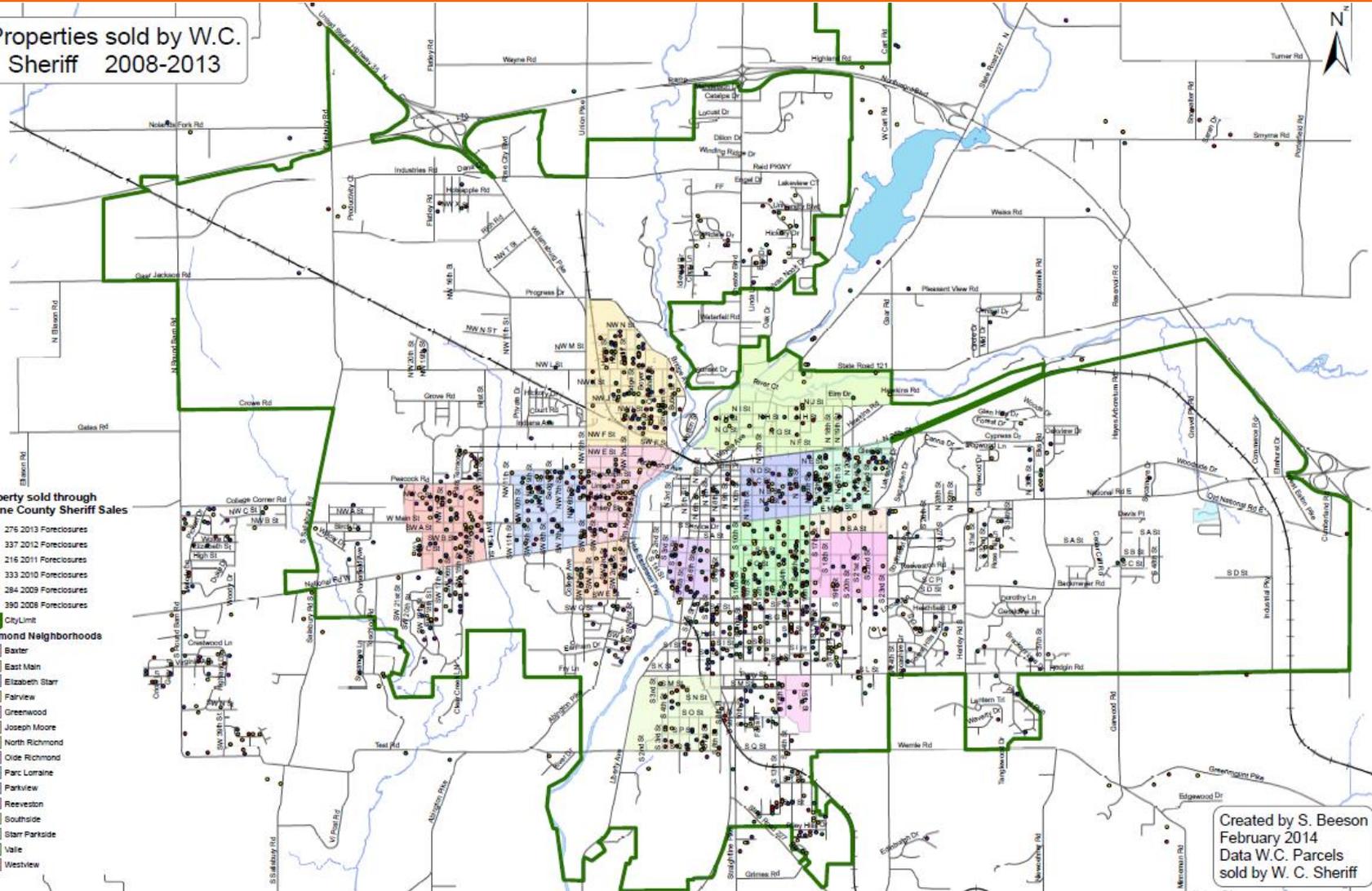
Properties sold by W.C. Sheriff 2008-2013

Property sold through Wayne County Sheriff Sales

- 276 2013 Foreclosures
- 337 2012 Foreclosures
- 216 2011 Foreclosures
- 333 2010 Foreclosures
- 284 2009 Foreclosures
- 390 2008 Foreclosures

Richmond Neighborhoods

- Baxter
- East Main
- Elizabeth Starr
- Fairview
- Greenwood
- Joseph Moore
- North Richmond
- Old Richmond
- Parc Lorraine
- Parkview
- Reeveston
- Southside
- Starr Parkside
- Valle
- Westview

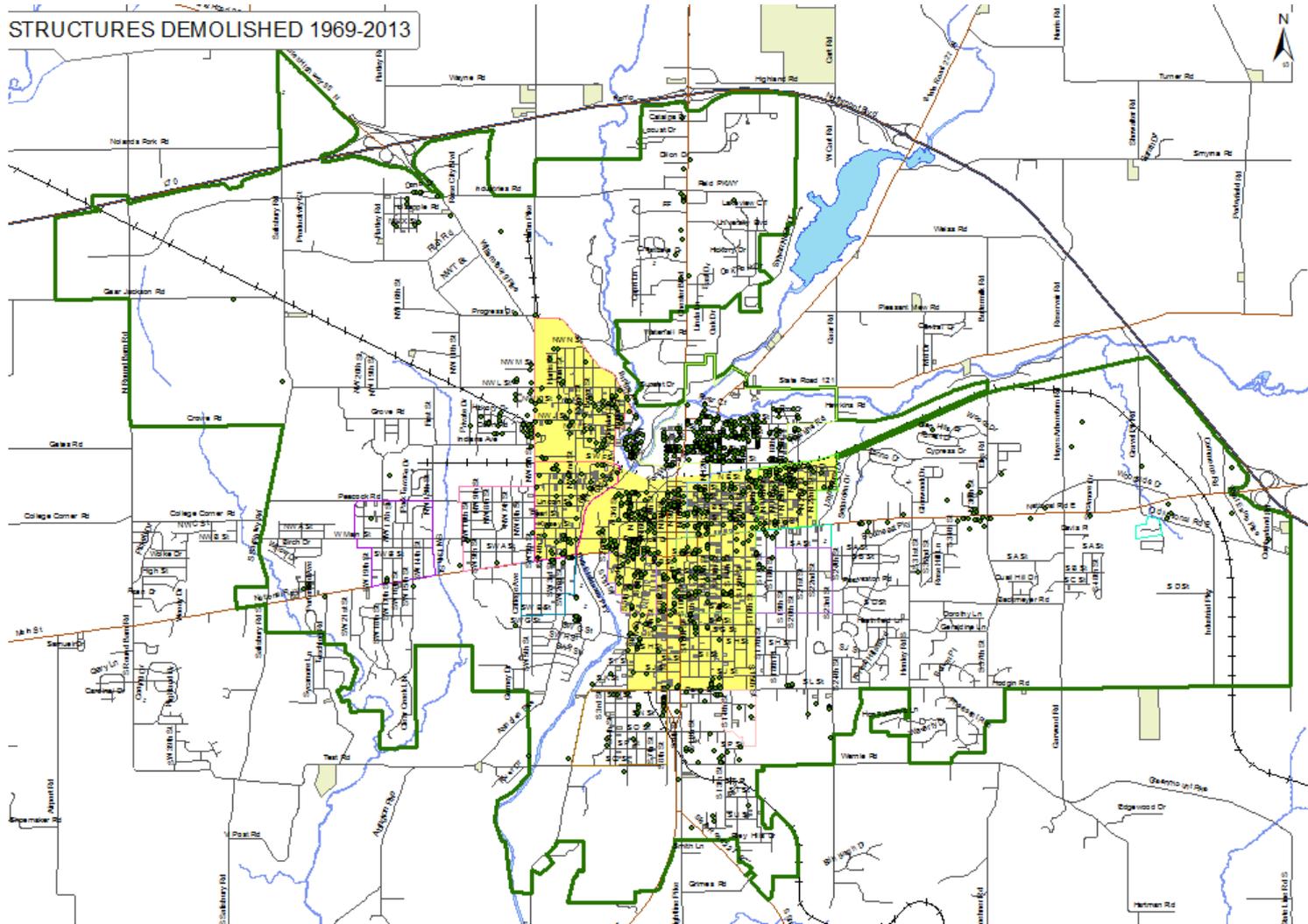


Created by S. Beeson
February 2014
Data W.C. Parcels
sold by W. C. Sheriff

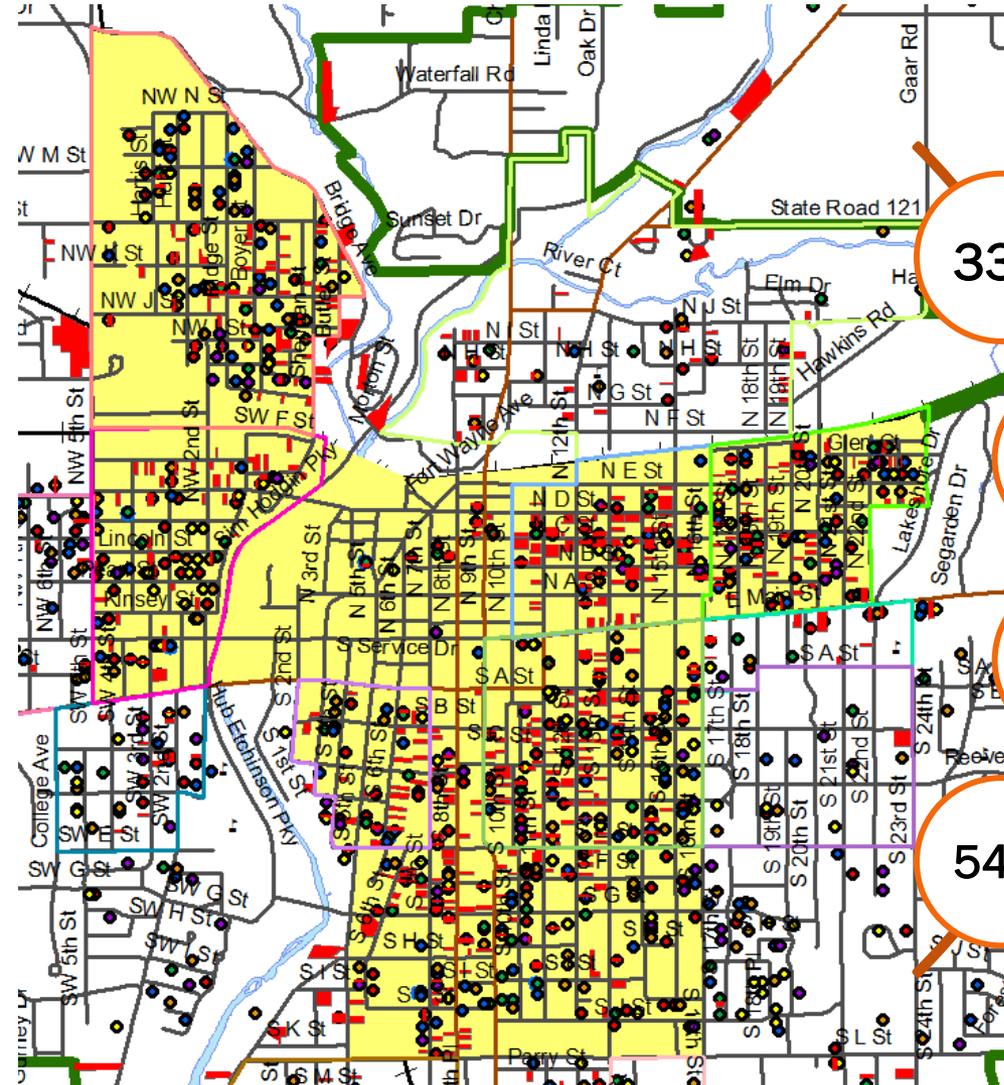
TARGET AREA [DEMOLITION 1969-2013 (GIS)]

1127

STRUCTURES DEMOLISHED 1969-2013



CITY OF RICHMOND TARGET AREA



33%

5529 of 16519 parcels in City (WC GIS)

66%

508 of 771 homes in poor condition (WC Assessor)

48%

499 of 1060 Forclosures (WC Sherriff and Auditor)

54%

1090/2000 Properties with NO Meter (Removed by RP&L)

FINALIZE APPLICATION- NEXT STEPS

ENGAGE CIVIC LEADERSHIP

IDENTIFY PROGRAM PARTNERS

IDENTIFY PROPERTIES

ENGAGE WILLING SELLERS

IDENTIFY OUTSIDE INVESTMENT

COMPLETE APPLICATION

FINALIZE APPLICATION- NEXT STEPS

☞ If you have a property to donate or sell, know of a blighted vacant property in your neighborhood for sale, etc., please contact the Department of Metropolitan Development at:

tfoster@richmondindiana.gov

smitchell@richmondindiana.gov

765-983-7217