

Housing Development

502 Direct Single Family Housing Loan Program	2
504 Single Family Housing Repair Loan and Grant Program	3
515 Multi-Family Housing Preservation & Revitalization Restructuring Demonstration Program (MPR)	4
515 Rural Rental Housing Program	5
Affordable Housing Program.....	6
CHDO Works.....	7
Community Development Block Grant (CDBG)	9
Community Development Block Grant Program	10
Emergency Shelter Grant	11
Farm Labor Housing Loan and Grant Program	13
First HOME / First HOME Plus / First HOME Community	14
Guaranteed Rural Housing Loan Program.....	15
Guaranteed Rural Rental Housing Program (GRRHP)	16
HOME Investment Partnerships Program (HOME)	17
Homeownership Initiatives (HOP and NIP)	19
Housing Opportunities for People with HIV/AIDS	20
Housing Preservation Grant Program.....	23
Indiana Energy Assistance Program	24
Indiana Weatherization Assistance Program	25
Individual Development Accounts (IDA)	26
Mortgage Credit Certificates.....	27
Private Activity Multi-Family Housing Bonds	28
Rental Housing Tax Credits	29
Section 108 Loan Guarantee Program	30
Section 8 HCVP	31
Shelter Plus Care.....	32

502 Direct Single Family Housing Loan Program

Agency USDA/Rural Development

Address 5975 Lakeside Boulevard
Indianapolis, IN 46278

P.O. Box

Telephone (317) 290-3100 **Fax** (317) 290-3096 **TDD** (317) 290-3343

Website <http://www.rurdev.usda.gov>

Contact Paul Neumann, SFH Program Director, Ext. 413

Telephone: (317) 290-3100

Program Objective:	To provide financial assistance to low and very low-income households for purchase or repair of a modest house in rural communities.
Type of assistance:	33 year subsidized loan. Interest rate varies with income and can be as low as 1%. 100% of the market value. Payments are based upon income. The subsidy may be subject to recapture.
Eligible activities and applicants:	For applicants who have a household income below 80% of median household income for the county, who have good credit, an ability to make house payments, and who are unable to obtain a loan from conventional sources. Check eligibility at http://eligibility.sc.egov.usda.gov/ . Applicants must take a homebuyer education course.
Application steps and deadlines:	Applicants apply at a local USDA office, http://www.rurdev.usda.gov/in/map.htm .
Reporting procedures:	Income is reviewed yearly to determine continued eligibility for subsidy.
Total amount of funds available:	Indiana RD has about 18,000,000 available in Fiscal Year 2008.
Maximum award amount:	The maximum housing loan varies by county. The limit ranges from \$133,500 in the more rural counties to \$176,100 near urban centers. See the local RD office for the limit for your county.
Cash and in-kind match required:	None.
Limitations on use of funds:	For purchase of a new or existing residence and/or repairs. The subsidy is subject to recapture. Customers are expected to refinance their loans when able to do so. Loans may only be made on houses in rural areas. Rural is defined as open areas or cities and towns with populations of fewer than 20,000 people.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	This loan program works well with down payment assistance programs.
How have local organizations used this program?	RD has approximately 6,000 outstanding loans in rural areas of Indiana (towns under 20,000 population).
Technical term or acronyms unique to this program:	RD: Rural Development SFH: Single Family Housing USDA: United States Department of Agriculture

504 Single Family Housing Repair Loan and Grant Program

Agency USDA/Rural Development

Address 5975 Lakeside Boulevard
Indianapolis, IN 46278

P.O. Box

Telephone (317) 290-3100 **Fax** (317) 290-3096 **TDD** (317) 290-3343

Website <http://www.rurdev.usda.gov>

Contact Paul Neumann, SFH Program Director, Ext. 413

Telephone: (317) 290-3100

Program Objective:	To assist eligible very low-income (50% of median income in the county) owner-occupants in rural areas with loans or grants to perform eligible repairs to their homes.
Type of assistance:	Loans at 1% interest for up to 20 years. A mortgage on property is required for loans over \$7,500. Grants must be repaid if the house is sold or otherwise transferred within 3 years.
Eligible activities and applicants:	Loans may be made to modernize a house, make it safer and more sanitary, or to remove health and safety hazards (i.e., furnace, roofing, floor joists, well, septic, insulation, windows, etc.). Grants are only available to senior citizens (62 years of age or older) who cannot repay a loan for required repairs to remove health and safety hazards. Check eligibility at http://eligibility.sc.egov.usda.gov/ .
Application steps and deadlines:	Applicants apply at a local USDA office, http://www.rurdev.usda.gov/in/map.htm . Applicants can apply any time.
Reporting procedures:	None listed.
Total amount of funds available:	Indiana RD typically has about \$600,000 for loans and about \$600,000 for grants each fiscal year.
Maximum award amount:	Maximum loan amount \$20,000; maximum grant amount \$7,500.
Cash and in-kind match required:	None..
Limitations on use of funds:	Grants are only for senior citizens (62 years old or older) who cannot repay a loan. They must be used to remove health and safety hazards. Loan funds are for repairs. Both programs can be used to make homes accessible for those with disabilities. A fee may be included in loan and grant for non-profit organizations to package the grant or loan. This program may only be extended to rural areas. This is defined as open areas or cities and towns with populations of fewer than 20,000 people.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	This program may work in conjunction with other state, federal or local repair loan and grant programs, such as weatherization, and with volunteer resources.
How have local organizations used this program?	Indiana community action agencies, senior citizen programs, etc. have utilized the 504 Loan and Grant Program to provide financial resources in their communities to assist owner-occupants in repair of their residences. The program has been used by hundreds of rural households in Indiana (in towns of populations less than 20,000).
Technical term or acronyms unique to this program:	RD - Rural Development USDA - United States Department of Agriculture

515 Multi-Family Housing Preservation and Revitalization Restructuring Demonstration P

Agency USDA/Rural Development

Address 5975 Lakeside Boulevard
Indianapolis, IN 46278

P.O. Box

Telephone (317) 290-3100

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Website <http://www.rurdev.usda.gov>

Contact John A. Young, Multi Housing Director

Telephone: (317) 290-9977

Program Objective:	MPR is a demonstration program to preserve and revitalize existing rural rental housing projects financed by Rural Development. It is intended to assure that existing rental projects will be able to continue to deliver decent, safe, and sanitary affordable rental housing for low-income residents. Properties participating in this program should be able to be revitalized and extend affordable use without displacing tenants because of increased rents.
Type of assistance:	Financial assistance by means of deferred debt, grants, zero percent loans, and soft mortgage loans.
Eligible activities and applicants:	To be eligible, applicants must: - demonstrate that the project is needed in the market as evidenced by an average physical vacancy rate over the last twelve months of no more than 10% for projects of 16 units or more and 15% for projects under 16 units; - have, or be able to obtain, 2% of the total development costs for use as initial operating capital; - have ownership of, and the ability to operate, the facility after the transaction is completed; - comply with any commitment to contribute funds to pay transaction costs as represented at the time of application.
Application steps and deadlines:	The deadline for the receipt of all applications is 5:00 pm EST April 17th, 2006. An electronic version of the application may be found online at http://www.rurdev.usda.gov/rd/nofas/index.html .
Reporting procedures:	No information available.
Total amount of funds available:	Almost \$174 million nationally for FY 2006.
Maximum award amount:	No information available.
Cash and in-kind match required:	No information available.
Limitations on use of funds:	Because the character of each application may vary substantially depending on the type of transaction proposed, information regarding limitations will be provided as appropriate.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	Other financial programs and tools are not necessarily needed because this program is set up to preserve existing Rural Development 515 projects. The main source of funding will be from Rural Development; however, points will be given for providing outside funding sources.
How have local organizations used this program?	Information not yet available.
Technical term or acronyms unique to this program:	MPR: Multi-Family Housing Preservation and Revitalization Restructuring Demonstration Program

515 Rural Rental Housing Program

Agency USDA/Rural Development

Address 5975 Lakeside Boulevard
Indianapolis, IN 46278

P.O. Box

Telephone (317) 290-3100 **Fax** (317) 290-3096 **TDD** (317) 290-3343

Website <http://www.rurdev.usda.gov>

Contact John A. Young, Multi Housing Director

Telephone: (317) 290-9977

Program Objective:	To provide supervised, limited profit credit to qualified applicants to provide eligible occupants, residing in rural areas, with economically designed and constructed rental housing and related facilities suited to their living requirements.
Type of assistance:	30 year loan at market interest rate with a subsidy program (interest credit) to reduce mortgage payments. This saving is passed on to the tenants in the form of lower rents. Also, the Rental Assistance program helps tenants to make rent payments.
Eligible activities and applicants:	To construct new housing and related facilities or purchase and rehab existing building requiring major rehabilitation. Applicants may be an individual (citizen), non-profit agency, trust, partnership, or limited partnership. Must have the legal capacity and financial capability to assume responsibilities and be willing to abide by RD requirements.
Application steps and deadlines:	The deadline to apply for fiscal year 2006 is May 19th at 5:00 pm local time. Indiana is serviced by three District Offices located in Columbia City, North Vernon and Bloomfield, with a sub-Office in Muncie. The personnel in those offices will be happy to explain the program and provide the forms on which to make application. A NOFA (Notice of Funds Available) system has been instituted. This system is designed to notify those interested persons when funds are available and gives deadline dates for applying.
Reporting procedures:	None listed.
Total amount of funds available:	\$99 million is available nationally for FY 2006.
Maximum award amount:	Individual loan requests may not exceed \$1 million. No state may receive more than \$2.5 million.
Cash and in-kind match required:	None listed.
Limitations on use of funds:	The State Director's loan approval is up to \$1,500,000. Loan requests in excess of that must go to the National Office for approval. The maximum loan may not exceed 95% or 97% of the total development cost, except for non-profit or other units of Government, which may be 100%. In addition to the borrower contribution (land or cash) of 3%, if not receiving the benefit of tax credits, or 5% when tax credits are received - 2% contribution in cash is required at loan closing to be deposited in the project general fund account.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	This program may work in conjunction with other state, federal or local repair loan and grant programs.
How have local organizations used this program?	RD has approximately 600 projects, with 14,360 units; of which 7,497 have use of rental assistance in rural areas of Indiana (towns under 20,000 population).
Technical term or acronyms unique to this program:	RD - Rural Development USDA - United State Department of Agriculture NOFA: Notice of Funds Available.

Affordable Housing Program

Agency Federal Home Loan Bank

Address 8250 Woodfield Crossing Blvd.
Indianapolis, IN 46240

P.O. Box

Telephone (317) 465-0371 **Fax** (317) 465-0376 **TDD** (800) 688-6697

Website <http://www.fhlbi.com>

Contact Pat Gamble Moore, V.P., Community Investment Officer

Telephone: (317) 465-0371

Program Objective:	The program can fund the acquisition, construction or rehabilitation of properties for use as affordable housing.
Type of assistance:	Subsidized financing and direct subsidies to support rental and home ownership projects.
Eligible activities and applicants:	All applications must be submitted by member financial institutions. Projects must create affordable housing for low-income households.
Application steps and deadlines:	Two rounds per year, generally spring and fall deadlines; please contact the office for more information and application materials or go to the FHLBI website at www.fhlbi.com .
Reporting procedures:	Varied. Please contact the Community Investment Officer for more details.
Total amount of funds available:	10% of FHLBI's annual earnings.
Maximum award amount:	\$500,000/project per application.
Cash and in-kind match required:	No match required.
Limitations on use of funds:	Owner-occupied or rental housing, project feasibility and need for subsidy, operational feasibility and need for subsidy, timing of the subsidy use, retention agreement with the AHP-assisted units, the project sponsor's qualifications and the district eligibility requirements.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	Use with the bank's Community Investment Program and the federal low income housing tax credit program and other federal, state or local public or private assistance programs.
How have local organizations used this program?	Since 1990, FHLBI has awarded more than \$139 million for single and multi-family housing initiatives.
Technical term or acronyms unique to this program:	AHP: Affordable Housing Program FHLBI: Federal Home Loan Bank of Indianapolis

CHDO Works

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 **P.O. Box**
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>

Contact , Community Development Representative for the county in which the activity is located
Telephone: (317) 232-7777

Program Objective:	To provide supplemental operating funds to state-certified Community Housing Development Organizations (CHDOs) with the purpose of expanding their capacity to produce IHCDA HOME -- CHDO funded rental (including permanent supportive and transitional) or homebuyer developments.
Type of assistance:	Grants for operating and capacity-building activities.
Eligible activities and applicants:	Applicants must be certified as a CHDO by IHCDA. The service area of the CHDO must be located outside of a HOME participating jurisdiction (PJ).
Application steps and deadlines:	Applicants must complete an application package that can be downloaded from IHCDA's website and submit it to IHCDA by the published deadline.
Reporting procedures:	Audited financial statements are required. Recipients must also provide a completion report on how the funds were used and close-out documents that provide clear recap of the funds drawn down on the award.
Total amount of funds available:	Information not available.
Maximum award amount:	\$70,000 per application and a minimum of one award (per organization) per 24-month period of time. Additionally, the CHDO must apply for and receive funding for a CHDO-eligible housing activity within 24 months of receiving a CHDO Works award.
Cash and in-kind match required:	There is no match requirement for this program.
Limitations on use of funds:	Reasonable and necessary costs for the operation of the CHDO. Such costs include, but are not limited to: salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; postage; taxes; insurance; equipment, including filing cabinets; materials; supplies; annual financial audit; attorney's fees; computer equipment (hardware or software); lead-based paint equipment; and costs associated with a strategic plan. Other costs may also be eligible.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	Other federal, state and local housing programs, some health and human services programs, and private financial investment tools.
How have local organizations used this program?	Hire new staff or convert part-time staff to full time (that are devoted to housing development), expand job description of existing staff, purchase office equipment, train staff, pay costs of other various administrative costs incurred towards capacity of the organization and/or specifically to the future CHDO-eligible activity.
Technical term or acronyms unique to this program:	IHCDA: Indiana Housing and Community Development Authority CHDO (Community Housing Development Organization): A special kind of not-for-profit organization that is defined by the HOME regulations in 24 CFR 92.2 and certified by IHCDA. HOME: HOME Investment Partnerships Program , as enabled by 24 CFR Part 92. HOME PJ: A HOME participating jurisdiction is a city, town, or county that is eligible to receive HOME Investment Partnerships Program funds directly from HUD. HOME PJs in Indiana include Anderson, Bloomington, East Chicago, Evansville, Fort Wayne, Gary, Hammond, Indianapolis*, Lake County, Muncie, St. Joseph County Consortium**, Terre Haute, and the Tippecanoe County Consortium***. *The Cities of Beech Grove, Lawrence, Speedway, Southport, and the part of the Town of Cumberland located within Hancock County are not considered part of the Indianapolis participating jurisdiction. Applicants that serve these areas would be eligible for CHDO Works funding. **St. Joseph County Consortium is made up of the cities of South Bend and Mishawaka and the unincorporated areas of the county. These areas are not eligible to receive funding from IHCDA. Other incorporated areas are eligible to receive assistance. ***Tippecanoe County Consortium is made up of the cities of Lafayette and West Lafayette and the

CHDO Works

unincorporated areas of the county. These areas are not eligible to receive funding from IHCD. Other incorporated areas are eligible to receive assistance.

Community Development Block Grant (CDBG)

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 **P.O. Box**
 Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>

Contact , Community Development Representative for the county in which the activity is located
Telephone: (317) 232-7777

Program Objective:	To provide funding for the development or rehabilitation of housing for low-income individuals.
Type of assistance:	CDBG grants for affordable housing development activities.
Eligible activities and applicants:	Applicants must be cities, towns, or counties that are not CDBG Entitlement Communities to apply for funding. A not-for-profit organization or regional planning commission could serve as an administrator or subrecipient on the grant.
Application steps and deadlines:	Applicants must complete an application package that can be downloaded from IHCD's website and submit it to IHCD by the published deadline.
Reporting procedures:	Annual reports are required for rental developments (includes permanent supportive and transitional housing), emergency shelters, youth shelters, and migrant/seasonal farm worker housing.
Total amount of funds available:	Funding availability is approximately \$5,000,000 per program year.
Maximum award amount:	\$500,000 per application (except for Homeowner Repair and Improvement, which is \$300,000).
Cash and in-kind match required:	10% leverage/match of non-federal funds.
Limitations on use of funds:	In general, funds may only be used for the development or rehabilitation of affordable housing for individuals whose income falls below 80% of the area median income. The use of the funds is governed by federal regulatory requirement including environmental review, lead-based paint, Davis Beacon labor standards, Uniform Relocation Act, and fair housing laws. CDBG regulations can be found in 24 CFR Part 570.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	Other federal, state, and local housing programs, USDA Rural Development, some health and human services programs, private grants, donations, or financial investment tools.
How have local organizations used this program?	Local organizations have used this program to newly construct or rehabilitate low-income rental housing, emergency shelters, youth shelters, homeowner repair and improvement, and migrant/seasonal farm worker housing.
Technical term or acronyms unique to this program:	IHCD: Indiana Housing and Community Development Authority CDBG: Community Development Block Grant CDBG Entitlement Community: a city, town, or county that is eligible to receive Community Development Block Grant funding directly from HUD. Entitlement Communities in Indiana include Anderson, Bloomington, Carmel*, Columbus, East Chicago, Elkhart, Evansville, Fort Wayne, Gary, Goshen, Hamilton County**, Hammond, Kokomo, Indianapolis***, Lafayette, Lake County, LaPorte, Michigan City, Mishawaka, Muncie, New Albany, South Bend, Terre Haute, and West Lafayette. *If the City of Carmel becomes an Entitlement Community, they will be ineligible to receive the assistance. **The town of Sheridan when the housing activity is located in Hamilton County will be eligible to receive the assistance. ***The cities of Beech Grove, Lawrence, Speedway, Southport, and the Town of Cumberland when the housing activity is located in Hancock County will be eligible to receive assistance.

Community Development Block Grant Program

Agency US Department of Housing and Urban Development
Address 151 North Delaware Street
Indianapolis, IN 46204 **P.O. Box**
Telephone (317) 226-5187 **Fax** (317) 226-6317 **TDD** (317) 226-7081
Website <http://www.hud.gov>
Contact Robert Poffenberger,
Telephone: (317) 226-6303

Program Objective: To revitalize low-income communities by providing decent housing and a suitable environment and expanding economic opportunities.

Type of assistance: Grants to local units of government in metropolitan areas and the State of Indiana for non-metropolitan areas. Grantees may decide to distribute funds as loans, grants, or in other forms.

Eligible activities and applicants: Acquisition, construction, or rehabilitation of commercial and industrial real property, equipment, and improvements, affordable housing, public services, and public facilities improvements. The provisions of assistance to for-profit businesses, including micro-enterprises.

For more information about this program, please visit:
<http://www.hud.gov/offices/cpd/communitydevelopment/programs.index.cfm>

Application steps and deadlines: Funds provided to local governments and state by formula. Potential recipients should contact them to determine if they are funding economic development activities.

Reporting procedures: Local government or state determines how reporting will occur.

Total amount of funds available: \$68,341,842 in Indiana (FY08)

Maximum award amount: None listed.

Cash and in-kind match required: None listed.

Limitations on use of funds: Local government decides how much and whether funds will be used for economic development. The provision of jobs for low-and-moderate-income persons is key issue.

Which finance programs/tools are particularly well suited to be used in conjunction with this program? Section 108 Loan Guarantee.

How have local organizations used this program? CDBG funds have been used for a variety of projects across Indiana that fulfill HUD CDBG criteria.

Technical term or acronyms unique to this program: CDBG: Community Development Block Grants
HUD: U S Department of Housing and Urban Development

Emergency Shelter Grant

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 *P.O. Box*
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>
Contact Lori Dimick, Homeless Programs Supervisor
Telephone: (317) 232-7777

Program Objective: To provide funding for essential services, operations and homeless prevention activities to emergency homeless shelters, transitional housing for the homeless and day/night homeless shelters.

Type of assistance: State ESG - HUD Grant

Eligible activities and applicants:

Eligible Activities:
Essential Services

- Assistance in obtaining permanent housing;
- Medical and psychological counseling and supervision;
- Employment counseling;
- Nutritional counseling;
- Substance abuse treatment and counseling;
- Assistance in obtaining other Federal, State, and local assistance including mental health benefits; employment counseling; medical assistance; Veteran's benefits; and income support assistance such as supplemental security income benefits, aid to families with dependant children, general assistance, and food stamps;
- Other services such as child care, transportation, job placement and job training; and
- Staff salaries necessary to provide the above services.

Operational Costs:

- Maintenance;
- Operation;
- Rent;
- Repairs;
- Security;
- Fuel;
- Equipment;
- Insurance;
- Utilities;
- Food; and
- Furnishings.

Homeless Prevention Activities:

- Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notice;
- Security deposits or first month's rent to permit a homeless family to move into their own apartment;
- Mediation programs for landlord-tenant disputes;
- Legal services programs for the representation of indigent tenants in eviction proceedings;
- Payments to prevent foreclosure on a home; and
- Other innovative programs and activities designed to prevent the incidence of homelessness.

Eligible Applicants:

Non-profit organizations that

- Are 501©3 or 501©4;
- Are in good standing with the Indiana Secretary of State's office. Applicants are required to submit a Certificate of Existence from the Office of the Secretary of State that is less than 6 months old. The certificate may be obtained online at www.in.gov/sos/business/corps/about_outline.html;
- Have no part of its net earnings inuring to the benefit of any member, founder, contributor or individual;
- Have a functioning accounting system that is operated in accordance with generally accepted accounting principles, or have designated an entity that will maintain such an accounting system; Have among its purposes significant activities related to providing services or shelter to homeless persons;
- Can demonstrate integration, or the willingness to partner, with the existing local or regional continuum of care.

Application steps and deadlines: Applicants must complete an application. The next funding round will be in early 2009.

Reporting procedures: ESG recipients must provide a quarterly performance report, semi annual report, and an annual report on how the agency preforms, numbers served, and utilization of funds. Also required is a

Emergency Shelter Grant

closeout form that recaps funds drawn down on the awarded year.

Total amount of funds available:

Program Year 2008 -- formula allocation of \$1.9 million.

Maximum award amount:

The applications are scored and awarded based upon the shelter's ability to provide services, necessities, number served, occupancy capacity, and case management services to clients who are seeking shelter. The application also focuses on the importance of working with the community through the Regional Continuum of Care Committees and referrals to eligible mainstream resources in the client's area.

Cash and in-kind match required:

100% match required.

Limitations on use of funds:

Funds can only be used for essential services, operations, and homeless prevention. Acquisition and rehabilitation are not eligible.

Which finance programs/tools are particularly well suited to be used in conjunction with this program?

Other federal, state, and local housing programs, some health and human services programs, and private grants, donations, or financial investment tools.

How have local organizations used this program?

See eligible activities.

Technical term or acronyms unique to this program:

IHCDA: Indiana Housing and Community Development Authority
ESG: Emergency Shelter Grant

Farm Labor Housing Loan and Grant Program

Agency USDA/Rural Development

Address 5975 Lakeside Boulevard
Indianapolis, IN 46278

P.O. Box

Telephone (317) 290-3100 **Fax** (317) 290-3096 **TDD** (317) 290-3343

Website <http://www.rurdev.usda.gov>

Contact John A. Young, Multi Housing Director

Telephone: (317) 290-9977

Program Objective:	Provides capital financing for the development of housing for domestic farm laborers.
Type of assistance:	Grants or Loans.
Eligible activities and applicants:	<p>Loans are made to farmers, associations of farmers, family farm corporations, Indian tribes, nonprofit organizations, public agencies, and associations of farmworkers. Typically, loan applicants are unable to obtain loans at a rate of interest based on the cost of federal borrowing. Grants are made to farmworker associations, nonprofit organizations, Indian tribes, and public agencies.</p> <p>Farm Labor Housing loans and grants are provided to buy, build, improve, or repair housing for farm laborers, including persons whose income is earned in aquaculture (fish and oyster farms) and those engaged in on-farm processing. Funds can be used to purchase a sited or a leasehold interest in a site; to construct housing, day care facilities, or community rooms; to pay fees to purchase durable household furnishings; and to pay construction loan interest.</p>
Application steps and deadlines:	The deadline for FY 2006 is May 19th, 5:00 pm, local time for each Rural Development state office. Applicants wishing to apply for assistance must contact the Rural Development State Office in which they desire to locate off-farm labor housing to receive further information and copies of the application package. No applications will be considered after this time.
Reporting procedures:	Information not available.
Total amount of funds available:	For FY 2006 there is \$31.9 million available in loans and \$10.5 million available in grants.
Maximum award amount:	Individual requests may not exceed \$3,000,000 (total loan and grant).
Cash and in-kind match required:	Information not available.
Limitations on use of funds:	<ol style="list-style-type: none">1) No state may receive more than 30% of the total available funds unless an exception is granted from the Administrator.2) Rental Assistance will be held in the National Office for use with section 514 loans and section 516 grants and will be awarded based on each project's financial structure and need.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	Information not available.
How have local organizations used this program?	Information not available.
Technical term or acronyms unique to this program:	FHL: Farm Labor Housing Program

First HOME / First HOME Plus / First HOME Community

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 *P.O. Box*
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>
Contact Kim Harris, Single Family Manager
Telephone: (317) 232-7777

Program Objective:	Provide below market rate mortgage financing, and in some cases down payment assistance, to low- and moderate-income people so they may buy their first home. In certain targeted areas of the state, the funds do not necessarily have to be used for purchase of their first home.
Type of assistance:	Provision of a below-market-rate interest mortgage, which means lower monthly payments. This means more people are apt to qualify for mortgage financing. Sometime, as in the First HOME Plus program, IHCDCA adds a subsidy through down payment assistance for individuals who qualify by income level.
Eligible activities and applicants:	This program applies to people purchasing a single-family dwelling for home ownership. Applicants must be prospective first-time homebuyers, except in certain targeted areas of the state. Applicants must apply for and be accepted for this mortgage before closing on the purchase of their home. There are maximum income limits and maximum limits on home acquisition costs, which vary according to family size and location in the state.
Application steps and deadlines:	The prospective homebuyer works through a participating lender. The lender closes the mortgage at IHCDCA's stated rate. You may view the list of approved lenders at our website. The fee to participate in this program is 1.125% of the total loan amount.
Reporting procedures:	None to IHCDCA. The homeowner continues to claim an interest deduction on federal taxes.
Total amount of funds available:	Generally funds are available on a continuous basis.
Maximum award amount:	The lesser of \$3,500.00 or 5% of the sales price of the home. FHA Disability Program: If a borrower or someone living in the home is legally disabled, they may qualify for up to 10% down payment assistance. (Not to exceed \$14,999.00.) The Social Security Administration or a doctor must determine borrower eligibility. Down Payment Required: With approved credit, some borrowers may qualify with 0 down payment.
Cash and in-kind match required:	Not applicable.
Limitations on use of funds:	Funds may be used only for purchase of the applicant's principal residence. Down payment assistance through the First HOME Plus program cannot be used in conjunction with the purchase of home where the development costs were subsidized with HOME Investment Partnerships Program funds.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	USDA-Rural Development mortgages or Federal Home Loan Bank Home Savings program.
How have local organizations used this program?	See eligible activities section.
Technical term or acronyms unique to this program:	IHCDCA: Indiana Housing and Community Development Authority

Guaranteed Rural Housing Loan Program

Agency USDA/Rural Development

Address 5975 Lakeside Boulevard
Indianapolis, IN 46278

P.O. Box

Telephone (317) 290-3100 **Fax** (317) 290-3096 **TDD** (317) 290-3343

Website <http://www.rurdev.usda.gov>

Contact Paul Neumann, SFH Program Director, Ext. 413

Telephone: (317) 290-3100

Program Objective:	Provides loan guarantees to commercial lenders to enable eligible applicants to purchase homes of modest cost in eligible rural areas.
Type of assistance:	Loans may be made by approved lenders up to 100% of the market value of the dwelling or 100% of the acquisition costs, whichever is less, and guaranteed by the federal government. Private mortgage insurance (PMI) is not needed for these loans, and there is no prepayment penalty.
Eligible activities and applicants:	Loans may be made to purchase new or existing homes. Loans may also be made to refinance existing GRH loans or Direct RD loans. Certain loan closing costs and repairs may be included in the loan amount if the appraisal exceeds the purchase price. Eligible applicants are those whose income does not exceed 115% of the area's median income level as determined by HUD, whose MOTI does not exceed 41% and PITI 29%, have acceptable credit, and be the owner-occupant of the dwelling.
Application steps and deadlines:	Applicants may contact any RD approved commercial lender. Applicants may contact the State Office of RD or a local USDA office, see (http://www.rurdev.usda.gov/in/map.htm) for a listing of approved lenders.
Reporting procedures:	None listed.
Total amount of funds available:	Indiana RD had roughly \$59,000,000 for loan guarantees for FY08.
Maximum award amount:	Loan amount is limited by the appraisal and the applicant's repayment ability.
Cash and in-kind match required:	The lender pays RD a one-time fee equal to 2.0% of the principal amount of the loan. For refinancing loans, the one time fee is .5%. This guarantee fee may be passed on to the borrower and may be included in the loan. The loan amount may exceed the appraised value by the amount of the guarantee fee if the guarantee fee is being financed.
Limitations on use of funds:	Guarantee loans are for owner-occupied properties in an eligible rural area. Rural is defined as open areas or cities and towns with populations of fewer than 20,000 people.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	This program may work in conjunction with other state, federal or local repair loan and grant programs. It has been used with the Indiana Housing and Community Development Authority's First Home programs including down payment assistance.
How have local organizations used this program?	About 200 lenders and mortgage brokers in Indiana have utilized the Guaranteed Rural Housing Loan Program. Indiana has about 4,300 loans outstanding.
Technical term or acronyms unique to this program:	Direct RD Loan: Loans made entirely with funds which came directly from Rural Development. FY: Fiscal Year GRH: Guaranteed Rural Housing MOTI: Monthly Obligation to Income PITI: Principal, Interest, Taxes, and Insurance RD: Rural Development USDA: United States Department of Agriculture

Guaranteed Rural Rental Housing Program (GRRHP)

Agency USDA/Rural Development

Address 5975 Lakeside Boulevard
Indianapolis, IN 46278

P.O. Box

Telephone (317) 290-3100 **Fax** (317) 290-3096 **TDD** (317) 290-3343

Website <http://www.rurdev.usda.gov>

Contact John A. Young, Multi Housing Director

Telephone: (317) 290-9977

Program Objective:	Designed to assist the lending industry in serving the rental housing needs of low- and moderate-income rural household by providing loan guarantees for newly constructed or rehabilitated rental property in eligible rural areas.
Type of assistance:	None listed.
Eligible activities and applicants:	Lenders eligible for approval include FHA, Fannie Mae, and Freddie Mac approved multifamily lenders. Other lenders with multifamily lending experience may also be approved, such as: Federal Home Loan Bank system members, and state or local Housing Finance Authorities (HFAs).
Application steps and deadlines:	Applications will be taken until the funds run out. Please contact the USDA/Rural Development Division for additional information.
Reporting procedures:	None listed
Total amount of funds available:	\$99 million in funds is available nationwide for the 2006 fiscal year.
Maximum award amount:	To be determined on a yearly basis. Please refer to www.rurdev.usda.gov for current information.
Cash and in-kind match required:	None listed.
Limitations on use of funds:	Yes. Contact USDA/Rural Development for limitations.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	Guarantees may be used in conjunction with other subsidy programs, such as the Low-Income Housing Tax Credit, HOME, and state rental assistance programs.
How have local organizations used this program?	To provide rental housing where otherwise there would be no housing.
Technical term or acronyms unique to this program:	GRRHP: Guaranteed Rural Rental Housing Program

HOME Investment Partnerships Program (HOME)

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 *P.O. Box*
 Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>

Contact , Community Development Representative for the county in which the activity is located
Telephone: (317) 232-7777

Program Objective:	To provide funding for the development or rehabilitation of housing for low-income individuals. Another component is access to Predevelopment and seed money loans available exclusively to state-certified Community Housing Development Organizations (CHDOs) that will assist in the planning stages of an affordable housing development.
Type of assistance:	HOME grants for affordable housing development activities and/or loans to CHDOs for predevelopment/planning activities.
Eligible activities and applicants:	HOME grants are available to cities, towns, counties, townships, public housing authorities, not-for-profit 501(c)(3) or (4) corporations designated by the IRS. All HOME funded activities must be outside of a HOME participating jurisdiction (PJ). Awards may be used for construction or rehabilitation of homebuyer and rental housing (includes permanent supportive and transitional housing). Predevelopment and seed money loans are available to state-certified CHDOs only. Loans may be used to incur preliminary costs for future CHDO-eligible homebuyer and rental housing activities.
Application steps and deadlines:	Applicants must complete an application package that can be downloaded from IHCDA's website and submit it to IHCDA within the timeframe of one of the three rolling funding rounds during the program year.
Reporting procedures:	Annual reports are required for rental developments (includes permanent supportive and transitional housing). Predevelopment and seed money loan recipients must provide a complete report on how the funds were used and close-out documentation that provides a summary of the funds drawn on the award.
Total amount of funds available:	Funds availability varies.
Maximum award amount:	HOME: \$750,000 per application. Predevelopment and seed money loans: \$30,000 maximum on loan. If both types of loans are used for the same proposed development, the combined total of both loans cannot exceed \$30,000.
Cash and in-kind match required:	HOME: 25% match of non-federal funds. Predevelopment and seed money loans: No match is required.
Limitations on use of funds:	In general, funds may only be used for the development, rehabilitation, and predevelopment activities related to construction or rehabilitation of affordable housing for individuals whose income falls below 80% of the area median income. The use of the funds is governed by federal regulatory requirement including environmental review, lead-based paint, Davis Bacon labor standards, Uniform Relocation Act (URA), and fair housing laws. HOME regulations can be found in 24 CFR Part 92.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	Other federal, state, and local housing programs, Federal Home Loan Bank (FHLBI) programs, USDA Rural Development, Rental Housing Tax Credits (RHTC), some health and human services programs, private grants, donations, or financial investment tools.
How have local organizations used this program?	Local organizations have used this program to help finance the construction or rehabilitation of homebuyer activities and rental housing. Local organizations have used predevelopment and seed money loans to incur preliminary costs towards a CHDO-eligible homebuyer or rental housing development.
Technical term or acronyms unique to	HOME: HOME Investment Partnerships Program, as enabled by 24 CFR Part 92. HOME PJ: A HOME participating jurisdiction is a city, town, or county that is eligible to receive

HOME Investment Partnerships Program (HOME)

this program:

HOME Investment Partnerships Program funds directly from HUD. HOME PJs in Indiana include Anderson, Bloomington, East Chicago, Evansville, Fort Wayne, Gary, Hammond, Indianapolis*, Lake County, Muncie, St. Joseph County Consortium**, Terre Haute, and the Tippecanoe County Consortium***.

*The Cities of Beech Grove, Lawrence, Speedway, Southport, and the part of the Town of Cumberland located within Hancock County are not considered part of the Indianapolis participating jurisdiction. Applicants that serve these areas would be eligible for CHDO Works funding.

**St. Joseph County Consortium is made up of the cities of South Bend and Mishawaka and the unincorporated areas of the county. These areas are not eligible to receive funding from IHCD. Other incorporated areas are eligible to receive assistance.

***Tippecanoe County Consortium is made up of the cities of Lafayette and West Lafayette and the unincorporated areas of the county. These areas are not eligible to receive funding from IHCD. Other incorporated areas are eligible to receive assistance.

CHDO: Community Housing Development Organization

URA: Uniform Relocation Act

FHLBI: Federal Home Loan Bank of Indianapolis

RHTC: Rental Housing Tax Credits

Homeownership Initiatives (HOP and NIP)

Agency Federal Home Loan Bank

Address 8250 Woodfield Crossing Blvd.
Indianapolis, IN 46240

P.O. Box

Telephone (317) 465-0371

Fax (317) 465-0376

TDD (800) 688-6697

Website <http://www.fhlbi.com>

Contact Pat Gamble Moore, V.P., Community Investment Officer

Telephone: (317) 465-0371

Program Objective:	<p>To provide funding for down payment, closing costs or rehabilitation assistance in connection with the household's purchase or rehabilitation of an owner-occupied housing unit.</p> <p>Homeownership Initiatives offers two programs: Neighborhood Impact Program (NIP) and Homeownership Opportunities Program (HOP). Both programs will offer first-come first-served funding (Express) and reserved funding (Reserve).</p> <p>Homeownership Initiatives offers two programs: Neighborhood Impact Program (NIP) and Homeownership Opportunities Program (HOP). Both programs will offer first-come first-served funding (Express) and reserved funding (Reserve).</p> <p>HOP will offer up to \$5,000 of downpayment/closing cost assistance per household. HOPEXpress funds are available on a first-come first-served basis for first-time homebuyers only and funds are released two times each year - around March 1 and September 15. HOPReserve funds are awarded through a competitive application process and reserved for one year. The disbursement processes, reporting, and other requirements are the same for all funds under HOP.</p> <p>NIP offers rehabilitation assistance. NIPExpress provides funds on a first-come first-served basis and is released around March 1 and September 15 each year. The maximum grant amount per household is \$5,000. NIPReserve funds are awarded through a competitive application process and reserved for one year. The disbursement processes, reporting, and other requirements are the same for all funds under NIP, but the maximum grant per unit is \$15,000 under NIPReserve.</p>
Type of assistance:	Funding for down payment, closing costs or rehabilitation assistance.
Eligible activities and applicants:	The program is open to each member who is eligible to borrow from the Bank; members may apply for Home Savings funds on a household by household basis.
Application steps and deadlines:	Contact the Community Investment Division for application assistance.
Reporting procedures:	Households must be 80% or below median income to qualify. 5 year soft mortgage is required.
Total amount of funds available:	Approximately \$4.0 million will be set aside for 2007.
Maximum award amount:	FHLB will match the member's contribution but it shall not exceed two times the amount of the household's contribution, up to a maximum of \$5,000 or \$15,000 per household.
Cash and in-kind match required:	Almost any other grant program.
Limitations on use of funds:	Limited to \$5,000 per household.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	Please see "Cash & in-kind match required".
How have local organizations used this program?	Used for down payments and home repairs.
Technical term or acronyms unique to this program:	FHLB: Federal Home Loan Bank HOP: Homeownership Opportunities Program NIP: Neighborhood Impact Program

Housing Opportunities for Persons with HIV/AIDS

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 **P.O. Box**
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>
Contact Kristen Arnold, Special Needs Monitor: PSH Program Coordinator
Telephone: (317) 234-3889

Program Objective: To provide funding that is used to further opportunities for affordable housing and supportive services for low-income persons with HIV/AIDS.

Type of assistance: Grants awarded to agencies to provide housing and services to low-income persons with HIV/AIDS.

Eligible activities and applicants:

Eligible Activities:
Housing Information: information provided persons and coordinated efforts to expand housing assistance resources

- Counseling, information and referral services to assist an eligible person to locate, acquire, finance and maintain housing;
- Salary of councilors
- Costs of producing informational materials to educate clients on available housing opportunities and housing inventory..

Resource Identification: to identify, and develop housing assistance resources for eligible persons.

- Conducting preliminary research and making expenditures necessary to determine the feasibility of specific housing related initiatives;
- Needs assessments;
- Site identification work; and
- Feasibility studies.

Rental Assistance: ongoing monthly tenant-based rental assistance provided to a household for a period not to exceed 12 month of Fair Market Rent

- Clients can not maintain any ownership interest in the unit receiving assistance
- Clients must have executed leases covering the term of assistance
- Client's name(s) must be on the lease (unless under the age of 18)
- Cost of conducting housing quality standards inspection
- Assistance is limited to a period of 12 months funding during the period of July 1, 2008 - June 30, 2009.

Short-term Rent, Mortgage and Utility Assistance: time limited housing assistance in the form of short term rent, mortgage, and or utility assistance designed to prevent homelessness and increase housing stability. Assistance is provided to help homeowners and renters remain in their current place of residence.

- Clients must currently be housed
- Clients must present a copy of their delinquent lease, mortgage and/or utility bill in order to receive assistance;

The client's name must appear on the lease, mortgage and/or utility bill (unless under the age of 18) or otherwise demonstrate financial responsibility for the delinquent payment

- Assistance is limited to a period of 5 months funding during the period of July 1, 2008 -- June 30, 2009.

Supportive Services: to be used remove housing barriers and increase self sufficiency

- health, mental health, assessment, permanent housing placement, drug and alcohol abuse treatment and counseling, day care, and nutritional and transportation services.
- provides technical assistance to eligible persons to provide assistance in gaining access to benefits and services for homeless individuals provided by the Federal Government.

Operating Costs: operating costs for dedicated HIV/AIDS housing units

- Security, operation insurance, utilities, furnishings, equipment, supplies, and other incidental costs.

Technical Assistance

- Any pre-development or pre-construction expense related to establishing and operating a community residence;
- Housing planner
- Feasibility study

Administration: Providing staff and incidentals involved in providing assistance, subject to the provisions.

- Postage, telephone, internet, copying, and staff training

Short Term Supported Housing Assistance: A facility that provides short term housing assistance to persons who are homeless

Housing Opportunities for Persons with HIV/AIDS

- assistance cannot exceed 60 days during any 6th month period

Permanent Housing Placement Services: An eligible supportive service activity, the goal of which is to help establish permanent residence when continued occupancy is expected.

- housing referral and tenant counseling
- costs associated with placement housing
 - + Application fees and credit check expenses
 - + First month's rent and security deposit (not to exceed two months rent)
 - + One time utility connection fees and processing costs

Eligible Applicants:

Non-profit organizations that

- Are 501©3 or 501©4;
- Are in good standing with the Indiana Secretary of State's office. Applicants are required to submit a Certificate of Existence from the Office of the Secretary of State that is less than 6 months old. The certificate may be obtained online at https://secure.in.gov/sos/bus_service/online_corps/name_search.aspx;
- Have no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual;
- Have a functioning accounting system that is operated in accordance with generally accepted accounting principles, or have designated an entity that will maintain such an accounting system;
- Have among its purposes significant activities related to providing services or housing to persons with acquired immunodeficiency syndrome (AIDS) or related diseases;
- Can demonstrate integration, or the willingness to partner, with an existing HIV/AIDS Continuum of Care in the local region;
- Are eligible to participate in HUD programs (not on HUD's debarred list);
- Are in good standing with IHCD (not on the suspension list or otherwise precluded from applying for funding) and current HOPWA project sponsors from program year 2005.

Application steps and deadlines:

Applicants must complete an application package that can be downloaded from IHCD's website and submit it to IHCD by the appropriate deadline.

Reporting procedures:

HOPWA project sponsors are required to submit an annual performance report detailing their use of HOPWA funds and provide demographic information on beneficiaries served with the program.

Total amount of funds available:

Program Year 2008 formula allocation is \$863,000.

Maximum award amount:

For 2008 HOPWA funds were allocated using Indiana State Department of Health's (ISDH) most current epidemiological data (June 2007) showing the current number of reported HIV/AIDS cases in each county. The total number of cases per county was assigned a percentage in relation to the total number of reported HIV/AIDS cases in all of the counties served by the state. Each applicable county received a corresponding percentage of HOPWA funds. The totals of all counties in a region were then added resulting in the final total for each region. The excluded counties (Boone, Brown, Clark, Dearborn, Floyd, Franklin, Hamilton, Hancock, Harrison, Hendricks, Johnson, Marion, Morgan, Ohio, Putnam, Scott, Shelby, and Washington) receive HOPWA assistance from other participating jurisdictions (Indianapolis, Cincinnati, Louisville).

In order to ensure statewide access to HOPWA funds, IHCD assigned a maximum funding amount to each county within the State of Indiana's HOPWA jurisdiction. IHCD assigned the counties to regions utilizing the Indiana State Department of Health's (ISDH) HIV Care Coordination Regions.

HOPWA Care Coordination Regions & Allocated Funding:

- Region 1 (Lake, LaPorte, Porter) = \$254,899
- Region 2 (Elkhart, Fulton, Marshall, Pulaski, St. Joseph, Starke) = \$115,292
- Region 3 (Adams, Allen, DeKalb, Huntington, Kosciusko, LaGrange, Noble, Steuben, Wabash, Wells, Whitley) = \$117,442
- Region 4 (Benton, Carroll, Clinton, Fountain, Jasper, Montgomery, Newton, Tippecanoe, Warren, White) = \$41,117
- Region 5 (Blackford, Delaware, Grant, Jay, Randolph) = \$40,880
- Region 6 (Cass, Howard, Madison, Miami, Tipton) = \$61,058
- Region 8 (Clay, Parke, Sullivan, Vermillion, Vigo) = \$47,694
- Region 9 (Decatur, Fayette, Henry, Ripley, Rush, Union, Wayne) = \$23,194
- Region 10 (Bartholomew, Greene, Lawrence, Monroe, Owen) = \$52,184
- Region 11 (Crawford, Jackson, Jefferson, Jennings, Orange, Switzerland) = \$10,710
- Region 12 (Davies, Dubois, Gibson, Knox, Martin, Perry, Pike, Posey, Spencer, Vanderburgh, Warrick) = \$72,632

Cash and in-kind match required:

Not applicable.

Limitations on use of funds:

Funds can only be used for the defined eligible activities and in counties outside of Boone, Brown, Clark, Dearborn, Floyd, Franklin, Hamilton, Hancock, Harrison, Hendricks, Johnson, Marion, Morgan, Ohio, Putnam, Scott, Shelby, and Washington.

Housing Opportunities for Persons with HIV/AIDS

Eligible Beneficiaries:

- A person with acquired immunodeficiency syndrome (AIDS) or related diseases who is a low income individual as defined in 24 CFR Part 574.3, and the person's family;
- Beneficiaries must provide documentation of HIV/AIDS and low-income status prior to receiving HOPWA assistance;
- Beneficiaries must reside in Indiana; and
- Services must be provided in Indiana.

Which finance programs/tools are particularly well suited to be used in conjunction with this program?

Other federal, state, and local housing programs, some health and human services programs, and private grants, donations, or financial investment tools.

How have local organizations used this program?

See eligible activities.

Technical term or acronyms unique to this program:

IHCDA: Indiana Housing and Community Development Authority
HOPWA: Housing Opportunities for Persons with HIV/AIDS

Housing Preservation Grant Program

Agency USDA/Rural Development

Address 5975 Lakeside Boulevard
Indianapolis, IN 46278

P.O. Box

Telephone (317) 290-3100 **Fax** (317) 290-3096 **TDD** (317) 290-3343

Website <http://www.rurdev.usda.gov>

Contact John A. Young, Multi Housing Director

Telephone: (317) 290-9977

Program Objective:	The purpose of the HPG program is for the Grantor to provide loans, grants, interest reduction payments or other assistance to very low and low income homeowners, owners of single or multiple units rental properties or for owners (as occupants) of consumer cooperative housing projects for the cost of repairs and rehabilitation, to remove or correct health and safety hazards, to comply with applicable development standards or codes, or to make needed repairs to improve living conditions.
Type of assistance:	Grants are provided to eligible applicants who will provide assistance in the form of loans or grants to eligible homeowners. Grants may be for a period up to two years commencing with the date of a grant agreement. Applicants requesting a two year loan may be asked to develop a feasible one year program if sufficient funds are not available for a two year program.
Eligible activities and applicants:	A public body or a private non-profit corporation and the Indian tribes with the legal, administrative, and technical capacity to carry out the objectives of the programs. Homeowners who will receive assistance from the applicants must have incomes that meets the very low or low income definitions, be the owner of an individual dwelling at least one year, and be the intended occupant of the dwelling after the time of assistance.
Application steps and deadlines:	Applications are submitted to the District Offices which are located in Columbia City, North Vernon, Muncie and Bloomfield, Indiana. The applications are only accepted during a certain period of time as published annually in the Federal Register. Applications are due by May 19th at 5:00 pm local time for the 2006 fiscal year. Please refer to www.rurdev.usda.gov for additional information.
Reporting procedures:	None listed.
Total amount of funds available:	The national amount available for the 2006 fiscal year is \$10.5 million.
Maximum award amount:	One grantee cannot receive more than 50% of funds available.
Cash and in-kind match required:	Applicants are expected to leverage funds.
Limitations on use of funds:	Use of grant funds for direct or indirect administrative costs is a secondary purpose and must not exceed 20% of the HPG funds awarded to the grantee. One grantee cannot receive more than 50% of funds available. Funds may not be used in construction or completion of addition or new dwelling. It may not be used to refinance and debt of the grantee or individual homeowner.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	This program may work in conjunction with other state, federal or local repair loan and grant programs.
How have local organizations used this program?	None listed.
Technical term or acronyms unique to this program:	HPG - Housing Preservation Grant RD - Rural Development USDA - United State Department of Agriculture

Indiana Energy Assistance Program

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 *P.O. Box*
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>

Contact Tom Scott, Community Development Administrator
Telephone: (317) 232-7015

Program Objective:	To assist low-income households with their utility costs.
Type of assistance:	Cash assistance is paid to the clients' heating and electric vendor or directly to the household if utilities are included in rent.
Eligible activities and applicants:	Cash payment amounts are determined by the energy burden of the household. Applicant eligibility is determined at or below 150% of the current OMB federal poverty guidelines.
Application steps and deadlines:	Application is completed at the local level through 24 Community Action Agencies (CAAs) with locations in all 92 counties.
Reporting procedures:	CAAs are required to submit weekly progress reports as well as quarterly statistical reports. Annual budgets as well as fiscal closeouts are required. IHEDA reports required information to the U.S. Department of Health and Human Services.
Total amount of funds available:	Varies according to the annual federal appropriation. In FY 2006, Indiana received approximately \$56 million for the program.
Maximum award amount:	The maximum basic award a client could receive during the heating season is \$325. An additional \$300 in crisis assistance may be available if necessary. There is no maximum (or minimum) federal award to the states.
Cash and in-kind match required:	None.
Limitations on use of funds:	Funds are to be used to assist low-income household with a priority on elderly, disabled, and households with young children.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	Utility company "angel" funds and township trustees.
How have local organizations used this program?	CAAs have been successful in implementing this program and serving approximately 40% of their eligible population with limited funds.
Technical term or acronyms unique to this program:	IHCDA: Indiana Housing and Community Development Authority EAP: Energy Assistance Program

Indiana Weatherization Assistance Program

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 **P.O. Box**
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>
Contact Erica Burrin, Community Development Administrator
Telephone: (317) 234-0131

Program Objective: To improve the energy efficiency of low-income household dwellings, thereby reducing the costs associated with heating a home.

Type of assistance: Formula grant to the State of Indiana from the U.S. Department of Energy (DOE).

Eligible activities and applicants: Activities are determined by the whole-house energy audit completed within the priority list of measures approved by the Indiana Weatherization Assistance Program. Applicant eligibility is determined by 150% of the OMB Federal Poverty guidelines.

Application steps and deadlines: Client application is completed at the local level through the 24 Community Action Agencies (CAAs) throughout the state. Indiana subcontracts with CAAs to provide services to applicants. Weatherization is a year-round program and client applications can be made at any time.

Reporting procedures: CAAs are required to submit annual budgets, closeout reports, and quarterly production information via the reporting database.

Total amount of funds available: Varies according to federal funding allocations. Indiana received approximately \$12 million for the 2006 Program Year.

Maximum award amount: There is an average cost per home limit, based on the funding source utilized on the home. The current DOE average limit is \$2,826 per home.

Cash and in-kind match required: None.

Limitations on use of funds: Weatherization is a low-income energy conservation program and funds are limited to the list of measures outlined by the priority list and are not to be used for home rehabilitation.

Which finance programs/tools are particularly well suited to be used in conjunction with this program? Owner-Occupied Rehabilitation.

How have local organizations used this program? CAAs have been successful in implementing this statewide program.

Technical term or acronyms unique to this program: IHcDA: Indiana Housing and Community Development Authority
CAA: Community Action Agency

Individual Development Accounts (IDA)

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 **P.O. Box**
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>
Contact Jacqueline Troy, IDA Program Administrator
Telephone: (317) 232-3560

Program Objective:	To assist qualified individuals to accumulate savings for long-term goals, and to enhance personal finance skills.
Type of assistance:	Individual may receive 3:1 match from state with maximum \$1,200 state match.
Eligible activities and applicants:	Allows individuals who meet specified poverty criteria to receive state funds matching their savings for four approved uses: (1) purchase of a home; (2) pay for vocational education or higher education; (3) take an accredited or licensed training program; (4) begin or purchase part or all of a business. (5) Rehabilitate a home.
Application steps and deadlines:	Non-profit organizations must apply on behalf of IDA holder and act as trustees.
Reporting procedures:	Non-profit organizations are required to file annual reports with HCDA.
Total amount of funds available:	There are 1300 accounts per year with a guaranteed 3:1 match per account, based on savings.
Maximum award amount:	\$1200 - \$2400 per year, based on savings and annual program budget.
Cash and in-kind match required:	Qualifying individuals who participate in the IDA program must deposit earned income in an IDA account to receive the 3 to 1 state match.
Limitations on use of funds:	See "Eligible Activities". Individuals are limited to four years of participation, and only one individual per household may participate for the life of the program.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	"Financial Literacy Training" in budgeting and finance, Consumer Credit Counseling, "Making Your Money Work" & "Thinking Dollars, Talking Sense" (Purdue University) and Homeownership Training (extension services) in conjunction with welfare to work initiatives, low interest mortgage loan programs, college saving programs, and the Earned Income Tax Credit.
How have local organizations used this program?	See "Eligible Activities".
Technical term or acronyms unique to this program:	IDA: Individual Development Account HCDA: Indiana Housing and Community Development Authority

Mortgage Credit Certificates

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 *P.O. Box*
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>
Contact Kim Harris, Single Family Manager
Telephone: (317) 232-7777

Program Objective:	Provide financial assistance to first-time home buyers, and to homebuyers in certain targeted areas of the state who may be purchasing a home that is not their first home.
Type of assistance:	For the homeowner, between 20% and 35% of the mortgage interest paid annually is taken as a reduction of up to \$2,000 on the homeowner's federal income tax liability.
Eligible activities and applicants:	This program applies to people purchasing a single-family dwelling for home ownership. Applicants must be prospective first-time homebuyers, except in certain targeted areas of the state. They must apply and be accepted for a Mortgage Credit Certificate before closing on the purchase of their home.
Application steps and deadlines:	Applications are made through participating private lending institutions (generally banks and mortgage companies) which are registered for the program. The homebuyer may not close on the mortgage before approval has been received for the Mortgage Credit Certificate. The application fee is 1% of the mortgage amount.
Reporting procedures:	Home owner reports annually to the IRS via Form 1040.
Total amount of funds available:	The state has a limited amount of total funds available for these certificates.
Maximum award amount:	Up to \$2,000 in tax credits, varies by county and home price. Buyers face a cap on the maximum permitted home value, but this amount varies by county. The buyer can claim no more than the amount of mortgage interest paid annually multiplied by the rate of the mortgage credit certificate.
Cash and in-kind match required:	Not applicable.
Limitations on use of funds:	Can be used only for purchase of principal residence. MCCs cannot be used in combination with First HOME mortgage from HCDA.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	MCCs can work well with downpayment assistance programs offered by private financial institutions. It is especially good to use for new construction.
How have local organizations used this program?	A buyer may be working with a local non-profit organization that provides home ownership training and down payment assistance. Financially, if the buyer is taking out a \$50,000 mortgage at an annual interest rate of 9%, the buyer may be able to claim as much as \$1,575 annual tax credit (equivalent to \$131.25 per month).
Technical term or acronyms unique to this program:	MCC: Mortgage Credit Certificates HCDA: Indiana Housing and Community Development Authority

Private Activity Multi-Family Housing Bonds

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 *P.O. Box*
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>

Contact Jacob Sipe, Multi-Family Department
Telephone: (317) 233-1811

Program Objective:	Provide debt financing for construction, acquisition, and rehabilitation of rental housing projects for low and moderate-income households.
Type of assistance:	Private Activity Bond Volume Cap.
Eligible activities and applicants:	Applicants must be either acquiring and rehabilitating existing rental housing or arranging for new construction of affordable rental housing. Anyone is eligible to apply for private activity multi-family bond volume.
Application steps and deadlines:	Complete the appropriate sections of the Qualified Allocation Plan (QAP), which can be downloaded from HCDA's web site.
Reporting procedures:	Developments combining tax credits with bonds are required to report tenant income and rent levels annually.
Total amount of funds available:	Varies according to funds available under state bond volume capacity (approximately \$30 million).
Maximum award amount:	\$20 million
Cash and in-kind match required:	No match is required.
Limitations on use of funds:	Requirements listed in Section 142 and 42 of the Internal Revenue Code and the Qualified Allocation Plan. Generally, a minimum set aside of 20% of the units must be set aside for families with household incomes of no more than 50% of the median income of the county; or 40% of the units must be set aside for families with household incomes of no more than 60% of the median income for that county. Other units can be rented to families with higher incomes. However, the developer must comply with the conditions of the allocation, which include requirements selected by the developer on the application.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	This program would work well with HCDA's rental housing tax credit program, though a developer would have to apply for a lower tax credit rate than if bond money was not being used in the project. Thus, HCDA can provide assistance with both the debt side and equity side of an investment. Developers apply for bond volume and tax credits on the same application.
How have local organizations used this program?	Private developers use the program for the development of large rental housing developments.
Technical term or acronyms unique to this program:	Qualified Allocation Plan (QAP): This is the plan adopted annually by HCDA's Board of Directors, chaired by the Lieutenant Governor. The Plan is then certified by the Governor. The Plan directs applicants regarding the Authority's goals, objectives, and criteria for distribution of rental housing tax credits and bond financing in Indiana. HCDA: Indiana Housing and Community Development Authority

Rental Housing Tax Credits

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 *P.O. Box*
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>
Contact Jacob Sipe, Multi-Family Department
Telephone: (317) 233-1811

Program Objective:	Provide financing for new construction, rehabilitation, or preservation of affordable rental housing.
Type of assistance:	HCDA is authorized by the U.S. Internal Revenue Service to distribute Section 42 Low Income Housing Tax Credits. These credits are allocated to the applicant for a term of 10 years. The applicant may use the credits for their own tax use or the credits may be sold to investors in exchange for an equity investment in the development. In the latter case, which is the most common, the credits often translate into equity worth 70% to 80% of the development costs.
Eligible activities and applicants:	Applicants must be either acquiring and rehabilitating existing rental housing or arranging for new construction of affordable rental housing. Anyone is eligible to apply for rental housing tax credits, however there is a set-aside for not-for-profit corporations.
Application steps and deadlines:	Complete the appropriate application form located as Appendix A in the Qualified Allocation Plan (QAP), which can be downloaded from HCDA's web site. Deadlines and steps are described in the Qualified Allocation Plan. In 2008 there is one scheduled Application funding round. Applications for tax credit developments are due in HCDA offices by 5:00 p.m. on the date specified in the QAP.
Reporting procedures:	Developments receiving tax credits are required to report tenant income and rent levels annually.
Total amount of funds available:	The IRS allows Indiana to award \$2.00 per capita in annual tax credits, which is indexed starting each year. For FY2009, the amount is approximately \$14,200,000 in annual tax credits.
Maximum award amount:	Up to \$800,000 in annual tax credits per development.
Cash and in-kind match required:	No match is required.
Limitations on use of funds:	The requirements of Section 42 of the Internal Revenue Code. Generally, a minimum set aside of 20% of the units must be set aside for families with household incomes of no more than 50% of the median income for the county; or 40% of the units must be set aside for families with household incomes of no more than 60% of the median income for that county. Other units can be rented to families with higher incomes. However, the developer must comply with the conditions of the allocation, which includes requirements selected by the developer on the application.
Which finance programs/tools are particularly well suited to be used in conjunction with this program?	Conventional bank financing, HOME Investment Partnerships Program funds, Section 8 contracts or vouchers, the Indiana Low Income Housing Trust Fund, Federal Home Loan Bank Affordable Housing Program, and other housing programs.
How have local organizations used this program?	Local developers, both non-profit and for-profit, have used tax credits to develop affordable rental housing units in urban, suburban and rural areas.
Technical term or acronyms unique to this program:	Qualified Allocation Plan(QAP): This is the Plan adopted annually by HCDA's Board of Directors. The Plan is then certified by the Governor. The Plan directs applicants regarding the Authority's goals, objectives, and criteria for distribution of tax credits in Indiana. HCDA: Indiana Housing and Community Development Authority

Section 108 Loan Guarantee Program

Agency US Department of Housing and Urban Development
Address 151 North Delaware Street
Indianapolis, IN 46204 **P.O. Box**
Telephone (317) 226-5187 **Fax** (317) 226-6317 **TDD** (317) 226-7081
Website <http://www.hud.gov>
Contact Robert Poffenberger,
Telephone: (317) 226-6303

Program Objective: To provide a large funding source for revenue-generating Community Development Block Grant activities allowing grantees to borrow up to five times their entitlement amounts.

Type of assistance: Guaranteed loan program.

Eligible activities and applicants: Applicants: units of local government that receive community development block grant formula funding. Activities: economic development, acquisition, rehabilitation of publicly owned property, and housing rehabilitation.

For more information about this program, please visit
<http://www.hud.gov/offices/cpd/communitydevelopment/programs/108/index.cfm>

Application steps and deadlines: No application deadlines.

Reporting procedures: Required as part of CDBG performance reports.

Total amount of funds available: \$137 million loan authority.

Maximum award amount: Unit of local government can request five times it's CDBG formula grant.

Cash and in-kind match required: Not applicable.

Limitations on use of funds: At least 70% of loan funds must be used for activities in which the majority of those who benefit are low-moderate income. Also, this is available to CDBG recipients only.

Which finance programs/tools are particularly well suited to be used in conjunction with this program? Economic Development Initiative (EDI) grants, CDBG funding.

How have local organizations used this program? None listed.

Technical term or acronyms unique to this program: CDBG: Community Development Block Grant
EDI: Economic Development Initiative

Section 8 HCVP

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 **P.O. Box**
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>

Contact Colleen Westberry, Section 8 Supervisor
Telephone: (317) 233-5379

Program Objective: Provide rental assistance to low income families and to families living outside the jurisdiction of a local housing authority.

Type of assistance: Rental assistance

Eligible activities and applicants: Tenant based rental assistance to low-income families

Application steps and deadlines: Please refer to your local jurisdiction administrative plan

Reporting procedures: Please refer to your local jurisdiction administrative plan

Total amount of funds available: \$18,000,000

Maximum award amount: Assistance based on income

Cash and in-kind match required: N/A

Limitations on use of funds: Tenant based rental assistance

Which finance programs/tools are particularly well suited to be used in conjunction with this program? Self-sufficiency programs

How have local organizations used this program? A resource for low income families in need of rental assistance.

Technical term or acronyms unique to this program:

Shelter Plus Care

Agency Indiana Housing and Community Development Authority
Address 30 South Meridian Street, Suite 1000 **P.O. Box**
Indianapolis, IN 46204
Telephone (317) 232-7777 **Fax** (317) 232-7778 **TDD**
Website <http://www.in.gov/ihcda/>
Contact Lori Dimick, Homeless Programs Supervisor
Telephone: (317) 232-7777

Program Objective: To provide rental assistance in conjunction with supportive services for hard to serve homeless persons with mental illness, HIV/AIDS and/or chronic substance abuse.

Type of assistance: Grants.

Eligible activities and applicants: Eligible Activities:
- Tenant Based Rental Assistance
- Sponsor Based Rental Assistance
- Administration

Eligible Applicants:
- Local Units of Government (non-profit agencies can serve as the project sponsor)

Application steps and deadlines: Funds are awarded through HUD's SuperNOFA Competitive Application each year.

Reporting procedures: SPC recipients must provide a monthly performance report on how the funds were used and close-out documents that provide a recap of the funds drawn down on the award.

Total amount of funds available: Varies upon annual pro rata need of Continuum of Care.

Maximum award amount: Varies upon annual pro rata need and project ranking during the superNOFA competition.

Cash and in-kind match required: 100% match required.

Limitations on use of funds: Funds can only be used for rental assistance. Administration can only be drawn down as cost savings and is limited to 8% of the grant.

Which finance programs/tools are particularly well suited to be used in conjunction with this program? Other federal, state, and local housing programs, some health and human services programs, and private grants, donation, or financial investment tools. Qualified health providers and community mental health centers are particularly well suited for Shelter Plus Care program. Medicaid MRO a typical source for match.

How have local organizations used this program? See eligible activities.

Technical term or acronyms unique to this program: IHEDA: Indiana Housing and Community Development Authority
SPC: Shelter Plus Care
SMI: Severe Mental Illness
CSA: Chronic Substance Abuse
Harm Reduction: Harm reduction is a set of practical strategies that reduce negative consequences of drug use, incorporating a spectrum of strategies from safer use, to managed use, to abstinence. Harm reduction strategies meet drug users "where they're at," addressing conditions of use along with the use itself.