

2026 Indy Community Investments Application

Informational Webinar

July 21, 2025

City of Indianapolis - Department of Metropolitan Development



Agenda

I. Introductions

II. Application Overview & Timeline

III. Housing Application

- Threshold and Priority Items

IV. Community Development (Non-Housing) Application

- Threshold and Priority Items

V. Questions

This presentation is being recorded. The recording and presentation slide deck will be made available within one week on DMD's website.

Introductions

Mary Kate Shanahan

HOME Program Manager

317-327-5816

MaryKate.Shanahan@indy.gov

Eric Kabuthia

HOME Program Coordinator

317-327-5884

Eric.Kabuthia@indy.gov

Victoria Jennings

Principal Program Manager – Strategic Investments

317-327-5866

Victoria.Jennings@indy.gov

Krista Bozacki

CDBG Program Manager

317-327-1339

Krista.Bozacki@indy.gov

Andrew Holland

CDBG Program Analyst

317-327-3224

Andrew.Holland3@indy.gov

Olivia Scholz

CDBG Program Coordinator

317-327-5876

Olivia.Scholz@indy.gov

Application Overview

Purpose: To award federal and local funding for housing and community development activities serving low-income areas and households, and to facilitate the revitalization and development of city-owned vacant lots.

Eligible Proposals:

- Homeownership and rental projects serving households with incomes at or below 80% AMI
- Community development activities reducing blight or serving low-income areas or clientele

Funding Availability:

- CDBG: \$5m (housing and community development activities)
- HOME: \$5m (housing activities)
- Indianapolis HTF: \$500k (permanent supportive housing activities)

Timeline

Date	
July 21st	Informational Webinar Letter of Intent Period Open
August 11th at 11:59pm ET	Letter of Intent Due
August 25th	Organizations invited to submit full application and provided with link to submission folder and technical training recording
October 6th at 4:59pm ET	Applications Due for funding and land (if applicable)
October 7th by end of day	DMD confirms application submission
December - January	Award notifications released for funding and property disposition
April 2026	Funding period begins

Letter of Intent

Summary:

- Requests project summary, including location, activity type, and population served
- Clarifies threshold requirements, including submission of third-party documents
- Provides information about federal funding considerations relevant to the proposal

Submission:

- DMD template must be completed and sent via email by August 11th at 11:59 pm
- DMD will review LOIs for project proposal eligibility and invite eligible projects to submit a full application by August 25th
- **Applicants must submit an LOI to be eligible for funding consideration.**

Changes from Prior Years

Introduction of a Letter of Intent:

- Provides detail about threshold items earlier in the process
- Reduces burden on applicants proposing ineligible activities
- Replaces "CDBG Eligibility Determination"

Scoring of Priority Items:

- Removed first and second-tier priorities
- Introduced scoring for priority items to more objectively assess proposals

Online Submission Process:

- Addresses technical issues, e.g., file size too large to send via email, submissions getting "lost" or sent to a different entity
- Reduces confusion around applicable submission documents

Additional Notes

Structure:

- There are two application tracks within the overall funding opportunity:
 - 1. Housing, and
 - 2. Community Development (Non-housing).
 - *Applicants will be provided with the most applicable application(s) based on their LOI submission.*
 - *Applicants may request a waiver to submit more individualized documentation.*
- The application is intended to allow for a variety of proposals and project types. Some sections may be inapplicable to your proposal.
- All CDBG & HOME awards are contingent upon the passage of the 2026 federal budget, completion of an environmental review, and satisfaction of underwriting criteria.
 - *Projects that begin work prior to the completion of an environmental review will be ineligible for funding.*

2025 Indy Community Investments Housing Application

Mary Kate Shanahan, HOME Program Manager

Threshold Items

Organizational Experience and Capacity

- Have the capacity to develop affordable housing within City and HUD timelines and, if rental, to properly manage the property through the affordability period. Past award experience, monitoring results, and record keeping will all be considered.

Project Readiness

- Applications must demonstrate projects readiness and ability to commence the project no later than June 2025 with construction complete and all required completion documents received by December 2026

Market

- Applicants must submit a thorough market analysis as a component of the application to be considered, with proposals seeking 12+ units submitting an independent market study to be considered for funding.

Fair Housing

- The project must comply with all applicable federal and state laws on fair housing and housing accessibility (i.e. Fair Housing Act, Rehabilitation Act of 1973, Americans with Disabilities Act of 1990, Architectural Barriers Act of 1969.)

Threshold Items (cont.)

Underwriting and Leveraged Funds

- Demonstrate the financial feasibility and long-term sustainability of the proposed project without the need for additional HOME, CDBG, or HTF funding through the end of the affordability period. Preference for projects with full financial commitments and leveraged investments.
- Applications for HOME funds must be able to demonstrate a capacity to provide a minimum 25% match and not exceed 40% of the TDC in their HOME funds request.

Tenant Selection (Rental Only)

- All HOME & CDBG funded rental projects must commit to accepting Housing Choice Vouchers (Section 8) and participating in any City-funded or State-funded rental assistance programs.
- Must commit to maintaining active and updated listings on indianahousingnow.com and padmission.com, if applicable
- Property manager must describe their tenant selection criteria offer an appeals policy for their Criminal Background Check, Housing History Check, and Credit Check Policies.

Threshold Items (cont.)

Eviction Prevention Plan (Rental Only)

- All HOME & CDBG funded rental projects must provide an eviction prevention plan

Internet Access (Multifamily Rental Only)

- All multi-family rental projects larger than 4 units must provide the necessary infrastructure for high-speed internet service for each unit.

Funding Priorities

- **Transit-Oriented**

- Priority will be given to projects within ½ mile of a 15-minute frequency route IndyGo bus stop, or within ½ mile radius of station of the Red, Purple, or Blue IndyGo rapid transit lines
- Preference for projects within ½ mile radius of bicycle infrastructure such as bike lanes, multi-use trails, and cycle tracks
- Preference for projects with sidewalks on the site and in the adjacent public right-of-way

- **Permanent Supportive Housing**

- Permanent Supportive Housing is permanent housing with indefinite leasing or rental assistance paired with supportive services to assist persons experiencing homelessness with a disability or families with an adult or child member with a disability achieve housing stability.
- All housing that plans to serve individuals experience homelessness must use a Housing First approach. Housing First is an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements

- **Partnerships and Resources Leveraged**

- Create unique partnerships that benefit the neighborhood and development residents and provide a more creative approach to neighborhood and community revitalization. Partner examples include, but are not limited to, educational institutions, youth organizations, merchant associations, and health organizations.
- Demonstrate how the project leverages other public and private resources to enhance the financial feasibility of the project and how its investments by multiple partners in the area provides a positive neighborhood impact.

Funding Priorities

- **Community Services and Amenities**

- Priority will be given to projects that connect residents with services to enhance self-sufficiency and quality of life

- **Areas without HOME or LIHTC Housing**

- Preference for projects that propose affordable housing in Census Tracts without a HOME development still within its affordability period or an active Low-Income Housing Tax Credit (LIHTC) development.

- **Visitability for New Construction of Single-Family Houses**

- Preference for projects that meet visitability standards. Visitable houses have at least one zero step entrance, doors with 36 inches of clear passage space, and a half or full bathroom on the main floor.

Funding Priorities

- **Historic Nature**
 - Projects which propose rehabilitating structures that are within an Indianapolis Historic Preservation Commission (IHPC) district, on the National Register of Historic Places, or listed as Contributing, Notable, or Outstanding on the City's interim report are encouraged.
- **Comprehensive Revitalization and Neighborhood Plan**
 - Develop a multi-faceted redevelopment strategy that integrates neighborhood stabilization programs, private market activity, and promising trends, linking multiple activities into a comprehensive effort. Applicant should, using a robust market analysis, indicate the likelihood of catalyzing development, stimulating private investment, and enhancing the tax base.
 - Preference for projects that help achieve local neighborhood goals as identified in the neighborhood's plan.
- **Community Input and Engagement**
 - In areas with a high concentration of proposed lots to be redeveloped, priority will be given for projects that demonstrate community engagement and input. This can be demonstrated in a variety of ways, both via historical documentation as well as planned engagement.

2026 Indy Community Investments Community Development (Non- Housing) Application

Krista Bozacki, CDBG Manager

Threshold Items

Organizational Experience and Capacity

- Organizational capacity to develop eligible projects within HUD and City of Indianapolis timelines must be demonstrated. Projects must also meet a national objective. Past award experience and monitoring results will be considered.
- If the applicant does not have prior City of Indianapolis CDBG or HOME experience, it is strongly recommended that a consultant or partner with experience is a member of the development team.

Project Readiness

- Applications must demonstrate project readiness and ability to commence the project no later than June 2026 with all required completion documents received by June 2028.
- Applicants must demonstrate readiness through a variety of methods, including but not limited to: cost estimates, site control, zoning approval, and building plans.

Threshold Items (cont.)

Market

- Projects must demonstrate the need for a strong market demand for the project being proposed through the use of narrative, data, and/or third-party reports, analyses, or plans.

Underwriting and Coordinated Investments

- Demonstrate the financial feasibility and long-term sustainability of the proposed project without the need for additional HOME or CDBG funding through the end of the affordability period. Preference for projects with full financial commitments and leveraged investments.

Funding Priorities

Transit-Oriented/Proximity to Transit

- Priority will be given to projects within ½ mile radius of 15-minute frequency route existing IndyGo bus stop or a proposed or existing transit station on of one of the following IndyGo rapid transit lines: Red, Purple, and Blue.
- Priority will be given to projects with a "Somewhat Walkable" or greater Walk Score.
- Preference for projects within ½ mile radius of bicycle infrastructure such as bike lanes, mutli-use trails, and cycle tracks.
- Preference for projects with access to or resulting in the installation of sidewalks in the adjacent public right-of-way and, for larger projects, on the site as well.

Community Services and Amenities

- Projects which are within or create areas with access to walkable community amenities such as parks, retail, grocery stores, schools, universities, healthcare, and places of employment are encouraged.

Inclusive Growth / Barrier-Busting Activities

- Preference for projects that focus on eliminating barriers for low and moderate-income individuals. Examples may include on-site education and training for future employees, programs focusing on difficult to serve populations, and/or affordable childcare.

Funding Priorities (cont.)

Historic

- Projects which propose rehabilitating structures that are within an Indianapolis Historic Preservation Commission (IHPC) district, on the National Register of Historic Places, or listed as Contributing, Notable, or Outstanding on the City's interim report are encouraged.

Comprehensive Revitalization

- Develop a multi-faceted redevelopment strategy which integrates neighborhood stabilization programs, private market activity, and promising trends, which links multiples analysis, indicating the likelihood of catalyzing development, stimulating private investment, and enhancing the tax base.

Partnerships & Leverage

- Create unique partnerships that benefit the neighborhood and development residents and provide a more creative approach to neighborhood and community revitalization. Partner examples include, but are not limited to, partnerships with educational institutions, youth organizations, merchant associations, and health organizations.
- Demonstrate how the project leverages other public and private resources to enhance the financial feasibility of the project and how investments by multiple partners in the area provide a positive neighborhood impact.

Land Bank Properties

Victoria Jennings, Principal Program Manager – Strategic Investments

Property Disposition Process

Purpose: To facilitate the creation of affordable housing opportunities on City-owned, vacant properties through DMD's Vacant to Vibrant land bank program. This initiative will help address the severe shortage of homes available and affordable to low-and-moderate income residents.

Eligible Proposals:

- Requests to purchase City-owned parcels for projects seeking funding through this application round.
- All properties currently listed for purchase through the City's Vacant-to-Vibrant Land Bank are available for review through the following link: <https://www.indy.gov/activity/vacant-to-vibrant>.

Process:

- Applicants must indicate the number of DMD-owned, Vacant to Vibrant properties requested in the "Project Overview" section.
- Applicants must also complete the landbank property application through the Vacant to Vibrant website by October 6th, 2025, at 4:59pm.
- One award notification will be made regarding the property and funding request.
- Recipients will not be able to close on the property until spring 2026, following the completion of an environmental and design review.

Questions?

Resources

- Indy Community Investments Application landing page [here](#)
- Vacant to Vibrant: The Indianapolis Land Bank [here](#)
- [Sign up](#) for HOME/CDBG email announcements

Application Contacts

Krista Bozacki

CDBG Program Manager

317-327-1339

Krista.Bozacki@indy.gov

Mary Kate Shanahan

HOME Program Manager

317-327-5816

MaryKate.Shanahan@indy.gov

Vacant to Vibrant – Indianapolis Land Bank

DMDLand@indy.gov