

# HAMILTON COUNTY INDIANA

## 2024-2028

### CONSOLIDATED PLAN – *FINAL DRAFT*

Prepared by:

Noblesville Housing Authority

Prosperity Indiana

Usona Development LLC

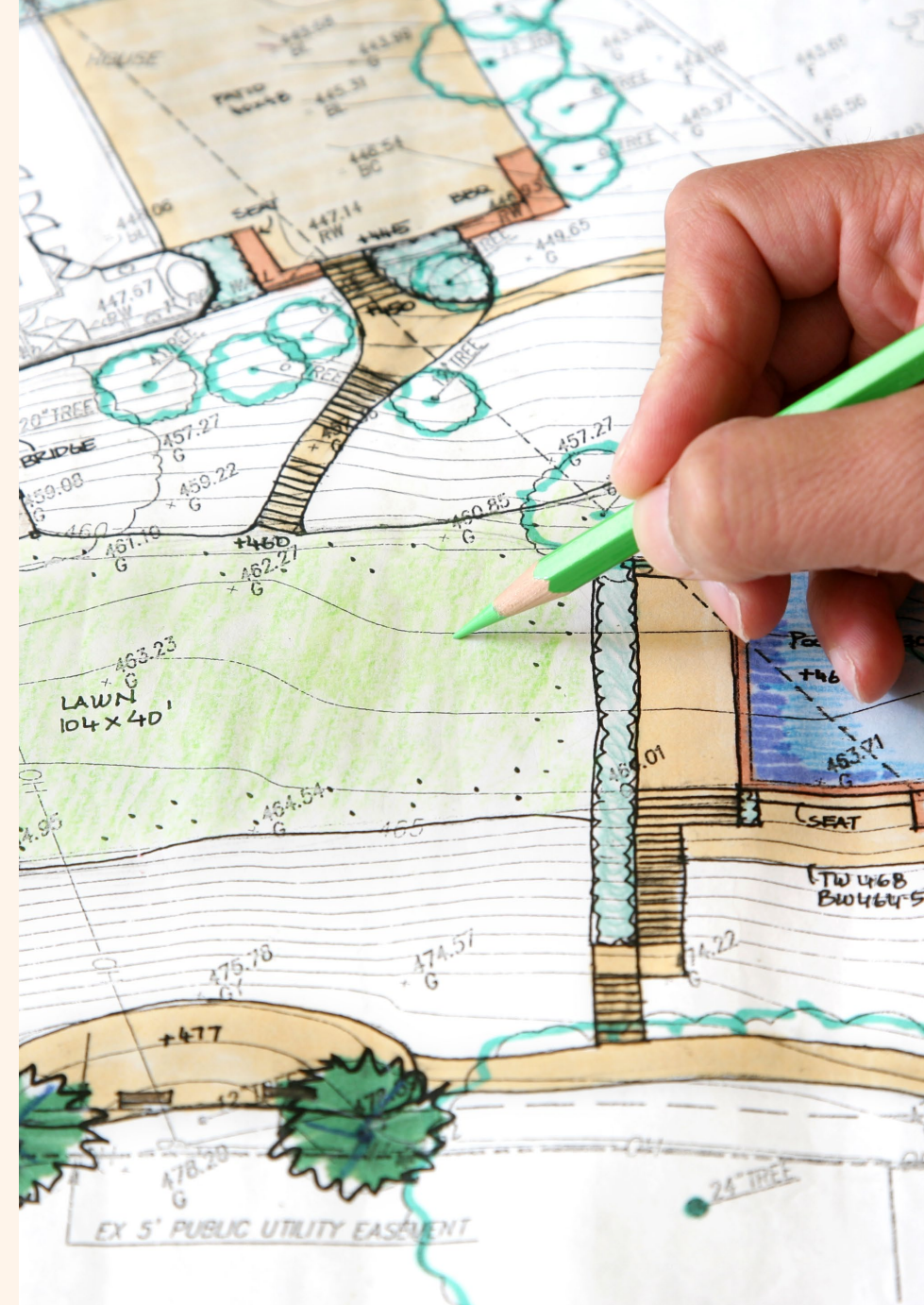


# WHAT IS THE CONSOLIDATED PLAN?

Opportunity to re-evaluate priorities and focus of projects to be funded which will directly benefit low to moderate-income households, and indirectly strengthen our communities throughout the County.

(1) The Consolidated Plan identifies a community's priority needs in the areas of community development and affordable housing and proposes strategies on how to best use the resources available to meet those needs.

(2) The Consolidated Plan is an application for Community Development Block Grant (CDBG), a grant designed to meet the needs of low and moderate income residents.



# WHO BENEFITS?

CDBG funds are meant to help working-class families and households earning less than 80% of the area's median income.

- 30,675 households (1 of every 4) qualify for assistance - per HUD CHAS data
- Includes firefighters (\$59,550), kindergarten teachers (\$57,900), machinists (\$47,560) and office clerks (\$41,910) - per BLS.

*Food Service*

*Home Health Care*

*Nursing Assistance*

*Office Staff*

*Laborers -  
Construction,  
Landscape,  
Manufacturing*

*Bookkeeping & Accounting*

*Teachers & Aides*

*Maintenance and Repair*

Hamilton County Indiana Income Limits					
Income Limit	Household Size				
	1	2	3	4	5
30% AMI	20,300	23,200	26,100	29,000	31,350
50% AMI	33,850	38,700	43,550	48,350	52,250
80% AMI	54,150	61,900	69,650	77,350	83,550



# PLANNING PROCESS

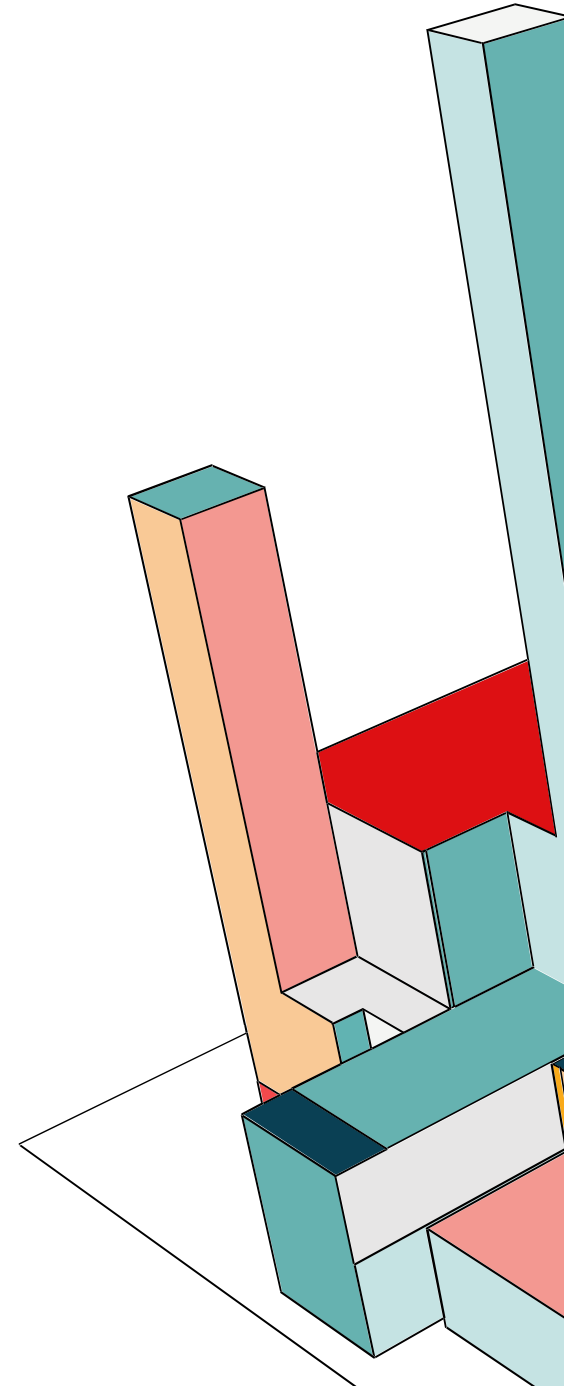
- Data and Existing Plans
  - Census and HUD Data Sets
  - Housing Collaborative Study
  - PRO Housing
- Consultations
  - Local Government Agencies
  - Social Service Agencies
  - Housing Providers
- Public Process
  - Public Hearings
  - Public Comments



# WHAT DID WE FIND?

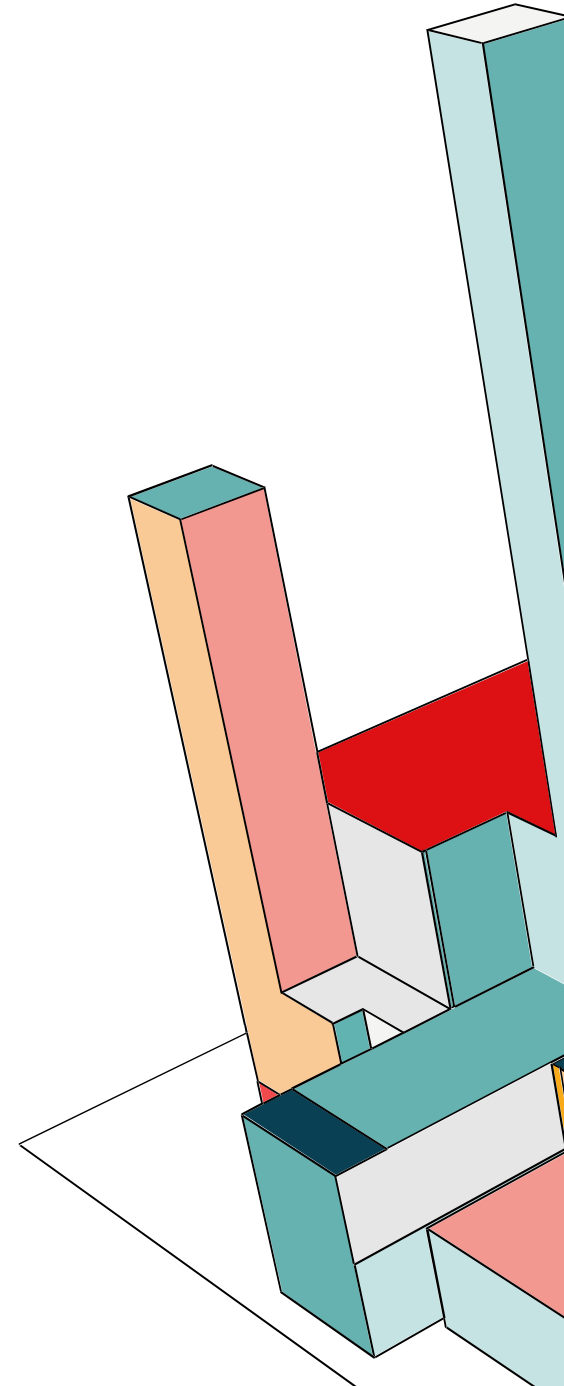
## *We NEED to create additional Affordable Housing*

- Participating Cities have a continuing need for infrastructure - will assess how infrastructure projects could directly benefit development of new affordable housing
- Will look to support social service agencies through development of affordable housing units available to agencies addressing homelessness



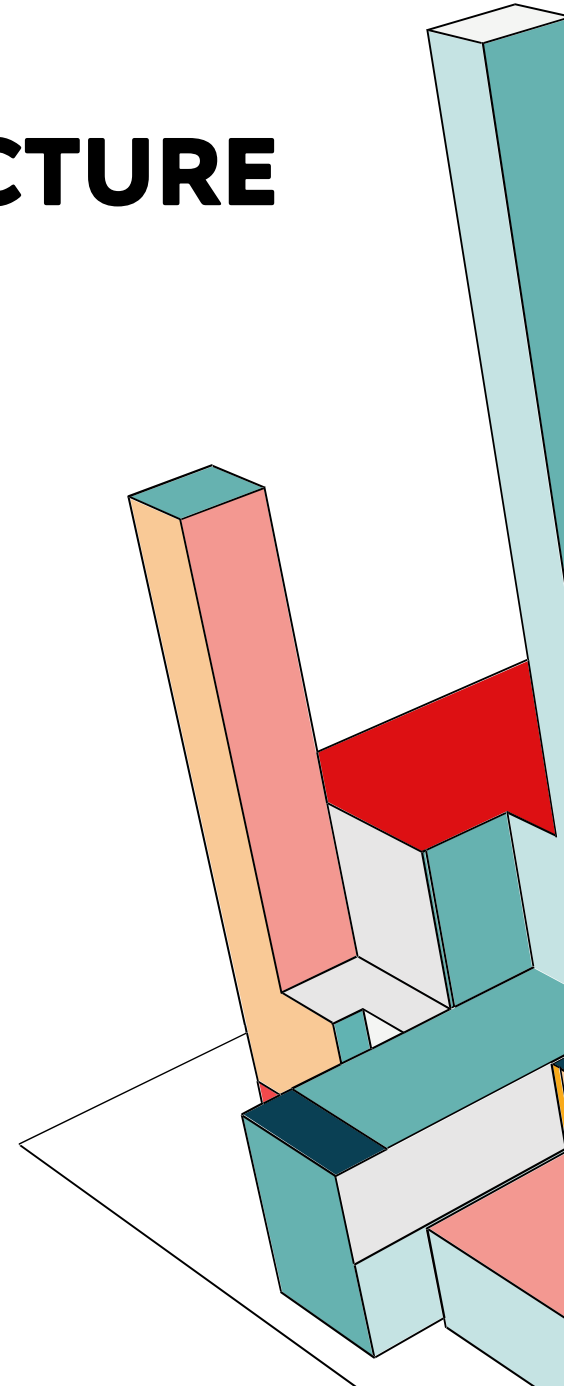
# PROPOSED PROJECTS: AFFORDABLE HOUSING

- Capacity Building: \$100,000
  - Funds to be used to kick start Community Land Trust activity
  - Continue working with Housing Collaborative Partners to determine budgetary needs for CLT
- Acquisition: \$1.2 million
  - Acquire existing units for rental throughout County to be placed in the Community Land Trust - properties remain affordable in perpetuity
  - Funds may also be made available to non-profit developers
  - Alternative approach: apply for \$5.5 million in Section 108



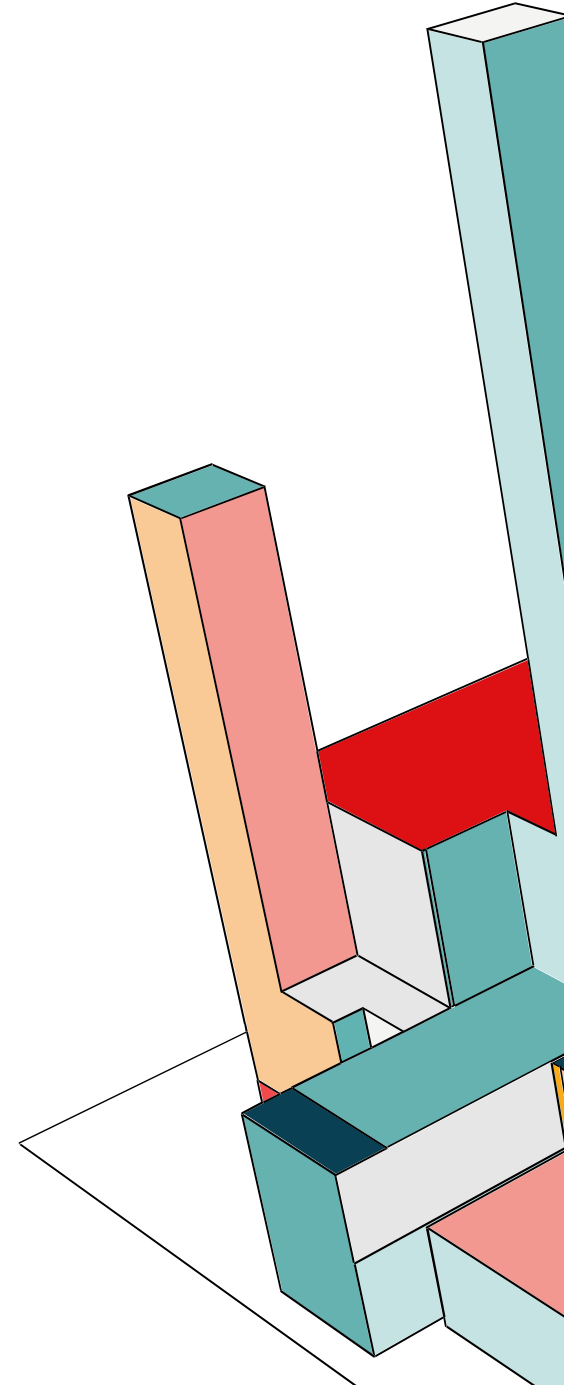
# PROPOSED PROJECTS: BAKERS CORNER & CITY INFRASTRUCTURE

- Baker's Corner Soft Costs and Infrastructure: \$552,110
  - Eligible CDBG costs include acquisition, needed infrastructure
  - Partner with non-profit developers & seek additional funding for construction
- City Infrastructure: \$2,260,547
  - Participating cities include Noblesville, Westfield, Fishers, and Carmel
  - Application process will focus on how infrastructure will support affordable housing in each community
  - Projects must serve CDBG eligible area or CDBG eligible clientele



# PROPOSED PROJECTS: HOMEOWNER REPAIR PROGRAM

- Minor Repair Program: \$200,000
  - Provide small grants to seniors and disabled for rehab needed to age in place
  - Partner with senior service providers that provide in-home care
  - Will help maintain housing stock and address deferred maintenance for households on fixed incomes
    - Primary purpose is to serve immediate needs to help age in place, maintain quality of life
    - Secondary purpose is to determine needs and interest in minor rehabilitation program





# PROPOSED FIVE-YEAR CDBG BUDGET

	<b>PY2024</b>	<b>PY2025</b>	<b>PY2026</b>	<b>PY2027</b>	<b>PY2028</b>	<b>5 Year</b>	
<b>Program</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Total</b>	<b>%</b>
<b>Affordable Housing</b>							
<i>Capacity Building</i>	100,000					100,000	2%
<i>Acquisition</i>	782,165	330,055	65,406	97,571	55,135	1,330,332	24%
<i>Bakers Corner</i>		552,110				552,110	10%
<i>Minor/Senior Rehab</i>			100,000	100,000		200,000	4%
<b>City Infrastructure</b>			716,759	684,594	827,030	2,260,547	41%
<b>Planning &amp; Admin</b>	220,541	220,541	220,541	220,541	220,541	1,102,706	20%
	1,102,706	1,102,706	1,102,706	1,102,706	1,102,706	5,513,530	100%

# NEXT STEPS

- August 15: Submit Plan to HUD (August 15)
- Implementation of New Plan (October 1)



# THANK YOU

*Noblesville Housing Authority*

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