



Residential Housing Infrastructure Assistance Program Guidelines

Section 1: Purpose of Program

Established by IC 5-1.2-15.5 (ACT) the following guidelines shall be used to implement the Indiana Residential Housing Infrastructure Assistance Program to be known as the Residential Infrastructure Fund (Fund).

The purpose of the Fund is to provide financial assistance to eligible participants to finance infrastructure projects that support residential housing development in communities that demonstrate need for additional housing inventory based on local job growth. The Fund will be administered by the Indiana Finance Authority (Authority). The uses of the Fund are required to be in compliance with the ACT and are outlined in Section 3 of these guidelines.

Section 2: Definitions

The following definitions apply throughout this document:

Authority means the Indiana Finance Authority, created under IC 5-1.2-3, which administers the program.

Eligible project means a project for housing infrastructure that complies with the ACT and these guidelines.

Residential Housing means single family or multifamily housing for rent or sale. The term includes condominiums and townhouses located in an economic development target area under IC 6-1.1-12.1-7.

Public infrastructure means any of the following infrastructure that is or will be owned, maintained, or provided by a political subdivision:

- (a) A water distribution system;
- (b) A water treatment plant;
- (c) A wastewater treatment plant;
- (d) A sanitary sewer system;
- (e) A storm sewer system;
- (f) A lift station;
- (g) A street, road, or bridge;
- (h) A curb, gutter, or sidewalk;
- (i) A traffic signal;
- (j) A street light;
- (k) An electric or gas distribution line;

The fund cannot be used for any of the following:

- (1) Repayment of any debt incurred for a project other than an eligible project;
- (2) Routine maintenance and repair projects
- (3) Upgrading utility poles
- (4) Fees for studies, reports, designs, or analyses prepared by consultants or engineers for an eligible project. The only fees the Fund may be used for is to cover the cost of issuance.

Political Subdivision means county, township, city, town, school corporation, library district, fire protection district, public transportation corporation, local hospital authority or corporation, local airport authority district, special service district, or special taxing district as defined in IC 36-1-2-13.

Section 3: Uses of the Indiana Residential Infrastructure Fund

The Program may finance public infrastructure for the support of residential housing but only for the portion of land used for infrastructure including any soil excavation and/or compaction.

All funds will be distributed to a political subdivision in the form of a low interest loan for an Eligible Project. Upon completion, the property can only be transferred to another party with the approval of IFA.

Section 4: Application Requirements

To be considered for financial assistance, political subdivisions must submit an application for funding.

Seventy percent (70%) of the funds appropriated for the Fund must be used for housing infrastructure in political subdivisions with a population of less than fifty thousand (50,000) and the remaining thirty percent (30%) of the fund must be used for housing infrastructure in political subdivisions not eligible for the 70% allocation.

For a project to be ranked and scored, the political subdivision must have adopted and implemented a majority of the following policies for residential housing:

- 1) Completed a market study within the last five (5) years demonstrating the need for the proposed housing infrastructure project; or had a housing study performed by a region's local economic development organization; or demonstrated the need for additional housing inventory as indicated by the Indiana Housing and Community Development Authority housing dashboard ([Indiana Housing Dashboard](#)).
- 2) Voluntarily revised unified development ordinances, zoning regulations, or other land development rules to allow for:
 - (a) higher density development of duplexes, triplexes, and fourplexes in areas designated for single family homes;
 - (b) construction of other housing types including accessory dwelling units and manufactured and modular housing;
 - (c) adaptive reuse of commercial buildings for residential use such as allowing multifamily development in retail, office, and light manufacturing zones;
 - (d) increasing the allowable floor area ratio in multifamily housing areas; or
 - (e) waiver or elimination of regulations such as requirements for:

- (i) garage size and placement;
- (ii) steeper roof pitch;
- (iii) greater setbacks;
- (iv) off-street parking;
- (v) minimum lot size and square footage;
- (vi) design standards that restrict or prohibit the use of code compliant products; or
- (vii) property height limitations.

(If no development ordinances exist, certified provisions in item (2) a-e are allowed).

- 3) Have streamlined or shortened the permitting processes and timelines, including through one stop and parallel process permitting.
- 4) Do not have impact user fees
- 5) Provide details in the application that represent the need for the funding, the type of housing that will be developed and infrastructure that will support the housing.
- 6) Secured private, local, state, or federal funds to contribute to the eligible projects.
- 7) A certification that as of the date of the loan, no litigation is pending challenging the validity of or entry into the loan or any security of the loan.
- 8) Secured a letter of support from an employer and elected body stipulating that the public infrastructure will support residential housing that is in reasonable proximity to employment;
- 9) Will assist homeowners to age in place through restoration or renovation of existing homes.
- 10) Have established density bonuses.
- 11) Use property tax abatements to ensure higher density and mixed income communities.
- 12) Have donated vacant land for affordable housing development.
- 13) Preliminary engineering plans approved and stamped by a professional engineer, including a certification that the total project cost is reasonable based on current market conditions.
- 14) Submit general project information on an application form provided by the Authority that is signed by the political subdivision's authorized representative.
- 15) Certification and guarantee of signatures.

Section 5: Funding Limitations

Applicants should consider using the following as a guideline for the proposed application:

- (1) The calculated funding request should be based on the housing units that will be served by the proposed infrastructure, as follows:
 - \$15,000 per multifamily rental housing unit
 - \$25,000 per single family unit

Applicants are limited to two (2) active projects at any given time.

Section 6: Program Prioritization System

The Authority will establish a project prioritization system for the purposes of awarding funding from the Program. The priority system may include but is not limited to the following:

- (1) The applicant's readiness to proceed with construction within the State fiscal year following application submission. (i.e. site control, properly zoned, other financing secured).
- (2) The need for the proposed housing infrastructure project demonstrated by a housing study.
- (3) Feasibility of all applications will be reviewed taking into consideration total project cost, sufficient resources to cover all project costs and repayment of debt.
- (4) The impact of the housing infrastructure project to drive economic benefit for surrounding employers.

Section 8: Criteria for interest rates

The Authority will establish an interest rate criteria for proposed projects using the SRF matrix for traditional utility infrastructure projects. [IFA: State Revolving Fund: Summary of Current Interest Rate Policy](#). All other projects will be eligible for the interest rate equal to the highest SRF interest rate on the date of loan closing.

Section 9: Financial Due Diligence

The Authority will undertake the following:

- (1) A valid, binding, and enforceable financial assistance agreement for each political subdivision receiving a loan from the fund.
- (2) An evaluation as to the financial ability of each political subdivision to pay the loan and other obligations evidencing the loan and comply with the financial assistance agreement.
- (3) Review each proposed eligible project and financial assistance agreement to determine if the project meets the credit, economic, or fiscal criteria established by the guidelines.

Section 10: Bidding and Procurement

Bidding and procurement must be done pursuant to applicable state law. Political subdivisions conducting procurement for any activity must proceed pursuant to IC 36-1-12.

Section 11: Pre-Construction

A political subdivision must provide copies of the following to the Authority: executed contracts, notices to contractors to proceed, bid bonds, performance and payment bonds, and construction schedules.

Section 12: Construction

Change Orders:

A political subdivision must submit copies of all change order(s) issued for the funded project to the Authority for review and approval.

Inspections:

The Authority may conduct construction inspections to determine compliance with the approved construction permit, the Financial Assistance Agreement and other applicable requirements.

Section 13: Disbursement of Funds

Funds will be disbursed as follows:

- (1) A political subdivision will submit a signed disbursement request form as authorized by the Authority with supporting documentation.
- (2) The Authority will review disbursement request forms for eligibility and approve all requests for disbursement.
- (3) All files and records pertaining to the Funded Project must be maintained by the political subdivision and made accessible to the Authority upon request. These files and records must be retained by the political subdivision for at least six years after initiation of operation as determined by the Authority. However, if any litigation, claim, negotiation, audit, or other action involving the records has been started before the expiration of the six-year period, the records will be retained until completion of the action and resolution of all issues that arise from it or until the end of the regular six- year period, whichever is later.

Section 14: Term of Financing:

Residential Infrastructure Funds must be expended and disbursed within three years of the date of the written agreement between IFA and the political subdivision. Any funding not disbursed by the due date may be rescinded by IFA.

Section 15: Repayment:

Principal and interest on the RIF Loan will be payable semi-annually on February 1 and August 1, unless legally restricted to alternative payment dates. Applicants should assume interest will be due on the first payment date after closing, unless otherwise directed by IFA.

Section 16: Reporting:

In order to track and document the benefits of the program, the political subdivision must:

- 1) Provide the number of units developed and by type.
- 2) Provide the percentage of funding that was leveraged using Residential Infrastructure Funding.
- 3) Provide the sale or rent price of each unit developed.

An audit by the authority will be conducted post project completion to verify the cost savings as a result of program funding.

Section 17: Reservation of Rights

Reservation of Rights The following rights are reserved:

- 1) The program guidelines do not prohibit a political subdivision from requiring more assurances, guarantees, indemnity, or other contractual requirements from any party performing work on any proposed or funded project.
- 2) The program guidelines do not affect the Authority's right under existing statutes, rules or regulations to take remedial action, including, but not limited to, administrative enforcement action and actions for breach of contract against a political subdivision that fails to carry out its obligations under these guidelines.
- 3) Review or approval by or for the Authority does not relieve a political subdivision of its responsibility to properly plan, design, build, and effectively operate and maintain the facility as required by applicable federal and state statutes, rules, regulations, permits, and best management practices. The Authority is not responsible for increased costs resulting from defects in the plans, design drawings, specifications, inspections, construction, or other sub-agreement documents related to any proposed or funded project.