

Housing Accelerator Program

Wayne County, Indiana

PROGRAM OVERVIEW

The Housing Accelerator Program (HAP) was created in partnership with Wayne County and the EDC of Wayne County (EDC) for the purpose of making grants available to support housing infrastructure projects in existing unfinished platted subdivisions. Preference will be given to residential housing development in communities that demonstrate need for additional housing inventory. The program will be administered by the EDC. The selection committee will score, and award proposals based on a scoring rubric. The categories for scoring will be broken down into 4 categories:

- Proposal details and thoroughness of the plan and timeline of completion
- Housing type is in alignment with Wayne County Housing Study
- Scale/quantity of developed units/impact on the environment
- Quality of build, impact on the community, and consideration of age-friendly housing
- **Eligible Infrastructure Examples** Public housing infrastructure projects comprise of public streets, sidewalks, roads, curb, gutter, electric, gas, stormwater system, sanitary sewer water system, water distribution system, lift station, and broadband.
- **Ineligible Infrastructure Examples** The program cannot be used for property acquisition, repayment of any debt incurred for a project; septic systems, wells, routine maintenance and repair projects, upgrading utility poles, or fees for studies, reports, designs, or analyses prepared by consultants or engineers.
- **Eligibility Criteria**
 - Applicants must have demonstrated experience of five years or longer in the development of housing units. It is preferred that applicants also have the capacity to build a minimum of ten (10) housing units. For-profit, cooperatives, public entities, and non-profit organizations are eligible to apply. Applicants must be in good standing with local, state, and federal units of government and demonstrate a good financial history as well as current and future financial capacity.
 - Eligible projects must be within communities that participate in county-wide economic development through the Consolidated EDIT Fund.
- **Max Award** \$250,000 per project and not to exceed 10% of the market value of total project. Competitive applications will be considered between 1% and 7% of the total project's appraised value.

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- **Application Information**
 - Applicants can submit applications via hard copy or email. It is recommended to create a PDF of the signed application and a separate PDF for each supporting document that will be submitted with the application.
 - Name each PDF to correspond with the checklist. For example, the Market Study should be labeled Market Study.
 - It is important to ensure all application documents are uploaded and submitted with the application. Applicants must submit complete applications on the HAP Application Form.
 - It is encouraged that applicants upload all files in one submission. If updates or corrections to any items previously submitted are necessary, the application will need to be resubmitted.
 - Developers submitting multiple applications for multiple projects will need to complete separate application submissions for each project.
 - HAP may reject applications that are incomplete or contain incomplete or inaccurate information.
- **Application Fee** There is also no application fee for the program.
- **Application Deadline is March 17, 2025.** Applications will be reviewed by **March 31, 2025**, and awards will be made beginning **April 2025**.
- **Award Requirements**
 - Awardees will be required to have a minimum of two bids for every expense, along with a written narrative for selection considerations.
 - HAP projects will require before and after pictures of all infrastructure to submit in reports upon completion of work (infrastructure), including contractor and local government documentation evidence of infrastructure completion is required.
 - Developers/builders are required to submit a timeline for the completion of any projects and adhere to, within reason, any agreed-upon timeline for development.
 - Periodic updates and communication will be an essential part of any award. Developers who fall behind in their construction timelines may see all or partially awarded funds reallocated to other applicants or awardees.
 - If the final project does not meet the approved criteria specified in the proposal, awardees may see a penalty resulting in reduction of their award.
 - All records will be required for submission prior to reimbursement.
 - Ribbon cutting is required for the first housing unit.
 - The EDC of Wayne County will retain all records for five (5) years.
- **Payment Structure** Awardees will be issued payment in one lump sum or an approved draw schedule after the project's completion or agreed-upon milestones.
- **Feedback and Reapplication** If an application is not successful, feedback will be provided. Applicants are allowed to reapply if there are subsequent RFP rounds and improvements are made to their application proposal