

NEAR EASTSIDE QUALITY OF LIFE PLAN

HOUSING

Lead Agency: Near East Area Renewal

Our Vision: The near Eastside is a place that promotes fair, equitable, and affordable housing for all, without regard to income, race, ethnicity, housing status, or class and that improves the community as a whole while not forcing others out.

Priority #1: Develop quality affordable and market-rate homeownership opportunities	
Action 1.1:	Market Rate Homeownership Development
Performance Measures:	Near Eastside Home sales via MIBOR
Implementation Partner:	Coordination with private developers – NEAR and ECDC
Supporting Partner/s:	
Action 1.2:	Develop homes for buyers at or below 120% AMI and, when possible, include in the community land trust, particularly in areas that have already experienced or are in the process of experiencing rapid appreciation
Performance Measures:	Near Eastside home sales via MIBOR Community Land Trust Data
Implementation Partner:	NEAR, ECDC
Supporting Partner/s:	Community Land Trust
Action 1.3:	Utilize the Edge Fund offered by Renew Indianapolis (or develop a similar fund) to leverage the buying power of low-moderate income buyers
Performance Measures:	Near Eastside home sales via MIBOR Community Land Trust Data
Implementation Partner:	NEAR, ECDC
Supporting Partner/s:	Renew Indianapolis, Inc.

Action 1.4:	Coordinate affordable housing development with Habitat for Humanity and Fuller Center when possible.
Performance Measures:	Data available via Habitat for Humanity
	Data available via Fuller Center
Implementation Partner:	NEAR, ECDC
Supporting Partner/s:	Habitat for Humanity, Fuller Center

Action 1.5:	Make intentional efforts to market available housing and urban living to historically marginalized communities
Performance Measures:	Number of near Eastside houses sold to historically marginalized households (data via MIBOR)
Implementation Partner:	NEAR, ECDC, JBNC
Supporting Partner/s:	

Action 1.6:	Encourage dense homeownership developments, including condominiums or developments similar to Beville Greens
Performance Measures:	Number of sub-900 housing units sold on the Near Eastside (data via MIBOR)
Implementation Partner:	ECDC
Supporting Partner/s:	INHP, JBNC, MIBOR

Action 1.7:	Explore developing a lease-purchase project that will convert the renters of the units (either attached or detached units) into homeowners at the end of the affordability period
Performance Measures:	First-time homebuyers on the Near Eastside via MIBOR data (also survey project participants)
Implementation Partner:	ECDC
Supporting Partner/s:	NEAR, JBNC, INHP

Action 1.8:	Develop permanent affordable housing, creativity incubator and/or live/work spaces for diverse groups of artists to gather, create and collaborate
Performance Measures:	Community Land Trust Data (when in place)
	Reports by other programs
Implementation Partner:	NEAR
Supporting Partner/s:	ECDC, JBNC

Priority #2: Develop quality affordable and market-rate rental opportunities to offset the number of single and two family homes being converted to homeownership

Action 2.1:	Development of transitional housing opportunities
Performance Measures:	Participating development organizations reporting
Implementation Partner:	ECDC
Supporting Partner/s:	Partners in Housing, NEAR

Action 2.2:	Encourage the development of carriage houses within the community to increase density
Performance Measures:	Participating development organizations reporting
Implementation Partner:	ECDC
Supporting Partner/s:	NEAR

Action 2.3:	Encourage the use of public/philanthropic subsidy to develop carriage houses for low-moderate income households in areas of rapid appreciation in order to assist these homeowners to stay in the neighborhood
Performance Measures:	Participating development organizations reporting
Implementation Partner:	NEAR
Supporting Partner/s:	ECDC

Action 2.4:	Support the development of high quality mixed-income and market rate apartments
Performance Measures:	Participating development organizations reporting
Implementation Partner:	ECDC, JBNC, NEAR, INHP
Supporting Partner/s:	NESCO, Neighborhood Associations

Action 2.5:	Develop permanent affordable housing, creativity incubator and/or live/work spaces for diverse groups of artists to gather, create and collaborate (rent/lease)
Performance Measures:	Participating development organizations reporting
Implementation Partner:	ECDC, JBNC
Supporting Partner/s:	Neighborhood Associations

Action 2.6:	Support the development of housing that is for individuals with intellectual and developmentally disabilities (such as the Moving Forward 2020 development).
Performance Measures:	Participating development organizations reporting
Implementation Partner:	ECDC
Supporting Partner/s:	NEAR, Noble Centers, Artmix

Action 2.7:	Support the development of housing to serve individuals exiting homelessness, such as the Horizon House Permanent Supportive Housing Proposal and the integrated permanent supportive proposals being proposed by Englewood CDC (St. Lucas Lofts and PEP Housing)
Performance Measures:	Participating development organizations reporting
Implementation Partner:	Partners in Housing, ECDC, Horizon House

Supporting Partner/s:	Living World Baptist Church, Gratus Development
-----------------------	---

Action 2.8:	Support the development of integrated permanent supportive housing projects, such as being proposed by Englewood CDC and Living Word Baptist Church
Performance Measures:	Participating development organizations reporting
Implementation Partner:	ECDC
Supporting Partner/s:	

Action 2.9:	Support the development of housing for families and individuals, that focuses on income mobility and inclusion, such as the Rivoli City development, placing a high value on transit-oriented design, school stability for children, and continuing to keep the near eastside and economically diverse community.
Performance Measures:	Participating development organizations reporting
Implementation Partner:	ECDC
Supporting Partner/s:	NEAR, Noble Centers, Artmix

Priority #3: Address blighted and vacant properties in the near eastside	
Action 3.1:	Advocate for higher taxing rate for vacant land or properties to discourage land speculation that kicks in two years after purchase.
Performance Measures:	Participating development organizations reporting
Implementation Partner:	NEAR, ECDC
Supporting Partner/s:	

Priority #4: Develop mechanisms that allow for long-term affordability and maintain affordability for existing homeowners	
Action 4.1:	Advocate for freezing of taxes for long-term homeowners
Performance Measures:	Legislation passed on anti-gentrification bill

Implementation Partner:	NEAR
Supporting Partner/s:	ECDC, NESCO

Action 4.2:	Develop a Real Estate Investment Trust (REIT) where our community is able to invest in and control the development of properties in their community. (NICO trust in Chicago as a model)
Performance Measures:	Formation of the REIT
Implementation Partner:	ECDC
Supporting Partner/s:	NEAR

Action 4.3:	Develop an independent community land trust that will maintain permanent affordability, with local control and representation on the CLT.
Performance Measures:	Independent Community Land Trust is formed and operating
Implementation Partner:	NEAR
Supporting Partner/s:	ECDC, JBNC

Priority #5: Develop a robust home repair program that is able to coordinate multiple sources of funding and volunteer work groups

Action 5.1:	Identify a central organization to coordinate the promotion of the multiple sources of homeowner repair funds and applications
Performance Measures:	Number of reported homeowner repairs performed by participating organizations
Implementation Partner:	ECDC, NEAR
Supporting Partner/s:	INHP, Shepherd Community Center, 46201 Project

Action 5.2:	Identify a central organization to coordinate the promotion and applications for various volunteer home repair programs.
Performance Measures:	Number of reported homeowner repairs performed by participating organizations

Implementation Partner:	ECDC, NEAR
Supporting Partner/s:	Shepherd Community Center, 46201 Project

Action 5.3:	Develop a replacement reserve fund that people pay into either as part of or separate from a CLT
Performance Measures:	Number of homeowner repairs paid via an established reserve and replacement fund
Implementation Partner:	NEAR
Supporting Partner/s:	ECDC

Action 5.4:	Develop a pilot program that provides repairs for homes occupied by renters
Performance Measures:	
Implementation Partner:	
Supporting Partner/s:	