



Indiana Housing & Community Development Authority

To: IHCD A Partners
From: IHCD A Asset Preservation Department
Date: January 28, 2016
Re: Blight Elimination Program ("BEP")- Property Qualifications

Notice: BEP-16-50

Effective January 15, 2016, The United States Department of the Treasury has issued the following guidance for the Blight Elimination Program:

"For any requests submitted on or after January 15, 2016, the property must not be legally occupied at the time of any review or approval by the HFA or eligible entity (as applicable) for blight elimination activity."

Legally occupied structures may not be submitted to IHCD A via waiver. Legally occupied structures may not be submitted to IHCD A on application, should any additional application rounds be opened at any future date and time.

Indiana Housing and Community Development Authority modified the Site Evaluation Matrix to conform to this guidance. The modified Site Evaluation Matrix must be used for all properties submitted to IHCD A on or after January 15, 2016.



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EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

State of Indiana
Lieutenant Governor
Sue Ellspermann



SITE EVALUATION MATRIX

January 27, 2016

Municipality: _____

Individual Completing SEM: _____

Property Address: _____

BLOCK ONE					
CATEGORY	Twenty Points	Fifteen Points	Ten Points	Five Points	Zero Points
Habitability of Property	The property is not habitable. Property has severe structural damage, which may include a severely damaged roof, exterior walls or foundation. The property also lacks utilities and the equipment necessary to restore the utilities.	The property could be made habitable with major repairs and restoration of utilities. Utility lines, meters and/or pipes may need installed and/ or replaced before utilities may be restored.	Property could be made habitable with the minor repairs and the restoration of utilities. Necessary equipment to restore utilities is believed to be in place.	Property could be made habitable with restoration of utilities. Necessary equipment to restore utilities is in place.	Property is believed to be habitable at the time of this application.
Structural Damage	The property has been condemned due to extensive fire, water and/ or structural damage including a severely damaged roof, exterior walls, and/ or foundation. It is not possible to board the structure and/ or restrict access.	The property has been condemned at least in part due to structural issues such as a severely damaged roof, exterior wall and/ or foundation. It is possible to board and/ or secure the property.	An ordinance, code violation and/ or fine has been levied against the structure due to necessary foundation and/ or roof repairs	An ordinance, code violation and/ or fine has been levied against the structure due to necessary door or window, repairs or costs associated with boarding the structure	No ordinance, code violation and/ or fine associated with structural damage and/ or boarding has been levied against the structure in the last twelve months.
Location of Property	The property is within one mile of a Brownfield Site and/ or is within three blocks of a public facility (school, public park, library or community center).	The property is located within six blocks of a public facility (school, public park, library or community center).	The property is located within one mile of a public facility (school, public park, or community center).	The property is in excess of one mile but less than two miles from a Brownfield Site, public facility (school, public park, or community center)	The property is in excess of two miles from a Brownfield Site, public facility (school, public park, or community center)
End Use	An end use of the vacant lot has been determined. The end use is _____. The end use is supported an approved and active community revitalization, economic development or neighborhood plan. Organizations have agreed to facilitate the end use.	An end use of the vacant lot has been determined. The end use is _____. The end use is supported by a preapproved but unfunded community revitalization, economic development or neighborhood plan. Organizations willing to facilitate the end use have been identified.	An end use of the vacant lot has been determined. The end use is _____. Organizations willing to facilitate the end use have been identified.	An end use of the vacant lot has been determined. The end use is _____. Organizations are being sought to facilitate the end use.	The end use of the vacant lot has not been determined.

Community Partners	An NFP, CDC, community partner or other entity has been identified for this project. The partner will be contributing funds and/ or services toward the demolition of the structure. Add two points for every identified partner.	An NFP, CDC, community partner or other entity has been identified for this project. The partner will be contributing funds and/ or services toward the intended end use of the lot. Add two points for every identified partner.			
BLOCK THREE SCORE _____					

I, _____, evaluated this property for purposes of the Blight Elimination Program on the _____ day of _____, 2016. It was determined that this property was not legally occupied on the date of evaluation.

Printed Name

Title

Signature

Total Score: _____ of 104

Add Block Three points. TOTAL SCORE _____

Minimum Score to qualify for demolition is 82 points.

Properties listed on local, state and/ or national historic registries are not eligible for demolition under the terms of this program.

Scoring Amendments:

1. Subtract five (5) points if the property is located in a neighborhood or historic district listed on a local, state or national register of historic places.
2. Subtract five (5) points if a community, civic and/or not-for-profit organization has expressed an interest in PRESERVING and/or REHABILITATING the structure. If points were subtracted, please state the name of the organization.
3. Subtract ten (10) points if a community, civic and/or not-for-profit organization has offered funds and/ or offered to match funds to PRESERVE and/ or REHABILITATE the structure. If points were subtracted, please state the name of the organization.
4. Subtract five (5) points if code and/ or ordinance violations assessed during the past twelve months have been remediated.
5. Subtract five (5) points if fines stemming from code and/ or ordinance violations assessed during the past twelve months have been paid.

TOTAL AMENDED SCORE: