



Attachment H. Neighborhood Impact Program (NIP) Guidelines

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1: Program Description

The Neighborhood Impact Program (NIP) is part of the Homeownership Initiatives. NIP provides rehabilitation assistance to homeowners with household incomes at or below 80% of the area median income.

The maximum subsidy that can be requested per household is **\$15,000**.

The minimum subsidy that can be requested per household is \$1,000.

NIP may be amended at any time with input from the Affordable Housing Advisory Council of the Bank and approval by the Board. Funding announcements may be revoked by the Board without notice. The Bank also reserves the right to reallocate funds among programs to meet program demand and to ensure utilization of all funds.

2: Member Participation

Institutions that are current Members of and eligible to borrow from the Bank may participate in NIP. The Bank does not accept applications from institutions with pending applications for membership in the Bank.

Registration:

All Members must have on file a fully executed Homeownership Initiatives Master Agreement and annually submit a Registration and Certification Form. Members will be responsible for all terms and conditions contained in the Homeownership Initiatives Master Agreement and Registration and Certification Form, including, but not limited to, the requirements outlined in this document.

Submitting Disbursement Requests:

Upon approval of the Homeownership Initiatives Master Agreement, Registration and Certification Form, Members will be provided user access procedures for use of the Bank's online system.

3: Funding – Use, Limits and Availability

NIP funds may only be used to pay for eligible rehabilitation/repair costs as noted in section 6 of this guide.

NIP funds cannot be used to pay for fees charged by Members or sponsors for providing the subsidy to a homeowner.

- The rate of interest, points, fees, and any other charges for all loans that are made for the project in conjunction with the subsidy shall not exceed a reasonable market rate of interest, points, fees, and other charges for loans of similar maturity, terms, and risk.

Each participating Member will be limited to **\$800,000** in annual NIP funds unless such limit is waived by the Board.

4: Member Requirements

- Members must provide funds only to homeowners who meet the income guidelines as described in *Attachment D* of the current Affordable Housing Program Implementation Plan (Plan).
- The Member is responsible for compliance with all applicable laws, regulations, and this Plan.
- Members must ensure that proposed costs are reasonable based on the local market.
- Members must comply with the Bank's requirements to provide copies of rehabilitation closing statements and other documentation as described in this document.
- Members must maintain project files with all applicable information for all grant recipients.
- The Member must pass the entire amount of the subsidy to the household. Any unused funds must be returned to FHLBank Indianapolis.

5: Recipient Requirements

Recipients of NIP funds must meet the following requirements:

- Recipients must have household income that is equal to or less than 80% of the area median income (AMI) adjusted for family size as published annually by HUD. (<https://www.huduser.gov/portal/datasets/il.html>).
- Recipients' existing mortgage obligation and property taxes for the subject property must be current and paid as agreed.
- Recipients must sign an acknowledgement identifying the contractor(s) which is being used for the repairs.
- Recipients cannot receive, for the same property in a five-year period, more than one Bank grant of any kind, or more than one grant from any Federal Home Loan Bank, unless prior grants have been repaid or retention period has expired.
- Applicants may not be students with part-time or no income while in school who ordinarily would have a reasonable prospect for a substantial increase in income exceeding the AHP income eligibility limit upon entering the workforce fulltime. In determining an applicant's eligibility, the Bank will consider factors including, but not limited to, the applicant's current student status, number of hours currently enrolled, anticipated date of graduation, and field of study. Supporting documentation will be required.

6: Rehabilitation/Repair Information

Funds may only be used to address repairs/rehabilitation needs from the list below. . Rehabilitation and repair of systems and materials must be of similar quality, like, and style. The Bank may exercise discretion in determining if repairs are eligible for funding.

Rehabilitation/repair work completed prior to enrollment may not be paid for with NIP funds.

The following repair/replacement of existing elements are eligible for funding under NIP:

Eligible Deferred Maintenance Repairs	
HVAC systems and ductwork	Siding
Well or septic systems	Roof and/or chimney
Water Heater	Gutters and downspouts
Windows	Exterior doors (including overhead garage)
Soffit and Fascia	Insulation or weatherization
Electrical	Ceiling and drywall repair (due to roof failure)
Structural repairs – foundations and floor joists	Plumbing
Sump-pump systems	Basement/Crawlspace Waterproofing
THE FOLLOWING ACCESSIBILITY & SAFETY REPAIRS ARE ALSO AVAILABLE UNDER NIP	
Entry Ramps	Entry Steps/Stairs
Mold and/or mildew remediation	Levered door handles
Interior/Exterior handrails	Widened doorways
Internal Chair or Wheelchair lifts	
Relocation of washer/dryer from basement to main level of the home	
Eligible Bathroom Accessibility Modifications/Repairs	
Installation of walk-in shower	ADA height toilets and fixtures
Grab bars	
The following repairs must be supported by an assessment by a certified professional demonstrating need to support access.	
Universal Design Flooring	Kitchen Accessibility Modifications
Conversion of lower level ½ bath to full bath (eliminate the need to go upstairs)	
<i>*Up to \$250 may be used to cover the expense of a Certified Professional to do a home accessibility/modification assessment*</i>	

*Only certified professionals such as Certified Aging-in-Place Specialist (CAPS), Certified Environmental Access Consultant (CEAC) or those with similar designations. Certification must be provided with the submission.

If work is being performed by a related party to the homeowner, the Member must ensure that all repairs included in the original bid are being completed and funds are being used for said repairs.

7: Eligible Property Types

The following property types are eligible to receive NIP funding:

- Owner-occupied 1-4 family properties,
- Townhouses,
- Condominiums,
- Cooperatives, and
- Manufactured housing deeded as Real Estate

Lease/purchase arrangements and land contracts are not eligible ownership structures.

All properties must be titled as real estate and be permanently affixed to a permanent foundation. Modular/manufactured homeowners should supply tax records or an Affidavit of Affixture, or similar document, to validate the home meets this requirement.

8: Post-Disbursement

It is expected that all home repairs will be completed within **six months** of the Bank's disbursement of funds. The Member is responsible for managing the progress and completion of the repair project.

9: Monitoring, Reporting and Documentation

Annually, the Bank will monitor a random sampling of households disbursed to each Member to ensure compliance with the NIP program requirements.

On-Site Monitoring

- At the discretion of the Bank, participating Members may be selected for monitoring review. During reviews, which are held at the Member's place of business, the Bank reviews the Member's policies and procedures for administering NIP and a sampling of the grant recipient files. The Bank reserves the right to review all files if sampling indicates compliance issues.

10: Income Guidelines (see *Attachment D*)

All Members must use the income guidelines as outlined in *Attachment D* of the current Plan. Households must have incomes at or below 80% of the HUD median income limits, based on the household size, for the area at the time the household is accepted for enrollment by the Member.