

2024 Participating Members Contact List for NIP

The following FHLBI Member Institutions are publicizing their participation in the Neighborhood Impact Program (NIP)

*Note that members listed here may operate in select areas of Indiana and/or Michigan

Please contact them directly to learn more about their products and how to qualify. You may need to contact more than one member.

FHLBI Members are under no obligation to accept or submit applications and operate FHLBI grant programs at their discretion.

Please thoroughly review the Applicant FAQ's attached to this Participating Members List

As of 3.27.24

Member	City*	State*	Contact Name	Phone Number	Email
State Bank	Brownsburg	IN	Michelle Grady	317-858-6198	mgrady@statebank1910.bank
State Bank	Brownsburg	IN	Gretchen Patterson	317-858-6112	gpatterson@statebank1910.bank
First Farmers Bank & Trust Company	Converse	IN	Joe Lenon	765-395-3316	joe.lenon@ffbt.com
United Fidelity Bank, fsb.	Evansville	IN	Renee Drew	812-429-0550 x 3352	rdrew@unitedfidelity.com
First Federal Savings Bank	Evansville	IN	Anjel Hillenbrand	812-492-8199	ahillenbrand@fbei.net
STAR Financial Bank	Fort Wayne	IN	Tracy Hanlin	260-479-1618	tracy.hanlin@starfinancial.com
Springs Valley Bank & Trust Co.	Jasper	IN	Susan Richardson	812-634-4880	srichardson@svbt.bank
Springs Valley Bank & Trust Co.	Jasper	IN	Chad Blessinger	812-634-4812	cblessinger@svbt.bank
Community First Bank of Indiana	Kokomo	IN	Todd Lowe	765-456-4357	tlowe@cfindiana.com
Home Bank SB	Martinsville	IN	Bonnie Arnold	765-558-3840	barnold@homebacksb.com
Centier Bank	Merrillville	IN	Yolanda Davis	219-755-6160 x 1797	ydavis@centier.com
Horizon Bank	Michigan City	IN	Alexis Harris	219-814-5985	aharris@horizonbank.com
Peoples Bank	Munster	IN	Brian Gill	219-853-7500	bgill@ibankpeoples.com
Peoples Bank	Munster	IN	Diane Dalton	219-853-7589	ddalton@ibankpeoples.com
American Community Bank of Indiana	Saint John	IN	Michael Pastrick	219-730-7029	michael.pastrick@acbanker.com
American Community Bank of Indiana	Saint John	IN	Erin Hott	219-333-1441	erin@acbanker.com
1st Source Bank	South Bend	IN	Mark Gould	574-236-4562	GouldM@1stsource.com
Community First Bank of Indiana	Westfield	IN	Janelle Campbell	317-399-7496	jcampbell@cfindiana.com
Alpena Community Credit Union	Alpena	MI	Ann Boyk	989-356-4561	aboyk@alpenacreditunion.net
Alpena Community Credit Union	Alpena	MI	Danielle Marek	989-356-4561	daniellem@alpenacreditunion.net
Lake-Osceola State Bank	Baldwin	MI	Kristine Fuller	231-368-6816	kfuller@losb.com
Lake-Osceola State Bank	Baldwin	MI	Billi Spencer	231-745-4601 x 3132	bspencer@losb.com
Independent Bank	Belding	MI	Martin Spencer	616-794-6017	mspencer@ibcp.com
Financial Plus Credit Union	Flint	MI	Rachelle Kippe	810-244-2184	rkippe@myfpcu.com
Financial Plus Credit Union	Flint	MI	Krista Graham	810-244-7370	kgraham@myfpcu.com
First Bank, Upper Michigan	Gladstone	MI	Linda Wicklund	906-428-3535	lwicklund@first-bank.com
First Bank, Upper Michigan	Gladstone	MI	Kathy Huffman	906-428-3535	khuffman@first-bank.com
County National Bank	Hillsdale	MI	Randy Tate	517-439-6121	randall.tate@cnbb.bank
First National Bank & Trust	Iron Mountain	MI	Jean O'Dette	906-776-2971	jodette@fnbimk.com
First National Bank & Trust	Iron Mountain	MI	Lisa Bruen	906-776-2928	lbruen@fnbimk.com
Astera Credit Union	Lansing	MI	Courtney Minor	517-321-5142	courtney.minor@asteracu.com
Isabella Bank	Mt Pleasant	MI	Thomas J Wallace	989-779-3000	twallace@isabellabank.com
Isabella Bank	Mt Pleasant	MI	Deborah Grinzinger	989-779-3014	dgrinzinger@isabellabank.com
PFCU	Portland	MI	John Knickerbocker	844-517-3611	jknickerbocker@pfcu4me.com
PFCU	Portland	MI	Benjamin Weller	844-517-3611	bweller@pfcu4me.com
1st State Bank	Saginaw	MI	Kirsten Parks	989-272-7560	kirstenp@1ststate.bank



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As of 3.27.24

Member	City*	State*	Contact Name	Phone Number	Email
1st State Bank	Saginaw	MI	Amy Courtney	989-272-7548	amyc@1ststate.bank

FREQUENTLY ASKED QUESTIONS FOR HOUSEHOLDS

DEFINITIONS:

See a list of commonly misunderstood terms below. For a complete list of definitions, please view the FHLBI 2024 Implementation Plan at [FHLBI.com/resources/implementation-plan/](https://www.fhlbi.com/resources/implementation-plan/).

- **Area Median Income (AMI):** The midpoint of income in an area as defined and published by HUD. Households must be at or below 80%AMI based on household size to receive FHLBI grant funds.
- **FHLBI:** Also referred to as "FHLBank Indianapolis" or "Bank." The Bank's legal name is the Federal Home Loan Bank of Indianapolis. Information about the Bank is available at <https://www.fhlbi.com/>
- **First-Time Homebuyer:** An individual who has had no ownership in a principal residence during a three-year period ending on the date of the purchase of the property. Applicable to any of the borrowers.
- **Homeownership Opportunities Program (HOP):** An FHLBI program that provides funds to first-time homebuyers for down payment, housing counseling and closing cost assistance.
- **Manufactured Housing:** Manufactured housing is built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label on the exterior of each transportable section. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis.
- **Member:** FHLBI Members are regulated financial institutions having a principal place of business in Indiana or Michigan. Typically, these Members will be commercial banks, savings and loan institutions, credit unions, insurance companies, or community development financial institutions ("CDFIs"). All FHLBI grant funds are distributed through members who participate in the grant programs.
- **Neighborhood Impact Program (NIP):** An FHLBI program that provides funds to homeowners for rehabilitation or accessibility modifications with the goal of improving neighborhoods.

HOW DO I APPLY FOR FUNDS?

You must work with a FHLBI member to apply for any of the FHLBI programs. A list of participating FHLBI members as well as Program Guidelines and other pertinent information is available at [FHLBI.com/HOP](https://www.fhlbi.com/HOP) and [FHLBI.com/NIP](https://www.fhlbi.com/NIP).

HOW MUCH MONEY CAN I GET?

For 2024, grant maximums are \$20,000 for HOP and \$15,000 for NIP.

WHAT DO I HAVE TO DO TO QUALIFY?

Households must meet income requirements and own and occupy the home to be assisted. Please see further program requirements on each program's webpage: [FHLBI.com/HOP](https://www.fhlbi.com/HOP) / [FHLBI.com/NIP](https://www.fhlbi.com/NIP).

IS THIS FEDERAL MONEY?

No, the funds supplied through our grants are not connected to the federal government.

WHAT KIND OF REPAIRS CAN I GET DONE TO MY HOME THROUGH NIP?

In general, NIP funds may be used for deferred maintenance repairs/modifications such as replacement of windows, roofs, HVAC, bathroom modifications, ramps, widening of doors, etc. For a complete list of eligible repairs/modifications, please review the program guidelines available at [FHLBI.com/NIP](https://www.fhlbi.com/NIP).

CAN I CHOOSE MY OWN CONTRACTOR?

Yes. FHLBI requires the household obtain a minimum of 2, independent, third-party comparable bids for each repair/modification from eligible contractors. Bid/contractor selection is at the household's discretion. Please note, members may have additional contractor requirements.

WHAT IF I HAVE AN ISSUE WITH MY CONTRACTOR?

Disputes surrounding the repairs/modification shall be resolved between the household and contractor(s). FHLBI will not mediate or participate in these discussions.

IS A MANUFACTURED HOME ELIGIBLE FOR HOP/NIP?

If the home is titled as real estate and permanently affixed to a permanent foundation, the property is eligible.

An affidavit of affixture or similar documentation that proves affixture, is required.

ARE LAND CONTRACTS ELIGIBLE?

A land contract is not an eligible form of ownership for FHLBI programs. HOP cannot be used to purchase a property that will be utilizing a land contract versus a traditional form of mortgage lending. NIP properties cannot be in a land contract.

DO I HAVE TO PAY THE MONEY BACK?

It depends on which grant you receive:

- NIP: No return of funds is necessary.
- HOP: If a HOP-assisted home is sold or refinanced within the five-year retention period, a portion of the grant funds received may need to be returned. Please contact the member for further information about this process.

HOW OFTEN CAN I RECEIVE GRANT FUNDS?

No household may receive funds more than once every five years. The waiting period is 5 years from the date of closing (HOP) or the date of rehabilitation completion (NIP).

WHAT IF I HAVE A HOP/NIP RETENTION AGREEMENT ON MY HOME AND NEED IT REMOVED?

Please contact the member who initially provided you with the grant. The member is responsible for any recording, subordination and/or release of the Real Estate Retention Agreement (retention agreement).

- The first paragraph of the retention agreement would indicate the name of the member institution.
- The bottom of Page 3 of the retention agreement typically includes a contact person's name.

HOW WILL I KNOW IF MONIES HAVE BEEN DISBURSED FOR MY APPLICATION?

Communicate with the FHLBank Member who submitted the request on your behalf. They will be notified once the request has been approved.

WHY IS THE DISBURSEMENT TAKING SO LONG?

Typical reasons for delay:

- The necessary income documentation was not submitted or was incomplete.
- FHLBI has asked for additional information/documentation and there is a delay receiving a response.