City of Terre Haute, Indiana

Tax Increment Allocation Areas

July 17, 2014

FILED
SEP 03 2014
CITY CLERK

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Central Business District Urban Renewal Area

- Established: November 14, 1985 (expires later of June 30, 2025 or final maturity date of obligations payable from Tax Increment that are issued by July 1, 2015)
  Expanded January 17, 2007 (expires 01/17/37)
- Purpose: Finance public facilities needed to renew the economic vitality and tax base of the City's downtown
- Financings: $1,280,000 Taxable Economic Development Revenue Bonds of 2007
  (Hilton Garden Inn and Candlewood Suites)
  (Payable from Pledged Hotel Tax Increment and loan payments from the Hotel Developer)
  (Outstanding - $985,000)

  $1,100,000 Taxable Economic Development Revenue Bonds of 2011
  (Thompson Thrift - WTHI Radio)
  (Payable from $500,000 of Tax Increment on-hand, Pledged Office Building Tax Increment and loan payments from the Office Building Developer)
  (Outstanding - $600,000)

  $1,395,000 Redevelopment District Tax Increment Revenue Bonds of 2011, Series A
  (Payable from Tax Increment)
  Series 2011 A Bonds: (Outstanding - $1,225,000)

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Central Business District Urban Renewal Area

- 2013 Settlement: Estimated $1,448,210
  Actual $1,451,268

- Illustrative Financings: $6,000,000 Tax Increment Revenue Bonds of 2014
  - to fund a police headquarters building
  (Payable from Tax Increment)

  $2,500,000 Tax Increment Revenue Bonds of 2014
  - to fund a fire station
  (Payable from Tax Increment)

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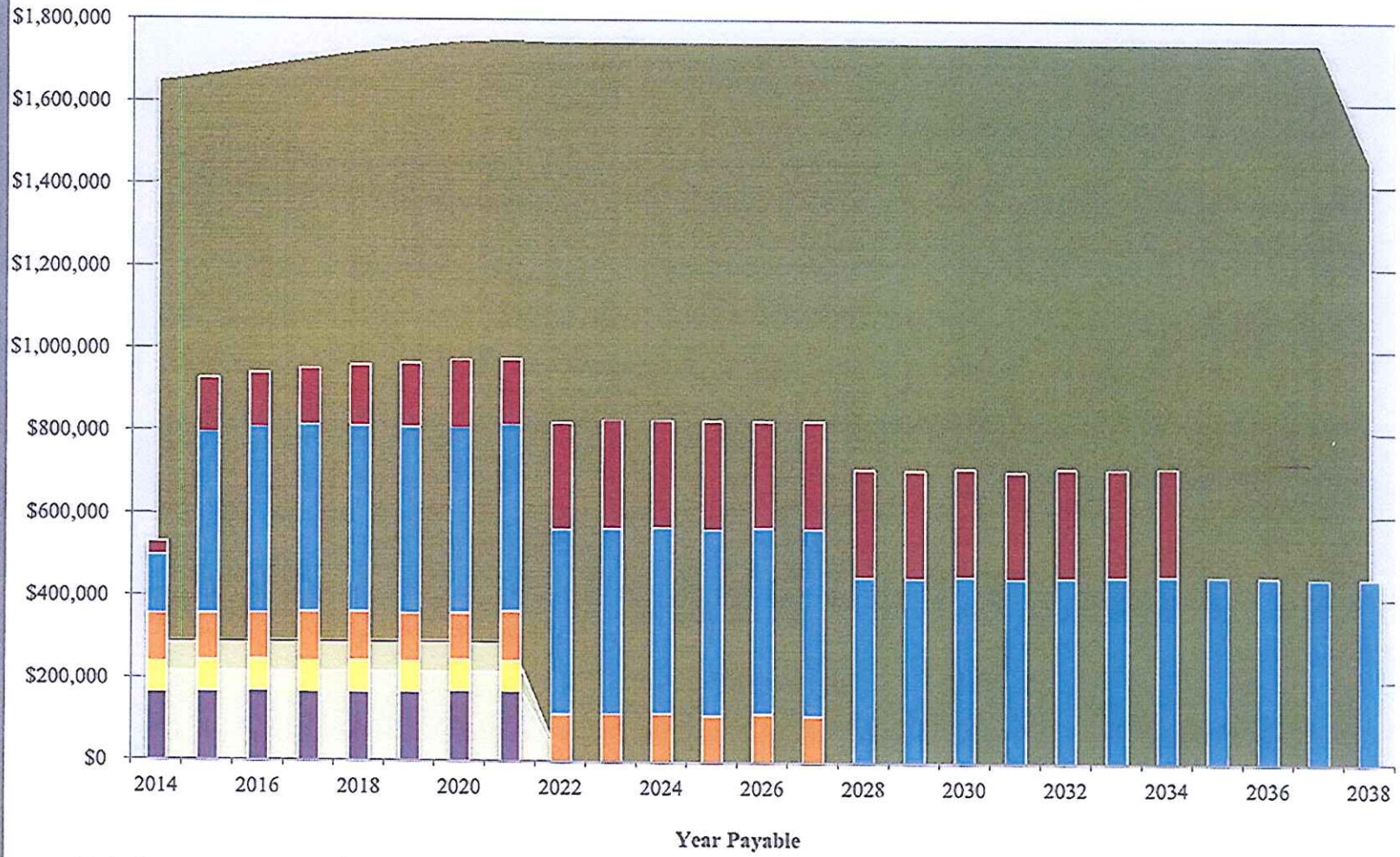
Central Business District Urban Renewal Area

Comparison of Tax Increment and Debt Service



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Central Business District Urban Renewal Area

POTENTIAL PROJECTS TO BE FUNDED FROM TAX INCREMENT

Project	Estimated Cost
Public infrastructure 500 Wabash project	$250,000
Public infrastructure Deming Center	250,000
Business development incentive Deming Center façade grant	50,000
Public infrastructure improvements 1st Street Cherry to Sycamore	200,000
Terre Haute police headquarters	6,000,000 (1)

(1) Anticipated to be funded primarily by the Illustrative Police Headquarters Bonds.

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Fort Harrison Business Park Economic Development Area

- Established: August 20, 2003 (expires 08/20/33)
- Purpose: Finance public road improvements and infrastructure to attract and retain businesses and increase the tax base in the Area
- Financings: $1,100,000 Redevelopment District Tax Increment and Economic Development Income Tax Revenue Bonds of 2004

  (Payable from Tax Increment and up to $100,000 of EDIT)

  (Outstanding - $665,000)
- 2013 Settlement: Estimated $149,340

  Actual $150,127

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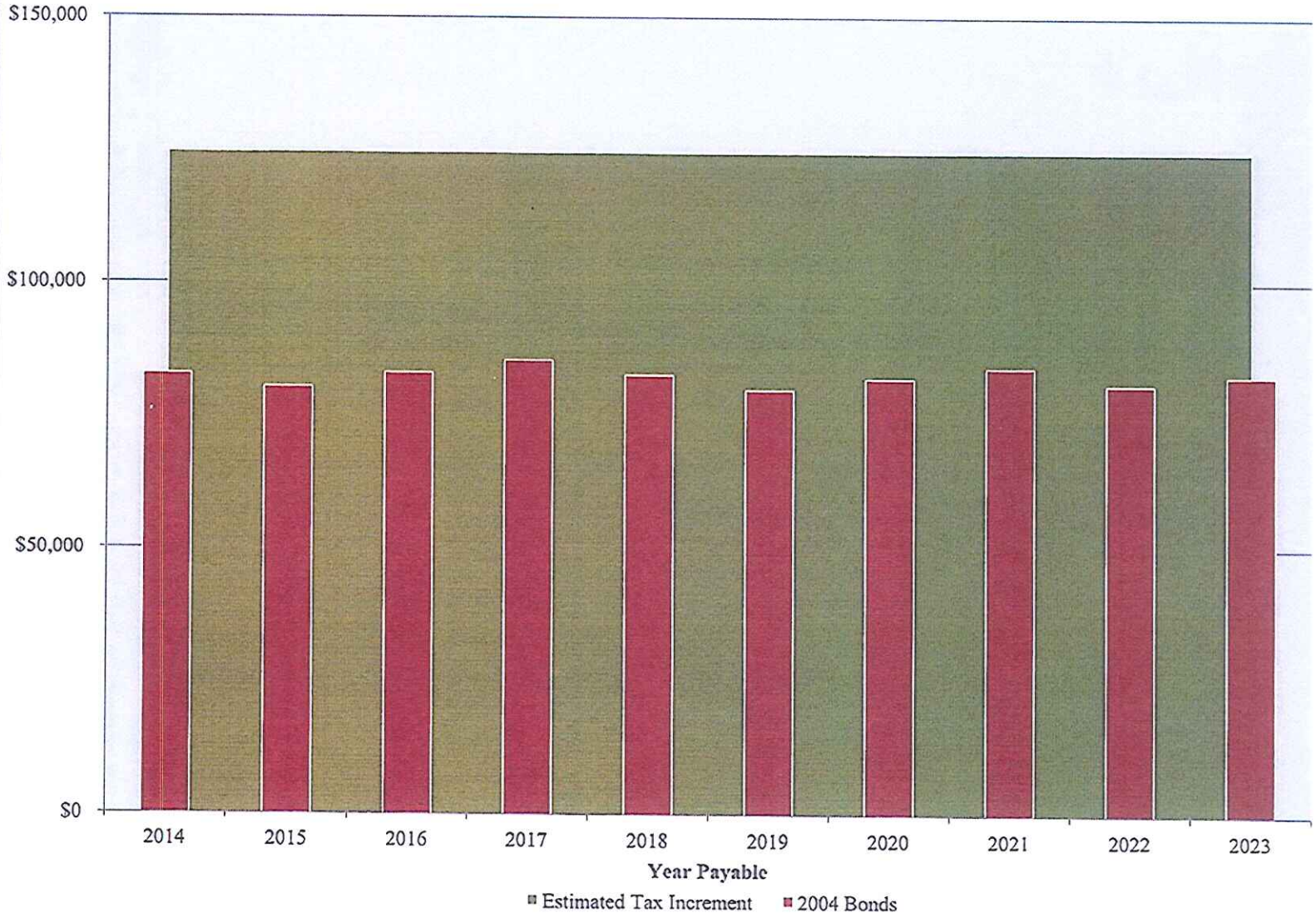
Fort Harrison Business Park EDA
Comparison of Tax Increment and Debt Service



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Illustrative Redemption of 2004 Bonds

Cash on-hand as of May 16, 2014		$477,221.71
Plus: estimated spring 2014 Tax Increment	$62,370.00	
Less: August 2014 debt service	(39,131.25)	
Estimated Tax Increment remaining		23,238.75
Plus: estimated fall 2014 Tax Increment	$62,370.00	
Less: February 2015 debt service	(43,600.00)	
Estimated Tax Increment remaining		18,770.00
Plus: estimated spring 2015 Tax Increment	$62,370.00	
Less: August 2015 debt service	(42,962.50)	
Estimated Tax Increment remaining		19,407.50
Plus: estimated fall 2015 Tax Increment		62,370.00
Estimated balance as of December 31, 2015		$601,007.96
Principal outstanding as of December 31, 2015		$580,000.00

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Jadcore – Phase I
Economic Development Area

- Established: August 20, 2003 (expires 08/20/33)
- Purpose: Finance the construction of infrastructure improvements as an incentive for Radley L.P.
- Financings: $975,000 Taxable Economic Development Revenue Bonds, Series 2003

  (Payable from Tax Increment and loan payments from the Developer)

  (Outstanding - $660,000)
- 2013 Settlement: Estimated $220,530

  Actual $220,532

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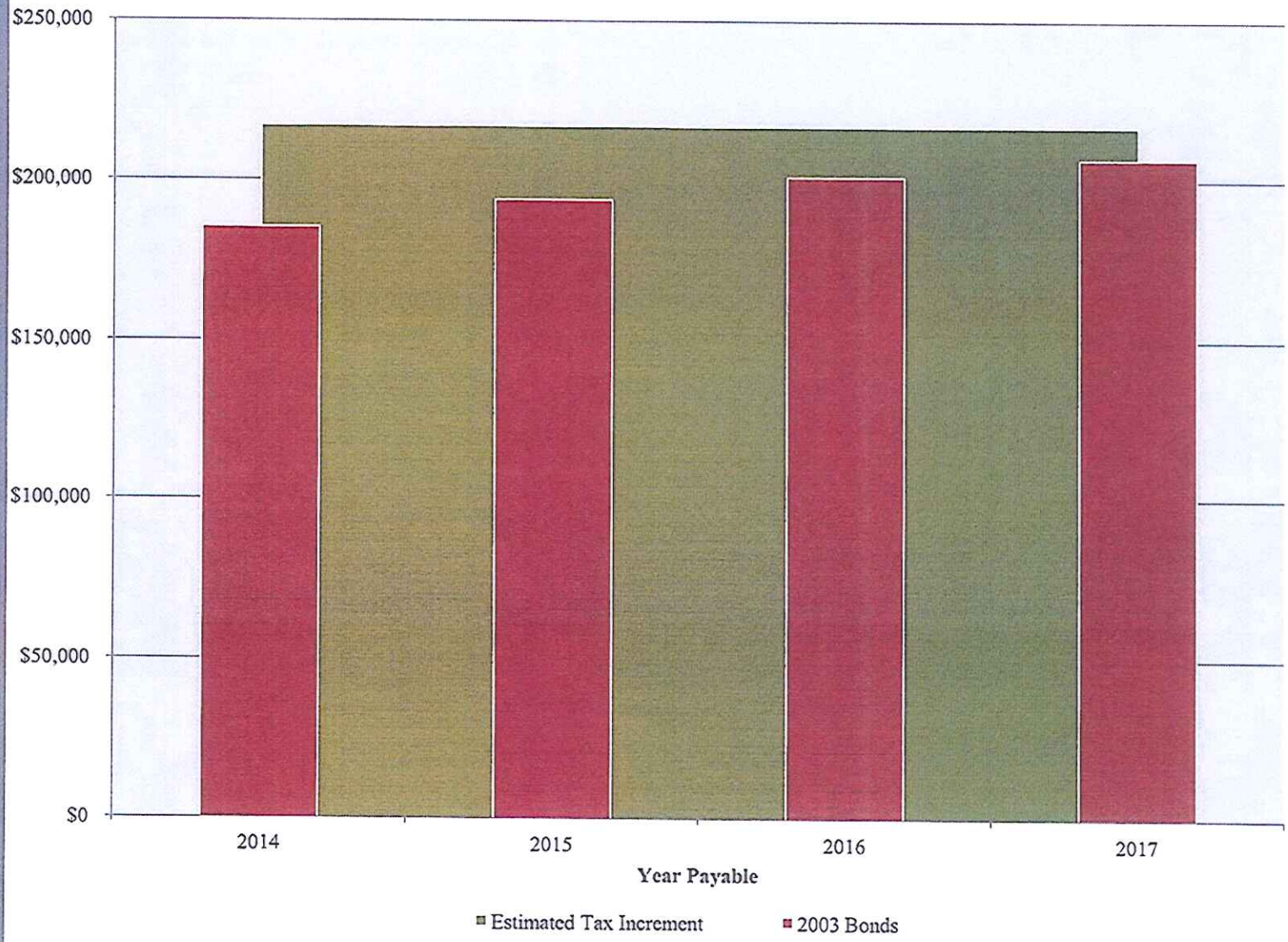
Jadcore - Phase 1 EDA
Comparison of Tax Increment and Debt Service



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State Road 46
Economic Development Area

- Established: February 15, 2006 (expires 02/15/36)
- Purpose: Finance the construction of infrastructure improvements in the Area
- Financings: $8,670,000 Redevelopment District Tax Increment Revenue Bonds of 2013

  (Payable from Tax Increment and EDIT)

  (Outstanding - $8,435,000)
- 2013 Settlement: Estimated $1,206,810

  Actual $1,201,048
- Illustrative Financing: $5,325,000 Lease Rental Revenue Bonds of 2014

  - to finance next phase of infrastructure

  (Payable from Tax Increment and EDIT)

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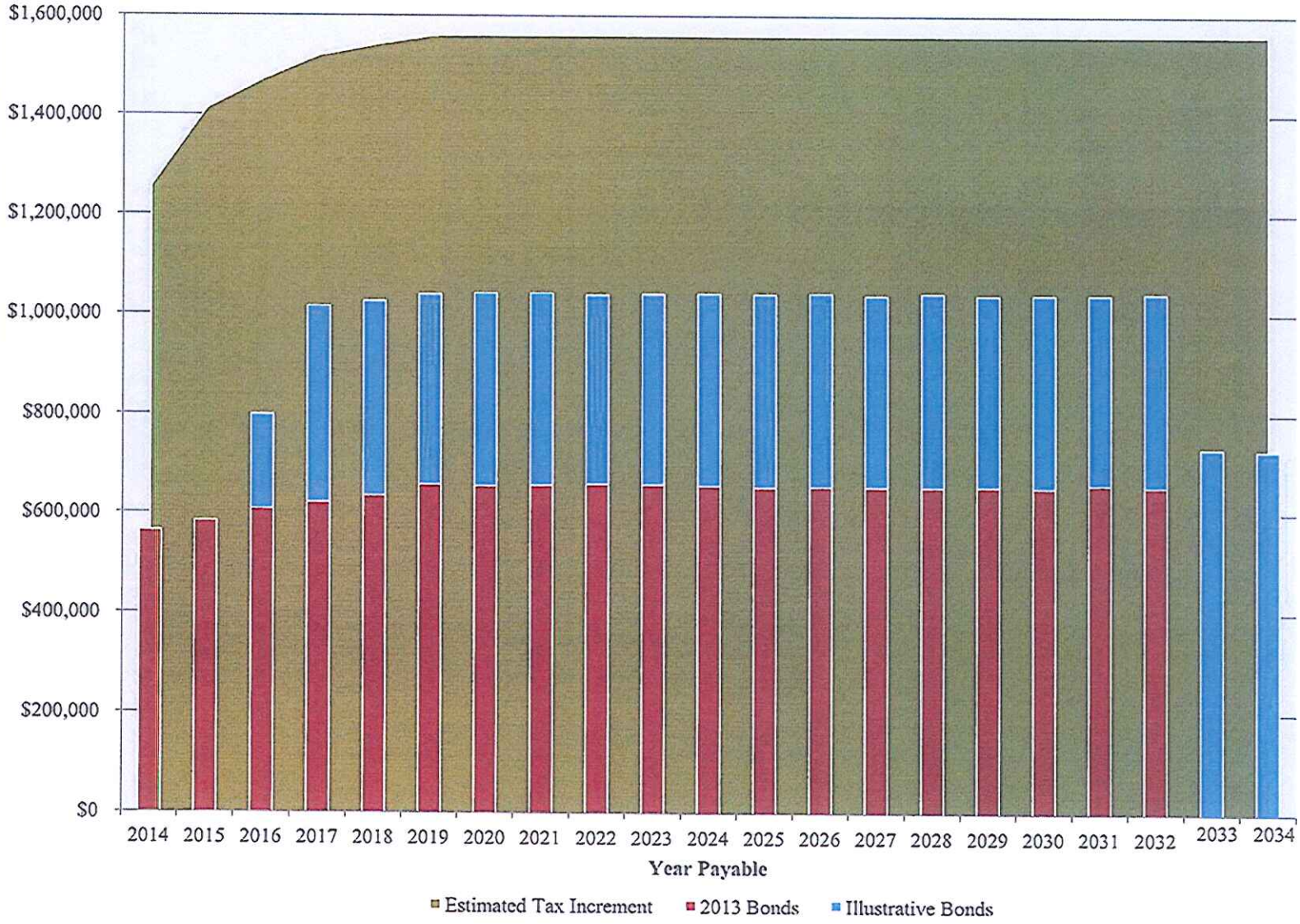
State Road 46 EDA

Comparison of Tax Increment and Debt Service



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State Road 46
Economic Development Area

POTENTIAL PROJECTS TO BE FUNDED FROM TAX INCREMENT

Project	Estimated Cost
Eastside sanitary sewer extension	$500,000
Eastside New Margaret extension to Hulman Street Phase 1	900,000
Old Margaret Industrial Margaret widening project	1,200,000
Upgrade water service Stratford to Clabber Girl distribution center	750,000
New Margaret construction Phase 3 B and continued Indy Margaret widening	4,500,000 (1)
New Margaret design Phase 3 C	700,000
Terre Haute fire house serving State Road 46 district	2,000,000

(1) Anticipated to be funded primarily by the Illustrative Bonds.

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FY 2014 Projected Use of CDBG Funds

STREET IMPROVEMENTS

Street Design and/or Construction **$ 855,000** (56%)

- North Eastside Area

Duane Avenue – 23rd Street to 24th Street
Duane Avenue – 24th Street to 25th Street

- Central Eastside Area

Kester Avenue – 8th Avenue to Buckeye Street
Ash Street – 31st Street to Kester Avenue
Beech Street – 31st Street to Kester Avenue
Plum Street – 31st Street to Kester Avenue
4th Avenue – 25th Street to 27th Street
4th Avenue – 27th Street to 29th Street
4th Avenue – 29th Street to 30th Street
30th Street – 4th Avenue to 5th Avenue

Expand and improve the quality of recreational opportunities provided to persons in the innercity neighborhoods. Improve Park/Recreation facilities located within the City's existing target area.

REHABILITATION **$ 175,000** (12%)
- HUD Low/Mod Income Eligible Areas

DEMOLITION\CLEARANCE **$ 160,000** (11%)
- HUD Low/Mod Income Eligible Areas

ADMINISTRATION **$ 299,225** (20%)

CONTINGENCIES **$ 18,000*** (1%)

Total Projected 2014 CDBG Funds * **$ 1,507,225**
(* includes $ 10,000 of anticipated Program Income)

Due to the uncertainty concerning the federal budget, in the event the 2014 CDBG is more than $1,497,225 then the excess funds are proposed to be allocated to the budget items on a prorated basis. If the grant amount is less than $1,497,225 then it is proposed that each budget item be reduced on a prorated basis.

Revised 06/14

FY 2014 Projected Use of Additional Funds

2014 Projected HOME Funds **$ 284,786**

The City of Terre Haute shall utilize its 2014 HOME Funds to construct or rehabilitate housing units for very low, low and moderate income persons in income eligible areas, fund a first time homebuyers program facilitate neighborhood revitalization. The City will provide three (3) to five (5) housing units through the rehabilitation of Terre Haute's housing stock and/or the construction of new units on infill lots already owned by the Terre Haute Department of Redevelopment or non-profits to serve income eligible persons. These housing units will be either renter occupied or first time homebuyers, and developed with non-profit organizations. This activity will benefit approximately 3 to5 low/mod income persons or families.

2014 Projected ESG Funds **$ - 0 - ***

* Due to the Hearth Act legislation and the reduced levels of funding for the programs, these funds are no longer available to the City of Terre Haute as an entitlement grant.

Revised 03/14

Consolidated Plan Performance Outcomes and Measurements
2014
Annual Submission
for Terre Haute Indiana

GOAL	PRIORITY NEED	STRATEGIES	HUD OBJECTIVES/OUTCOMES	SPECIFIC OBJECTIVES	2014 BENCHMARKS	FUNDING SOURCE	2014 PROPOSED INVESTMENT
Preserve Housing Opportunities	High	Rehabilitate single family rental housing	Sustainability of Decent Housing (LMH)	DH-3	2-3 rental units rehabilitated	CDBG	$100,000.00
Support Neighborhood Community Centers	High	Rehabilitate Neighborhood Community Center serving HUD income eligible persons	Availability/Accessibility of Suitable Living Environments (LMC)	SL-1	1 Community Center	CDBG	$75,000.00
Eliminate Unsafe Buildings & Sites	High	Improve, Demolish and/or secure unsafe buildings	Sustainability of Suitable Living Environments (SBS)	SL-3	5-10 buildings addressed	CDBG	$160,000.00
Improve Neighborhood Infrastructure	High	Update Neighborhood streets with new storm drainage, tree replacement, etc.	Sustainability of Suitable Living Environments (LMA)	SL-3	600-800 feet of Street Improvements in Target Areas	CDBG	$845,000.00
Improve the quality of Neighborhood Park facilities	High	Upgrade a neighborhood Park located within an income eligible target area	Sustainability of Suitable Living Environments (LMA)	SL-3	1 Public Park assisted	CDBG	$10,000.00
Increase Homeownership Opportunities	High	Provide direct homebuyer assistance	Affordability of Decent Housing (LMH)	DH-2	1-2 units created	HOME	$70,000.00
Increase Supply of Affordable Rental Housing	High	New housing construction and rehabilitation	Affordability of Decent Housing (LMH)	DH-2	2-3 units created	HOME	$186,000.00

Executive Summary

2014 Annual Consolidated Plan Executive Summary:

This Consolidated Plan document is intended as a planning tool which will help to insure the mission of the Department of Redevelopment for the City of Terre Haute over the next fiscal year. The Consolidated Plan addresses the use of Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME) and other resources. The development of the Consolidated Plan has been a collaboration with public, private and not-for-profit partners whose missions are to assist income eligible individuals and families within our community to achieve a standard of living that is both healthy and with dignity. A number of coalitions exist within our community and the Department of Redevelopment has been a catalyst for the communication, cooperation and collaboration of these agencies and the organizations which comprise these coalitions. The Department of Redevelopment through this Consolidated Plan strives to continue the important work funded by the U. S. Department of Housing and Urban Development in the fulfillment of our mission.

Strategic Plan

Mission:

The City of Terre Haute, Indiana has prepared a Consolidated Plan for the Annual cycle, to cover the time period from March 1, 2014 through February 28, 2015. The Plan is typically due 45 days prior to the beginning of program year's start date, which is January 15, 2014. The Consolidated Plan envisions that housing and community development planning and programming will be accomplished through a unified and comprehensive framework that will open new opportunities for collaboration and collective problem solving. Partnerships were developed in order to marshal government and private resources to achieve the intended public purposes.

The Consolidated Plan is a consolidated process for three formula programs: The Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME) and Emergency Solutions Grant. The Consolidated Plan replaces all former planning and application requirements with a single submission. The Consolidated Plan also satisfies the minimum statutory requirements for the above-mentioned formula programs. The HUD statutes for grant programs set forth three broad goals, which are to primarily benefit low and very-low income persons:

a. Provide decent housing
- assisting homeless persons obtain affordable housing;
- assisting persons at risk of being homeless;
- retention of affordable housing stock;
- increase availability of affordable permanent housing in standard condition to low-income persons and moderate-income families, particulary to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including HIV/AIDS) to live in dignity and independence; and
- provide affordable housing that is accessible to job opportunities.

b. Provide a suitable living environment
- improving the safety and livability of neighborhoods;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conserving energy resources.

c. Expanded economic opportunities
- job creation and expansion;
- establishment, stabilization and expansion of small businesses (including micro-businesses)
- the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promotes long-term economic and social viability of the community; and
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

The City of Terre Haute has submitted 4 five-year Consolidated Plans, along with annual plans, that cover the time periods from 1995-1999, 2000-2004, 2005-2009 and 2010-2014. The Terre Haute Department of Redevelopment is the lead agency, with support coming from numerous groups to coordinate the consolidated planning and submission process. The Department of Redevelopment is also the sole entity to administer the programs for the City of Terre Haute. The activities and processes that the City undertook to enhance coordination between public and assisted housing providers, and among private and governmental health, mental health, and service agencies is described in the following sections. The City of Terre Haute worked with its various department heads, the Housing Authority, social service providers, housing providers, advisory groups, and economic development agencies to assure that its consolidated plan is a comprehensive document and addresses statutory purposes.

The Consolidated Plan is a result of an effective public, private and citizen participation process. The Department of Redevelopment, the Housing Authority, along with the private and non-profit organizations have identified their needs and plans for the future. Some of the organizations and service providers involved with the development of the Consolidated Plan were the Area 7 Homeless Planning Council, Vigo County Area Planning, West Central Indiana Economic Development District, Vigo County Lead Coalition, Indiana Housing and Community Development Authority, Human Relations

Commission, Habitat for Humanity, Jonah, Inc.(CHDO), Mother Theodore (CHDO), United Cerebral Palsy of the Wabash Valley, Light House Mission, Hamilton Center, Mental Health America, Will Center, Catholic Charities and the Council on Domestic Abuse. Several other focus groups meet periodically to maintain needs analysis and program delivery status.

The Terre Haute Department of Redevelopment coordinates the process through which the City will carry out its Consolidated Plan. The Terre Haute community has also developed an Economic Development Strategy, which identifies and evaluates the opportunities and assets for educational institutions, job training efforts, and community development programs. The overall goals, of this Economic Development Strategy, are to: improve the employment opportunities for citizens of Terre Haute; raise per capita income in the Terre Haute area; and improve the local tax base. The City's focus groups identified goals to help make the community more livable and better functioning. The goals are in the areas of Transportation, Economy, Education, Consumer Opportunity, Health Care, Housing, Recreation, Community Appearance, Attitudes, and Government. The City of Terre Haute has completed a physical assessment of its Streets and a Housing Inventory, to help develop its priority housing and community development needs. Through these actions, the Department of Redevelopment has and will continue to coordinate with other agencies, to implement its strategy.

A major strength is the City's commitment to increasing the supply of affordable housing units. This is accomplished by the participation of the Housing Authority with a memorandum of understanding with the Department of Redevelopment to help subsidize rents for a majority of the units that are rehabilitated and constructed. The Housing Authority's Family Self-Sufficiency Program continues to educate low-income families to become homeowners allowing them to purchase a rented unit constructed or rehabilitated by one of Redevelopment's housing programs.

The Department of Redevelopment has a strong established relationship with both the Mayor and the Terre Haute City Council. The Housing Authority's Board and Redevelopment Commission are comprised of members that are appointed by the Mayor and the City Council. The Redevelopment Commission and the City Council each year approve Redevelopment's HUD Annual Consolidated Plan, which includes programming for housing, infrastructure, and demolition.

The City works closely with the County Commissioners and County Auditor's office by acquiring vacant lots through various avenues, to enable the construction of affordable housing through the City's housing programs, primarily with non-profit organizations. The City also sells lots to neighbors and individuals to construct new housing. The Terre Haute Department of Redevelopment will continue to work with other community organizations and government entities to participate in and/or assess the existing programs for affordable housing and services, and assess the need for new programs to be developed to meet any housing deficiencies. Mental health agencies, area aging agencies, physical/domestic abuse agencies, charities, and nonprofit organizations are a few of the community organizations that are involved with the assessment process. Some of the government entities that participate with the housing programs and/or assessment are the Indiana Housing and Community Development Authority, State Historic Preservation Office, Terre Haute Housing Authority, and Vigo County Area Planning Department.

To eliminate gaps in the housing delivery system, the Department of Redevelopment will continue to analyze the existing institutional structure to develop solutions for a more effective service delivery. The Department of Redevelopment will continue to work with Terre Haute Savings Bank, First National Bank, Old National Bank, Fifth Third, Regions Bank and the Federal Home Loan Bank in the coming years to provide matching and/or supportive funds for the HOME and CDBG programs. The Department of Redevelopment is working closely to assist local banks in meeting their Community Reinvestment Act requirements. The City of Terre Haute will continue to meet with public and assisted housing providers, private and government health, mental health and service agencies, to help coordinate housing and community development activities for low/moderate income individuals and families. These actions have helped the City decide which housing activities to undertake in the past. The City of Terre Haute will continue to leverage its financial resources with private funds by participating with local banks and other resources on housing finance and development.

2014 Annual Consolidated Plan Priority Needs Analysis and Strategies:

The City has established various housing, service provider infrastructure and focus groups. These focus groups meet periodically to contribute ideas and assess the services being provided to the citizens of Terre Haute. This forum process offers a structured process to provide feedback through the completion of the Consolidated Plan and beyond. The City of Terre Haute has a four pronged approach to improving the quality of life for low income neighborhoods.

The First: Street/Infrastructure Improvements were rated high due to the extremely high number of areas within the City that lack adequate storm/sewer separation. The limited amount of fiancial resources available for the City to provide these services, make it impossible to anything but the basic repair of existing areas. Special taxing districts are not feasible in most of these areas due to the lower property values and the income levels of the residents. Most of these areas are underdeveloped and will provide suitable housing sites with existing infrastructure once the streets and storm water issues are resolved.

The Second: Demolition/Clearance was rated high due to the large number of substandard vacant/abandoned buildings in these neighborhoods. By removing these blighting conditions, it helps increase the surrounding property values and improve the opportunities for redevelopment of these residential and commercial properties.

The Third: Housing Development was rated high because of the need for affordable housing. By working with non-profit developers and housing service providers the City is able to increase the availability of affordable housing and improve the property values of the targeted areas.

The Fourth:Community Facilities and Public Parks. At least five of the City's parks - Coy, Fairbanks, Herz-Rose, Voorhees and Sheridan, also are located within the City's target areas that provide needed services and recreation opportunities.

2014 Annual Consolidated Plan Specific Housing Objectives:

Priority Housing Needs:

Single-Family units for households with 31-80% of Median Family Income. Additional affordable housing opportunities are needed for low and moderate income families including those participating in the Terre Haute Housing Authority's Self-Sufficiency Program.

Activity #1 - Substantial Rehabilitation/New Construction.

Funding Sources - CDBG and HOME funds leveraging private financial institution investments, Federal Home Loan Bank resources, Low Interest Tax Credits and other private souces.

Goal: Development of new rental and homeownership units through substantial rehabilitation or new construction.

Measurement: Develop 2 affordable home ownership/rental units through new infill construction or substantial rehabilitation.

Target Date: 3/2014 - 2/2015

Special Needs Population - An environment which encourages independent living coupled with supportive services, provides the best opportunity for these households to integrate with society.

Disabled Housing Needs - Additional affordable handicapped-accessible housing opportunities are needed for persons with disabilities.

Activity #2– New Construction

Funding Sources - HOME funds leveraging private financial institution investments, Federal Home Loan Bank resources, Low Interest Tax Credits and other private souces.

Goal: Development of handicapped accessible units for non-profit organizations with supportive services.

Measurement: Develop 2 handicapped accessible units similar to the units created by United Cerebral Palsy, Mental Health America and Hamilton Center.

Target Date: 3/2014 - 2/2015

Activity #3– New Construction

Funding Sources - HOME funds leveraging private financial institution investments, Federal Home Loan Bank resources.

Goal:Development of permenant housing units for non-profit organizations with supportive services.

Measurement: Develop 2 permenant housing units similar to the units created by Central Eastside Housing and Low-Income Housing Development Corporations.

Target Date: 3/2014 - 2/2015

2014 Consolidated Annual Plan Priority Homeless Needs:

The Area 7 Homeless Planning Council was established specifically to address the growing homeless population in the area, and develop a proactive approach to meeting the needs of that population. Comprised of local Social Service agencies, Homeless providers, Government offices, and Community leaders, the group was formed to address the needs of the homeless and those at risk of becoming homeless.

The Homeless Planning Council helps identify the needs of the homeless assistance providers, as a basis for determining the priority of each of the Homeless needs category. This information is utilized to update the needs in the Plan. The highest priority need has been for housing and services to serve the chronically homeless. The second priority need identified was providing for families with children, due to the increasing numbers requiring assistance. The third priority need identified was for transitional and permanent housing to assist individuals and families in breaking the cycle of depending on homeless shelters.

The chronically homeless that are mentally ill and dually diagnosed are currently being underserved in the community. Most of these individuals are not sheltered or receiving the necessary supportive services. In order to address these needs, organizations like Mental Health America are developing permanent supportive housing for the unsheltered chronically homeless.

The families and individuals who are chronically homeless are currently being served by shelters and Mental Health America's developments. In order to address these needs, organizations like the Mental Health America and Light House Mission are continuing to develop shelter services and expand their transitional housing.

Priority Homeless Needs:

Homeless Concern/Continuum of Care. Through a concentrated effort of private homeless service providers, the "continuum of care" is being addressed by existing supportive services and homeless housing providers.

Activity #1 - Emergency Shelters

Funding Source – Emergency Solutions Grant (ESG) funds.
Goal: Continue support of existing facilities/services within the area's jurisdiction. There are unmet needs for food, shelter, supportive services and rapid Rehousing.

Measurement: Assist the maximum number of qualified facilities/services, reaching as many providers each year and their clients as possible. Providing rapid Rehousing for up to 4 individuals/families.

Target Date: 3/2014 - 2/2015.

Priority Homeless Needs :Chronically Homeless/Youth Homeless. Many of the needs of the growing homeless population in the area are not being met.

Activity #3 – Permenant Housing

Funding Sources - CDBG, HOME and Supportive Housing funds leveraging private financial institution investments, Frederal Home Loan Bank and other resources.

Goal: Provide support for Supportive Housing applications to develop new facilities/services within the City's jurisdiction. There are unmet needs for permenant housing and supportive services.

Measurement: Assist with the funding of as many qualified applicants who are able to provide needed structure and are able to expand and serve clients needs.

Target Date: 3/2014 - 2/2015.

2014 Annual Consolidated Plan Community Development:

The City of Terre Haute has identified the following HIGH priorities as a result of the public input and focus group discussions. The assignment of the priorities is to address needs based on the following: the visual impact and stabilization effects on the neighborhoods; is it within the capacity of the City to accomplish; eligibility of the area where significant need is found; does it improve the appearance of the neighborhood and enhance the quality of life for the residents while eliminating substandard conditions in the neighborhoods; and does it increase the number of housing opportunities. Limited funding resources have restricted the City to not addressing the medium and low priorities.

Activity #1 - Street/Storm sewer projects in targeted low/moderate income neighborhoods.
Construction of street surface, new curbs, gutters, storm drainage system, placement of street trees and sidewalk replacement.

Funding Sources - CDBG funds leveraging Local, State and Federal funding sources where eligible.

Goal: Improve infrastructure condition and livability/marketability of neighborhood areas and benefiting income eligible persons.

Measurement: This will be acomplished by completing approximately 800 linear feet.

Target Date: 3/2014 - 2/2015

Activity #2 - Demolition/Clearance of blighted structures located within the income eligible neighborhoods.

Funding Sources - CDBG funds.

Goal: Improve the quality of life and the livability/marketability of neighborhoods by removing blighting conditions.

Measurement: This will be acomplished by removing approximately 5-10 structures each year.

Target Date: 3/2014 - 2/2015

Activity #3 - Neighborhood/Community Facilities located within the City's existing targeted neighborhoods.

Funding Sources - CDBG funds and private investment.

Goal: Expand and improve the quality of services provided to income eligible persons in innercity neighborhoods.

Measurement: Rehabilitate Neighborhood/Community Facilities within the City's targeted neighborhoods. This will be acomplished by completing 1 facility.

Target Date: 3/2014 - 2/2015

Activity #4 - Park/Recreation Facilities located within the City's existing targeted neighborhoods.
Funding Sources - CDBG funds.

Goal: Expand and improve the quality of recreational opportunities provided to persons in the innercity neighborhoods.

Measurement: Rehabilitate Park/Recreation Facilities. Sheridan Park, Herz-Rose and Voorhees Park are each located within the City's targeted neighborhoods. It will be acomplished by completing 1 facility.

Target Date: 3/2014 - 2/2015

The main obstacle for most programs and activities is the continued or adequate funding available through the CDBG program and/or the ability to leverage these funds with other sources.

Neighborhoods are integral to the quality of life. One the most integral parts of providing a quality neighborhood environment is the condition of its infrastructures: streets, curb, gutter, street trees, storm sewers, etc. Much of the City's targeted neighborhood infrastructure is aged and deteriorated. Therefore, financial resources are integral in providing funding to update neighborhood infrastructure. The other major component is to enhance the quality of services available, provide decent affordable sites for housing development and improve the livibility/marketiblity of the targeted neighborhoods.

Program Year 1 Action Plan Executive Summary:

Action Plan - For Fiscal Year 2014, Terre Haute expects to receive approximately $1.4 million in Community Development Block Grant (CDBG) funds, $308,000 in HOME Investment Partnership Program (HOME) funds and approximately $10,000 in program income. Of the program activities sponsored through these funds, at least 70 percent will be used to benefit low- and moderate-income persons. Due to the uncertainty concerning the federal budget, in the event the 2014 CDBG is more than $1,400,000, then excess funds are proposed to be allocated to the budget items on a prorated basis. If the grant amount is less than $1,400,000, then it is proposed that each budget item be reduced on a prorated basis.

The Terre Haute City Council has established high priority target areas that contain a higher concentration of low-income families and individuals. It is in these areas that the Department of Redevelopment directs its Community Development Block Grant and other resources.

The term "area of low-mod income concentration" is defined as areas with more than 50% of the families or individual incomes, that do not exceed 80% of the area median income, as determined by HUD. These boundaries are re-examined periodically and contain a high percentage of the minorities living within the City, however the minority population is distributed throughout the entire City.
The City has defined the term "area of racial/ethnic minority concentration" as an area having 30% or more Black, Hispanic, and/or Asian minority families and individuals living in that area. The City has only two census tracts meeting these criteria (Census Tracts 5 & 7), one is located within the Central Eastside Target Area (CT 5), and the majority of the other (CT 7) is located within the South Westside Target Area of the City.

Housing and Community Development Needs:

Conditions - The Terre Haute economy has become more service oriented. This ever-growing segment of our economy translates into lower average wages and decreased buying power for many Terre Haute families. A growing number of households are headed by single parents, thus creating an increase in the number of one-income households. These factors prevent low/mod-income households from purchasing homes, despite low mortgage rates and affordable houses.

Housing Needs - The Terre Haute Department of Redevelopment demolishes nearly 20-30 vacant and dilapidated housing units per year. Data from the census show that 65 percent of the housing stock is at least 50-60 years old. Furthermore, many vacant rental units are in substandard condition. One factor causing a large number of vacancies of renter-occupied units has been the substandard conditions of these units. Many people living in older homes are lower income residents or elderly residents on fixed incomes. The aging housing stock and increasing costs of repairing/maintaining these homes has resulted in some of them falling in disrepair. Nearly 80% of the housing units in substandard condition are suitable to be rehabbed.

Homeless Needs - Local shelters reported that 85 percent of their clientele were white males, and approximately 90 percent of their clientele were substance abusers or mentally ill. Shelter providers reported that growing numbers of alcohol abusers need shelter each year.

The Council on Domestic Abuse (CODA) reports a need for more housing for abused wives and children. Shelter providers also identify a need for emergency housing for teenagers. Some homeless youth are runaways who are escaping from violent households, while others are pregnant teenagers who have been expelled from their homes. The facilities in Terre Haute that serve as emergency shelters can accommodate approximately 150 individuals.

Public and Assisted Housing Needs - The Terre Haute Housing Authority has approximately 860 public housing units and approximately 45 assisted single-family homes. Of the public housing units, approximately 400 have one bedroom; 160 have two bedrooms; and 345 have three or more bedrooms. The vacancy rate for these units is two-three percent. The assisted single-family homes are mostly three bedrooms units, and all of these homes are generally occupied.

The majority of Terre Haute's public housing units are in good physical condition. Many units are accessible or are in the process of becoming accessible to persons with disabilities. Because these units are in good physical condition, the City does not expect to lose any units to demolition. The City also expects to convert two or three homes per year to homeownership. The Terre Haute Housing Authority administers 736 Section 8 certificates and vouchers to very low- and low-income individuals and families for units that are scattered throughout the City, of these units, 8 are efficiencies; 111 have one bedroom; 432 have two bedrooms; 146 have three bedrooms; 33 have four bedrooms; and 6 have five bedrooms. These figures include 468 elderly public housing units and 156 certificates, vouchers, or rent subsidies for elderly housing. As of August 2012, there were no certificates or vouchers that were not being used or assigned. The waiting list for housing units has remained high.

The inventory of assisted housing units includes private, project-based housing units that have been built for very low- and low-income residents. Most of these developments have waiting lists.

Barriers to Affordable Housing - Terre Haute is one of the most affordable cities in the State and in the country. No public policies, regulations, or rules negatively affect the affordability of housing or create barriers to affordable housing. The City has not identified any problems that affect affordable housing.

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Fair Housing - The City certifies that it will affirmatively advance fair housing within its boundaries. The City also completed and annually updates an Analysis of the Impediments to Fair Housing choice within the community.

Lead-Based Paint - Nearly 80 percent of Terre Haute's very low- and low-income residents live in housing units that are 50-60 years old and likely contain lead-based paint. The Vigo County Health Department and the State Office of Children's Special Health Care Services maintain records on the children who have been tested. The Housing Authority continues to inspect and abate lead-based paint in all of its residential units and common areas. The Department of Redevelopment abates lead-based paint according to HUD guidelines. Homeowners who initiate housing rehabilitation projects receive notices about the hazards and sources of lead-based paint. They also are advised of lead poisoning symptoms, lead screening procedures, and maintenance and treatment of lead-based paint hazards.

Other Issues - A portion of the public housing stock and 32 units of housing owned by United Cerebral Palsy serve persons with physical disabilities. The local Health Department has indicated that housing for persons with HIV/AIDS currently is not a high priority, because family members or other facilities care for the majority of those with HIV/AIDS.

Housing and Community Development Strategic Plan:

Housing Priorities -The City has identified the following housing priorities:

Single-family residential units are needed for low- and moderate-income persons/ families, especially those participating in the Terre Haute Housing Authority's Self-Sufficiency Program (both rental and homeownership).

Residential housing units are needed for very low and low-income chronically homeless persons. Existing emergency and transitional shelters should continue to receive support. Many of the homeless have unmet needs for food, shelter, and supportive services.

Non-housing Community Development Priorities - The City has identified public works projects in targeted low- and moderate-income neighborhoods as a priority. Projects will include street resurfacing as well as the installation of curbs, gutters, a storm drainage system, street trees, and sidewalk replacement. Community center facilities and public parks in income eligible areas are also a priority.

Antipoverty Strategy - The City's antipoverty strategy is reflected in the creation of affordable housing for very low- and low-income individuals. The Terre Haute Housing Authority, local non-profits and the Department of Redevelopment help to supply housing for those living in poverty.

The Housing Authority's Self-Sufficiency program guides and supports families, encouraging them to take control of their lives and move towards homeownership.

Coordination of the Strategic Plan - The Department meets with public and assisted housing providers as well as private and government health and service agencies to coordinate housing and community development activities for low- and moderate-income individuals and families. The Department continues to leverage its financial resources with private funds by cooperating with local banks on housing finance and development.

Terre Haute has developed an economic development strategy that identifies and evaluates the opportunities offered by educational institutions, job training efforts, and community development programs. The City has completed a physical assessment of its streets and houses to develop priority housing and community development needs. These actions help the Department of Redevelopment coordinate the implementation of its strategy with other agencies.

One-Year Action Plan

Key Project Descriptions - During FY 2014, the Department will use funds for the following projects:

Revitalizing income eligible neighborhoods through the design and/or construction of approximately 800 feet of curbs, gutters, and a storm water drainage system; the resurfacing of streets; the landscaping of streets; and the replacement of sidewalks. The Department will also undertake engineering design projects to determine future improvements for existing target areas. Outcome/Objective – Sustainability of Suitable Living Environments by updating Neighborhood streets with new storm sewer drainage, sidewalk replacement, street trees, etc.

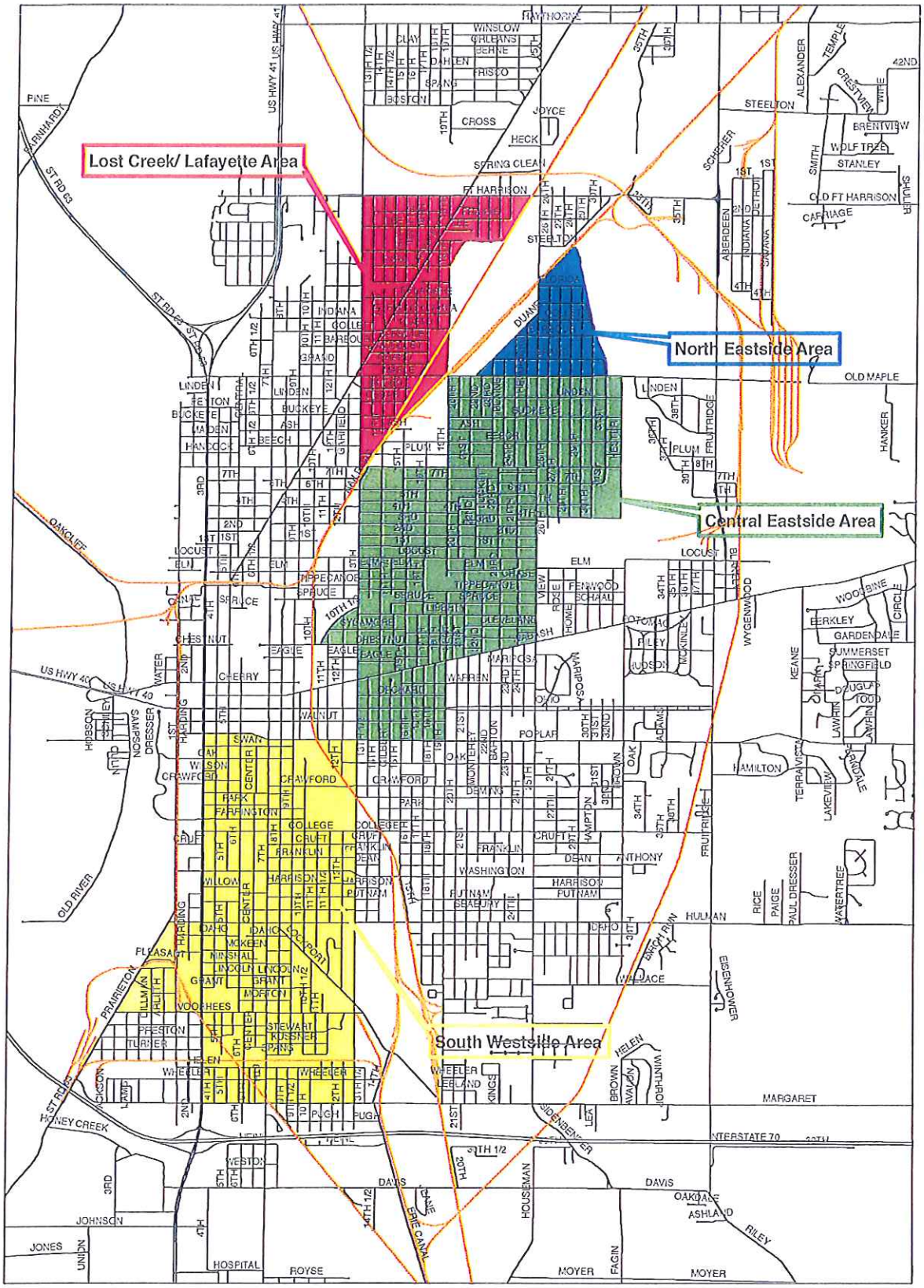
Eliminating blight conditions in targeted neighborhoods. The Department will demolish nearly 5-10 abandoned, vacant, or dilapidated houses and structures. Outcome/Objective – Sustainability of Suitable Living Environments by removing or securing unsafe buildings.

The Department will work with non-profit organizations to rehabilitate an existing inner-city neighborhood/community facility located in one of the City's target areas that serves predominately low/mod income families. Outcome/Objective – Sustainability of Suitable Living Environments by updating the community facilities in inner-city areas that are located within the City's target areas.

Constructing and/or rehabilitating 4-6 rental units and assisting with 2 first time home purchases for very low- and low-income families. Outcome/Objective – Availability/Accessibility of Decent Housing through the development of rental housing and first-time homebuyers, for income eligible persons.

Expand and improve the quality of recreational opportunities provided to persons in the inner-city neighborhoods. Improve Park/Recreation facilities located within the City's existing target areas. Outcome/Objective – Sustainability of Suitable Living Environments by updating the facilities in inner-city parks located within the City's target areas.

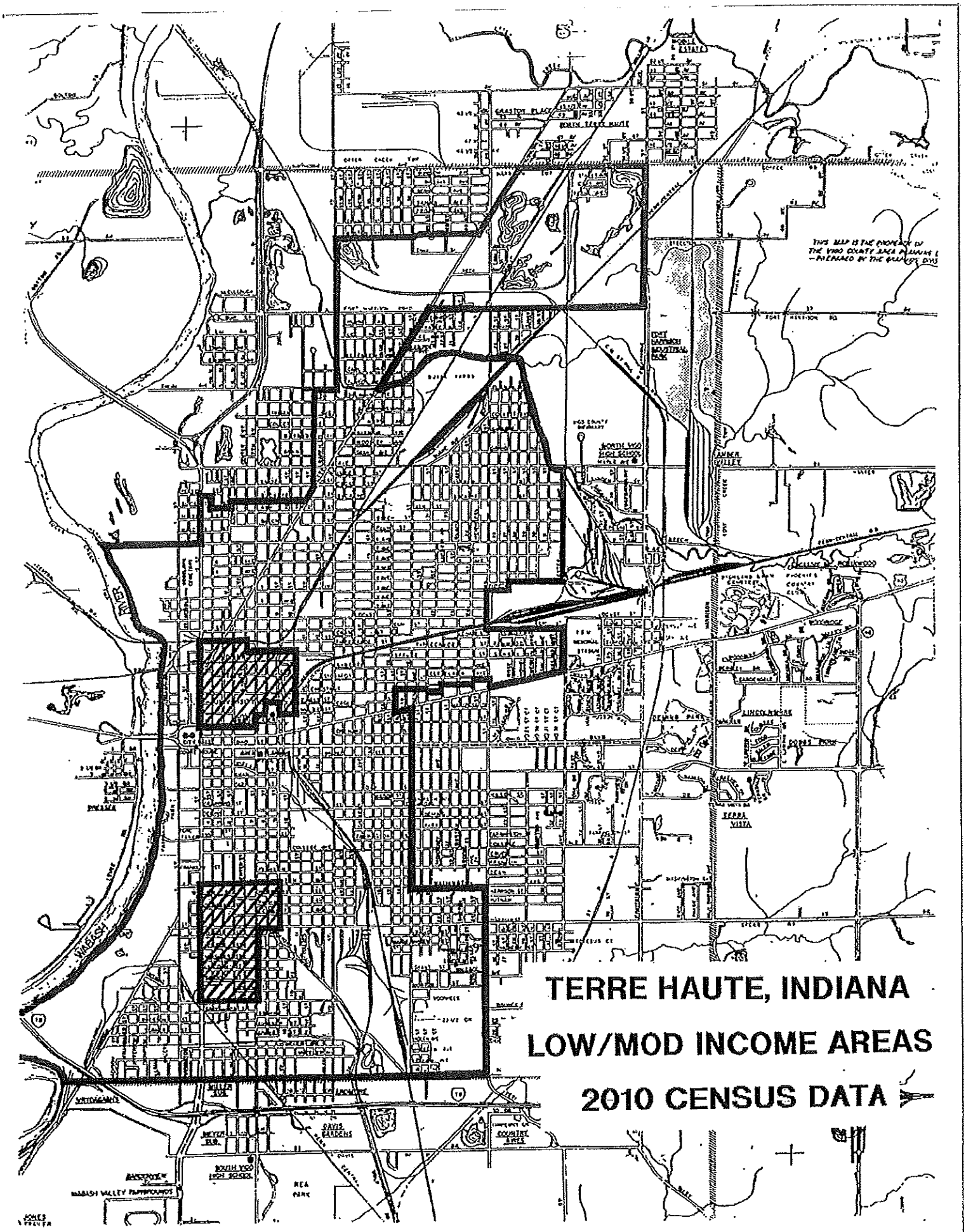
Providing assistance for existing emergency shelters for single women, women with children, and families with children, also rapid Rehousing of homeless ($107,000 in ESG funds). Outcome/Objective – Availability/Accessibility of Decent Housing and homeless services by providing assistance to existing homeless facilities. (*Due to the Hearth Act legislation and the fact that a HUD budget has not been approved, these funds may not be available to the City of Terre Haute as an entitlement grant.)



Legend

- Lost Creek/ Lafayette Area
- North Eastside Area
- Central Eastside Area
- South Westside Area

Redevelopment Target Areas


TERRE HAUTE, INDIANA
LOW/MOD INCOME AREAS
2010 CENSUS DATA

RDC TIF Projects in 18 month Plan

St Rd 46 District:

St Rd 46 eside sanitary sewer extension $500,000

St Rd 46 eside New Marg ext to Hulman St Phase 1 $900,000

St Rd 46 "old Marg Industrial Marg" widening proj $1 mil 200,000

St Rd 46 upgrade wtr serv Stratford to C Girl Dist Ctr $ 750,000

St Rd 46 New Marg const phase 3 B & continued Indy Marg widening $4mil 500,000

St Rd 46 New Marg Design phase 3 C $700,000

Possible TH Fire house serving St Rd 46 Dist $2 million +

Central Bus Dist:

Pub Infrastructure 500 Wab proj $250,000

Pub Infrastructure Deming Ctr $250,000

Bus Dev incentive Deming Ctr Façade grant $50,000 + possible EDIT $50,000

Pub Infrastructure Improvements 1st St Cherry to Sycamore $200,000

Possible TH Police Hdqtrs $6 mil

Jadcore Dist:

Add'l roadway & truck pad $350,000

Revised 6-05-14

Ft. Harrison Business Park
Economic Development & Tax Allocation Area

1. $ 601,962 tax increment revenues in the Allocation Fund.

2. $ 124,740 tax increment to be generated within the allocation area payable in 2015.

3. $ 125,694 is dedicated to the repayment of outstanding bonds/lease rentals.

4. $ -0- proposed to be dedicated to the repayment of debt service for proposed bonds/lease rental payments.

5. $ 320,285 will be utilized to support the projects identified in the Commission's Economic Development/Redevelopment Plan.

6. $ 280,723 is necessary to fund "pay as you go" projects identified in the Commission's Economic Development/Redevelopment Plan.

Note: Item #1 includes estimated 2014 TIF Distribution

Revised 06/09/14

Jadcore Phase - 1
Economic Development & Tax Allocation Area

1. $ 500,571 tax increment revenues in the Allocation Fund.

2. $ 216,890 tax increment to be generated within the allocation area payable in 2015.

3. $ 281,200 is dedicated to the repayment of outstanding bonds/lease rentals.

4. $ -0- proposed to be dedicated to the repayment of debt service for proposed bonds/lease rental payments.

5. $ 65,500 will be utilized to support the projects identified in the Commission's Economic Development/Redevelopment Plan.

6. $ 857,651 is necessary to fund "pay as you go" projects identified in the Commission's Economic Development/Redevelopment Plan.

Note: Item #1 includes estimated 2014 TIF Distribution

Revised 06/09/14

Central Business District
Urban Renewal & Tax Allocation Area

1. $ 4,393,064 tax increment revenues in the Allocation Fund.

2. $ 1,660,830 tax increment to be generated within the allocation area payable in 2015.

3. $ 677,520 is dedicated to the repayment of outstanding bonds/lease rentals(*includes $144,486 Debt Service Reserve for Transit Series "A" Bonds).

4. $ -0- proposed to be dedicated to the repayment of debt service for proposed bonds/lease rental payments.

5. $ 2,031,520 will be utilized to support the projects identified in the Commission's Economic Development/Redevelopment Plan.

6. $ 3,344,854 is necessary to fund "pay as you go" projects identified in the Commission's Economic Development/Redevelopment Plan.

Note: Item #1 includes estimated 2014 TIF Distribution

Revised 06/09/14

State Road 46
Economic Development & Tax Allocation Area

1. $ 6,995,349 tax increment revenues in the Allocation Fund.

2. $ 1,412,340 tax increment to be generated within the allocation area payable in 2015.

3. $ 1,514,765 is dedicated to the repayment of outstanding 2010 BAN Interest.

4. $ -0- proposed to be dedicated to the repayment of debt service for proposed bonds/lease rental payments.

5. $ 4,224,554 will be utilized to support the projects identified in the Commission's Economic Development/Redevelopment Plan.

6. $ 2,668,370 is necessary to fund "pay as you go" projects identified in the Commission's Economic Development/Redevelopment Plan.

Note: Item #1 includes estimated 2014 TIF Distribution

Revised 06/09/14