



REGIONAL ECONOMIC ACCELERATION  
& DEVELOPMENT INITIATIVE

**Ready Housing**  
June 29, 2022







# Tina Peterson

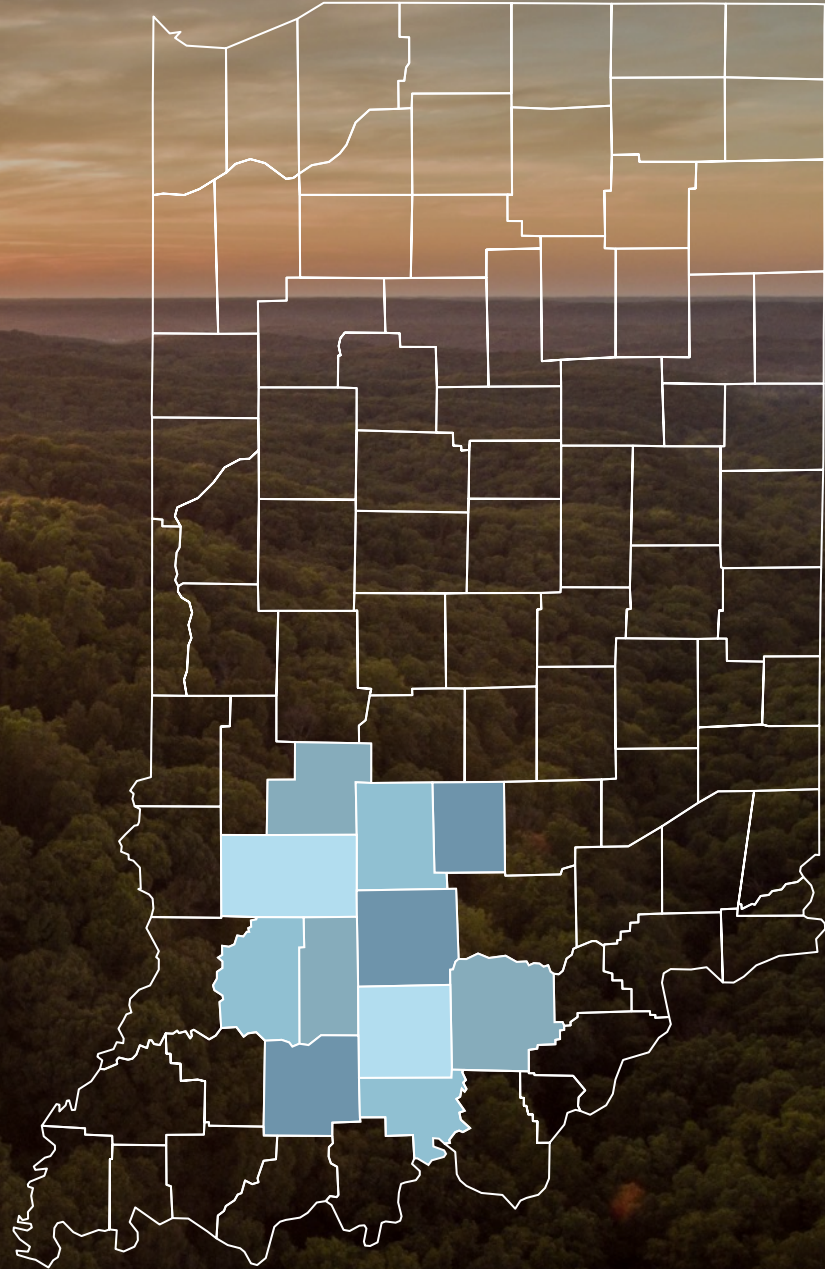
**President and CEO**  
Regional Opportunity Initiatives

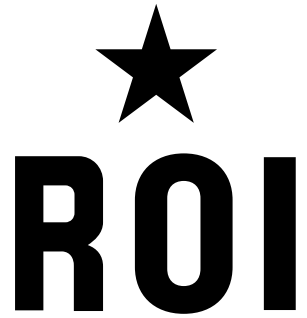
[tinapeterson@regionalopportunityinc.org](mailto:tinapeterson@regionalopportunityinc.org)  
(812) 287-8116 (844-316-7668 toll-free)





# INDIANA UPLANDS





**REGIONAL  
OPPORTUNITY  
INITIATIVES**

# **Advancing economic and community prosperity in the Indiana Uplands**



**Strengthening  
Industry Sectors**

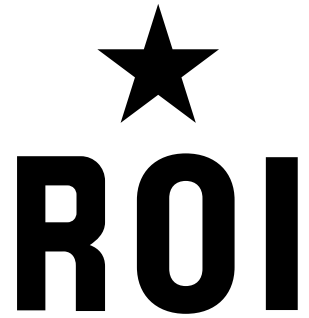


**Developing  
Talent in STEM**

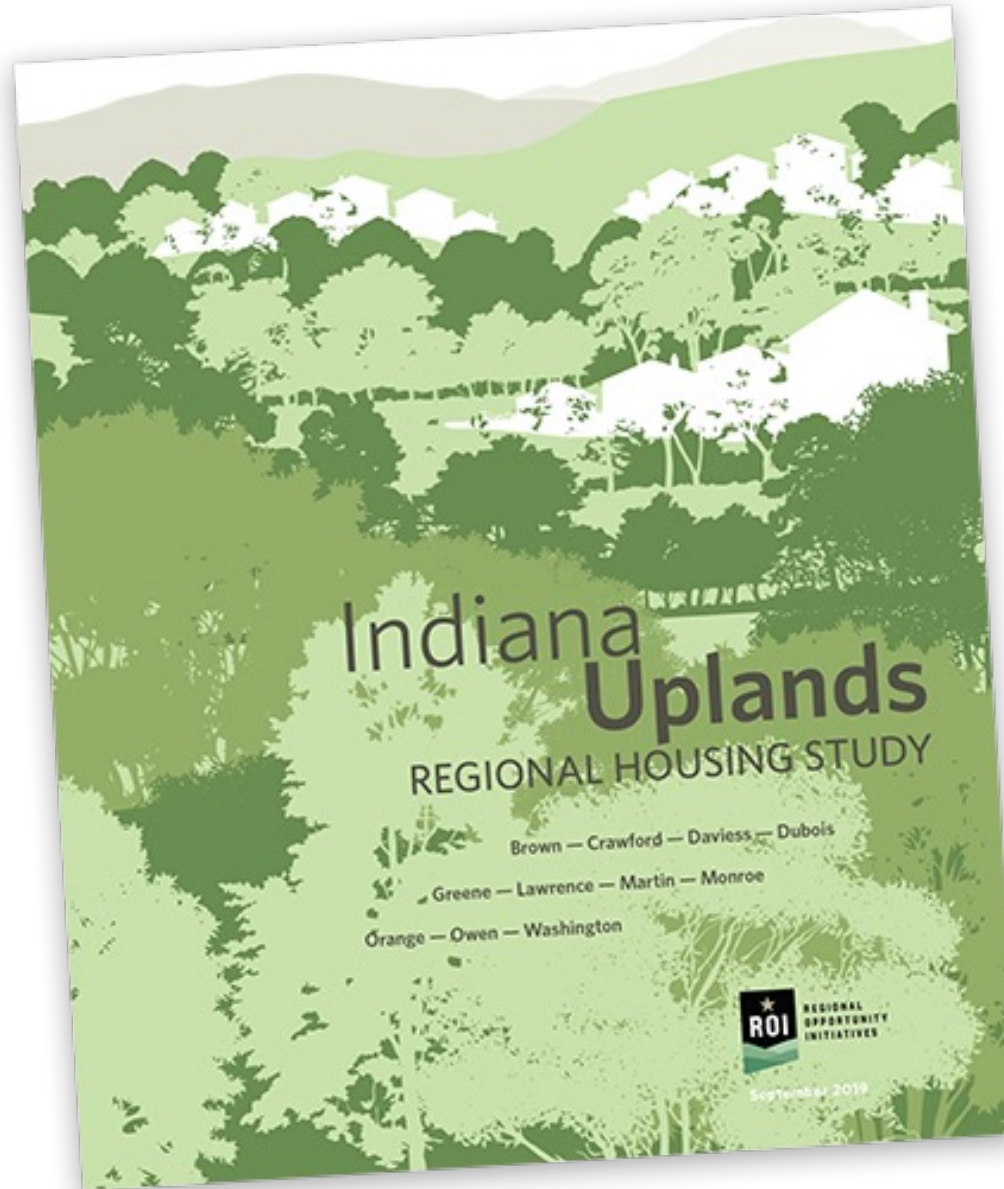


**Enhancing  
Placemaking Assets**





**REGIONAL  
OPPORTUNITY  
INITIATIVES**



**The Indiana Uplands Housing Study** identifies workforce housing needs and strategies for advancing housing opportunities.

[www.regionalopportunityinc.org/housing/](http://www.regionalopportunityinc.org/housing/)

# WHAT IS YOUR HOME INTERNET SPEED?

TAKE THE SPEED TEST:

[www.regionalopportunityinc.org/speed-test/](http://www.regionalopportunityinc.org/speed-test/)

We're conducting **a crowd-sourced internet speed project**. The goal is to create an accurate map of where internet service is available and what broadband speed residents are currently receiving.





**REGIONAL ECONOMIC ACCELERATION  
& DEVELOPMENT INITIATIVE**



“Indiana is uniquely positioned to make transformational investments in our communities that will catalyze economic and population growth for years to come. READI will lead the nation in encouraging regional collaboration, and it will equip Indiana regions with the tools and resources needed to implement strategic investments in quality of place and innovation, creating a once-in-a-generation opportunity to transform our state for residents and for future generations of Hoosiers.”

*Governor Holcomb, May 3, 2021*



# REGIONAL DEVELOPMENT

## SUMMARY

---

Since 2016, Indiana has seen consecutive years of population growth driven through net positive migration. Coming out of the pandemic, there is a significant opportunity for states like Indiana to capitalize on individual and corporate decisions to relocate to lower-cost, less dense areas that still offer a high quality live and work environment.

## OBJECTIVE

---

Accelerate Indiana's population growth through increased domestic and international migration by supporting the implementation of regional economic development strategies focused on making Indiana cities and towns magnets for talent.

To achieve this objective, the state will invest in financial partnerships with regions across the state that demonstrate the potential to attract people and accelerate the state's economic growth.

# REGIONAL DEVELOPMENT

## **Invest in quality of place and talent initiatives included in regional development plans**

- ▶ Award funding for projects in each region that are included in a region's plan.
- ▶ IEDC will expect its \$500 million investment to be matched by the private sector and local community.
  - At least 80% of the investment must come from private or local sources.
  - Not more than 20% of the investment in the plan can originate from state funds.
  - A majority of the investment in the plan should come from private sources.

## **Program Structure**

- ▶ Regions self-identify but is not limited to cities or towns in a county.
- ▶ Plans should be developed by a broad group of stakeholders within a self-identified region that must include the region's major employers or anchor institutions.
- ▶ The plan should clearly identify the region's vision for the future and outline its shared identity.
- ▶ Regional talent and quality of place strategies should be data driven and tied to measurable outcomes.
- ▶ Award to regions based on regional plan at a level up to the maximum award per region.
- ▶ Sustainability.



# READI

## REGIONAL ECONOMIC ACCELERATION & DEVELOPMENT INITIATIVE

### MAY 3, 2021 LAUNCH

Governor Eric Holcomb formally announces the launch of READI and \$500 million in state appropriations to promote regional investments to strategically advance quality of place and quality of life, innovation, entrepreneurship, talent attraction, and population growth in Indiana.

### EARLY MAY 2021 PLANNING

ROI and Radius Indiana convene a broad coalition of stakeholders to form our regional steering committee to guide the process in the Indiana Uplands and ensure our development strategies are regionally relevant. The steering committee is comprised of representatives from anchor institutions and key industry clusters in the Uplands.

### LATE MAY – EARLY JULY 2021 DATA ANALYSIS & INDUSTRY FOCUS GROUPS

TEconomy Partners is engaged to update key aspects of the 2014 Strategic Plan for Economic Prosperity in Southwest Central Indiana. In addition to thorough data analyses, TEconomy conducts focus group meetings with industry leaders in advanced manufacturing, life sciences, national security and defense, and representatives from small businesses and the entrepreneurship sector.

### JUNE 9, 2021 INFORMATIONAL SESSIONS



ROI, Radius Indiana, and the Indiana Economic Development Corporation hold two READI informational meetings in Bloomington & French Lick with community leaders, major employers, and regional stakeholders to highlight the state's goals, address specific questions, and begin planning our region's response to this opportunity for regional collaboration and development.

### JUNE 14 – 24, 2021 LISTENING SESSIONS



ROI, the Indiana University Center for Rural Engagement, and Radius Indiana visit with leaders in each of the 11 counties over two weeks in June. These sessions captured what has been accomplished locally in the last five years and continues to be a need and a priority. Two hundred community stakeholders participated in listening sessions. These sessions captured wins and wishes, opportunities, and barriers to inform the regional SWOT analysis.

### LATE JUNE – JULY 1, 2021 COMMUNITY COMMITMENTS

ROI collects resolutions from county commissions, city and town councils, school districts, and other entities affirming participation in READI as a member of the Indiana Uplands region. This was accomplished by the July 1 IEDC deadline, and ROI submitted documentation indicating the region's intent to participate.

### JULY 6 – 30, 2021 PROJECT & PROGRAM SUBMISSIONS

ROI prepares an online tool to allow Uplands organizations and individuals to provide information on potential projects and programs that have the capacity to grow the region's economic outcomes through investments in place-based talent, business, and quality of place opportunities. ROI, Radius, anchor institutions, and community organizations publicized the tool widely among regional media outlets, organizational newsletters, social media, and word of mouth. A total of 270 submissions were made through the portal.

### JULY 1 – AUGUST 2021 WORKING GROUP EVALUATIONS



ROI, Radius Indiana, and Indiana University Center for Rural Engagement form working groups of regionally relevant subject matter experts in the areas of digital inclusion, housing, innovation & entrepreneurship, quality of place, talent attraction, talent development, transportation & tourism, and health. These groups met multiple times to identify, assess, and explore regional projects and programs to enhance each of these areas.

### AUGUST-SEPTEMBER 2021 DUE DILIGENCE AND REFINEMENT

The working groups, steering committee, and planning team define a process for collecting additional information, evaluating submitted projects and proposals, and developing a cohesive list of representative projects and programs that would bring value to the region and benefit from READI funding. Due diligence was also conducted to identify the financial resources necessary to advance projects and programs and meet IEDC match requirements. The Steering Committee also meets for a half-day work session to refine strategies.

### SEPTEMBER 2021 PLAN DEVELOPMENT

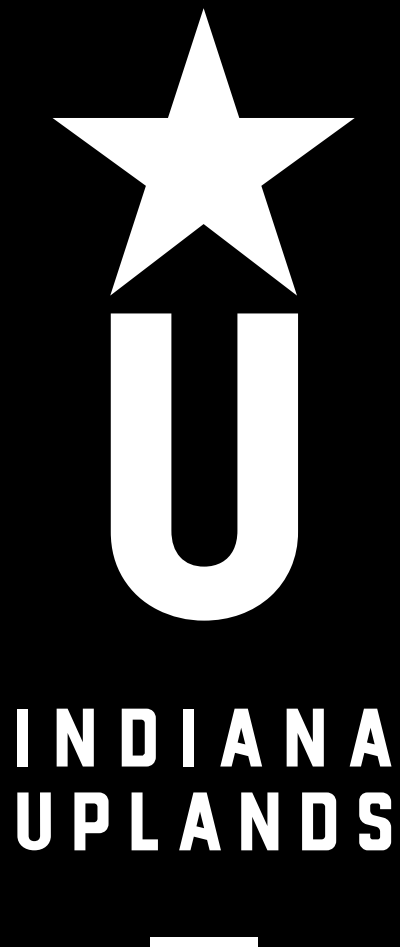


ROI, TEconomy, and the regional steering committee collaborate to synthesize data, evaluate regional trends and metrics, and define a vision of continued growth for the Indiana Uplands. Guided by this vision and the refinement of projects and programs, ROI and its project team develop a formal READI plan and update the region's Strategic Plan for Economic Prosperity in the Indiana Uplands.

### FALL 2021 – 2040 READI AND BEYOND

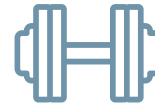
Moving forward, ROI will continue to coordinate regional development efforts along with key partner organizations, anchor institutions, and local governments.

In fall 2021, ROI, Radius Indiana, and the Indiana University Center for Rural Engagement will conduct a second listening tour in each of the 11 counties. We will invite participants from the June 2021 listening tour, provide updates on the region, its vision, its updated strategic plan, its participation in READI, and gather follow-up information from community stakeholders on how best to implement projects and programs for optimal results. The steering committee will also continue in its oversight role, evaluating funding requests and providing recommendations on future catalyzing programs and projects that have the potential to enhance the region further and grow population both in the near and long term.



## STRENGTHS

Strong Industry Sectors – Advanced Manufacturing, Life Sciences, & National Security and Defense  
Transformative K-12 & STEM Initiatives  
K-12, Post-Secondary, & Industry Partnerships Engagement  
Updated Roads, Sewers, & Water Systems across the Region  
Wealth of Recreational Opportunities  
Natural Amenities  
Communities with Unique Character & Assets  
Low Cost of Living  
Growing Diversity



## WEAKNESSES

Lack of Housing at All Price Points  
Failing & Outdated Infrastructure  
Population Declines in Many Counties  
Aging Population  
Talent Brain Drain in The Region  
Challenges Retaining Talent  
Inadequate Connectivity in Rural Areas  
Lack of Affordable Childcare  
Lack of Facilities for Physical & Mental Health



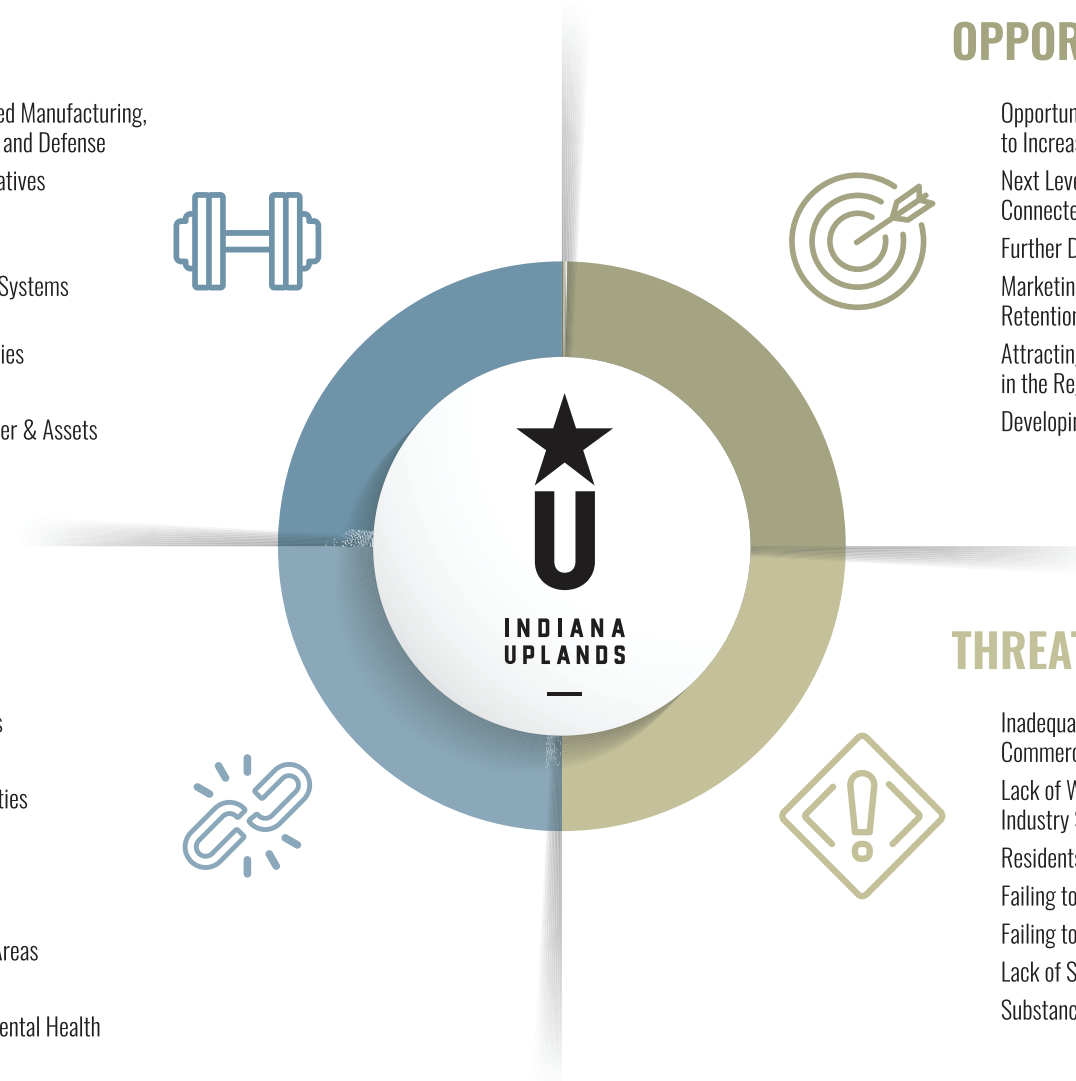
## OPPORTUNITIES

Opportunity through Next Level Connections to Increase Rural Connectivity  
Next Level Trails Could Aid Development of a Connected Trail System  
Further Development of WestGate@Crane  
Marketing the Uplands Region for Talent Attraction, Retention, & Tourism  
Attracting Young People & Families to Live & Work in the Region  
Developing the I-69 Interchange Corridors

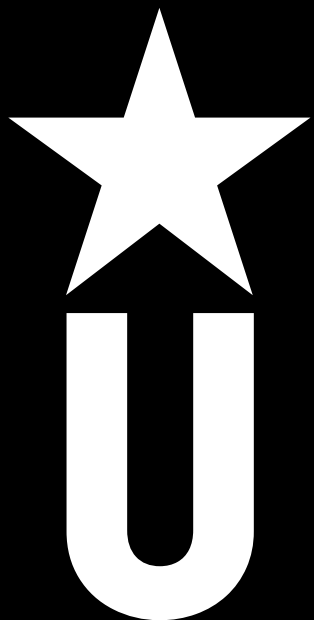


## THREATS

Inadequate Infrastructure for Housing & Commercial Growth  
Lack of Workforce to Fill Jobs Needed for Growing Industry Sectors  
Residents Not Pursuing Opportunities to Skill Up  
Failing to Fill High-Skilled Trade Positions  
Failing to Embrace the Regional Brand  
Lack of Small Business Growth & Entrepreneurs  
Substance Use & Mental Health Challenges







INDIANA  
UPLANDS

---



INDIANA  
UPLANDS

---

A REGION ON THE RISE

READI DEVELOPMENT PLAN, SEPTEMBER 2021

# A REGION ON THE RISE

**\$231 MILLION**

The value of research conducted in fiscal year 2021



**45,328**

The number of students at IU Bloomington (August 2021)

**#1**

Bloomington rank as a small MSA for employment in medical devices and equipment.



**\$285 MILLION**

The amount GM has invested in its Bedford Casting Operations plant + \$7 million upcoming



**17X**

Specialization of furniture manufacturing in the Uplands compared to the average U.S. community



**3rd**

The rank by size of NSA Crane among naval installations worldwide

**\$1 BILLION**

The combined economic impact of NSA Crane and regional defense contractors



**80/12**

The number of miles and interchanges of I-69 in the Indiana Uplands

**Catalent.**

**200 Millionth**

Dose of Moderna COVID-19 vaccine produced as of June 2021

**93.5%**

The growth of automotive and heavy manufacturing jobs in the Uplands since 2012

**Lehigh Hanson**  
HEIDELBERGCEMENT Group

**\$600 MILLION**

Invested by Lehigh Hanson in a new Mitchell cement plant

**MORE THAN \$765 MILLION**

in annual tourism spending



**2,248**

Patents issued or pending, since 2012



**11**

Counties



**48**

Cities & Towns



**4,500**

Square Miles



**190,000**

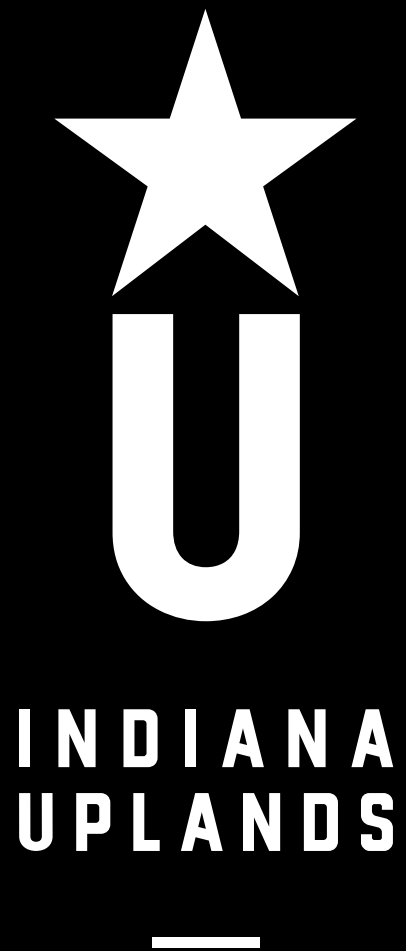
Labor Force



**406,482**

Population





Location Quotient



**Uplands Region Employment Change, 2012-2020**

Source: TEconomy Partners analysis of Enhanced U.S. Bureau of Labor Statistics CEW data (from Emsi, Datarun 2021.2)

## 6. REGIONAL TRENDS

- INDUSTRY 4.0
- MICROELECTRONICS
- INNOVATION DISTRICTS
- RESEARCH AS AN ECONOMIC ENGINE
- ELECTRIC VEHICLE INFRASTRUCTURE

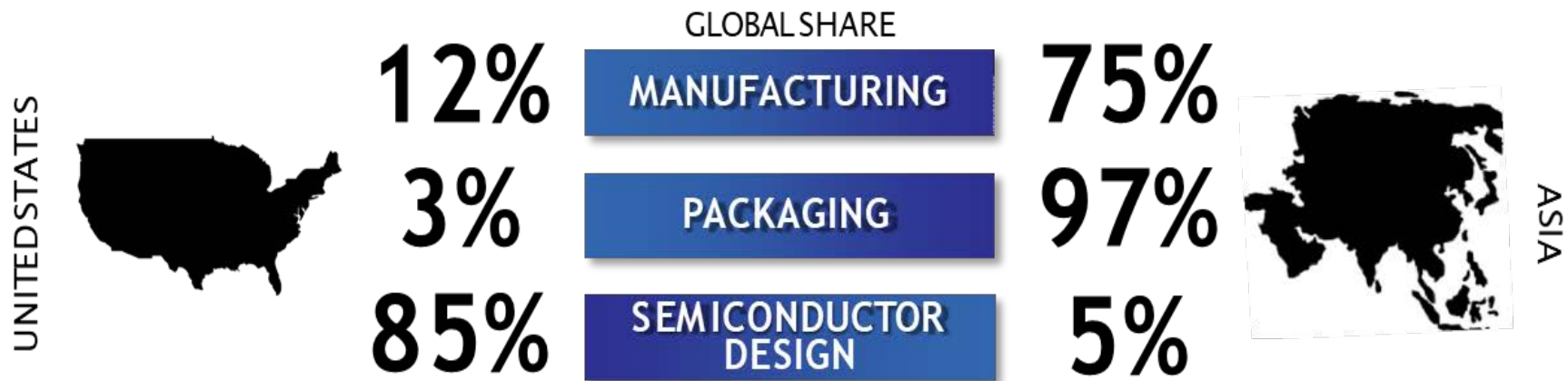


# MICROELECTRONICS: THE FOUNDATIONAL TECHNOLOGY OF THE DIGITAL AGE

## Four Key Components to the Microelectronics Value Chain

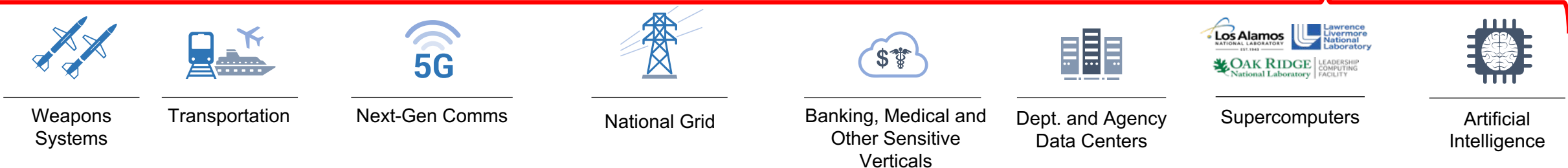


Current State: Declining of US and Growth of ASIA’s Leadership within the Global Semiconductor Industry (~450B/year)



Loss of US leadership within Semiconductor Industry has severe consequences for US economic prosperity and National Security

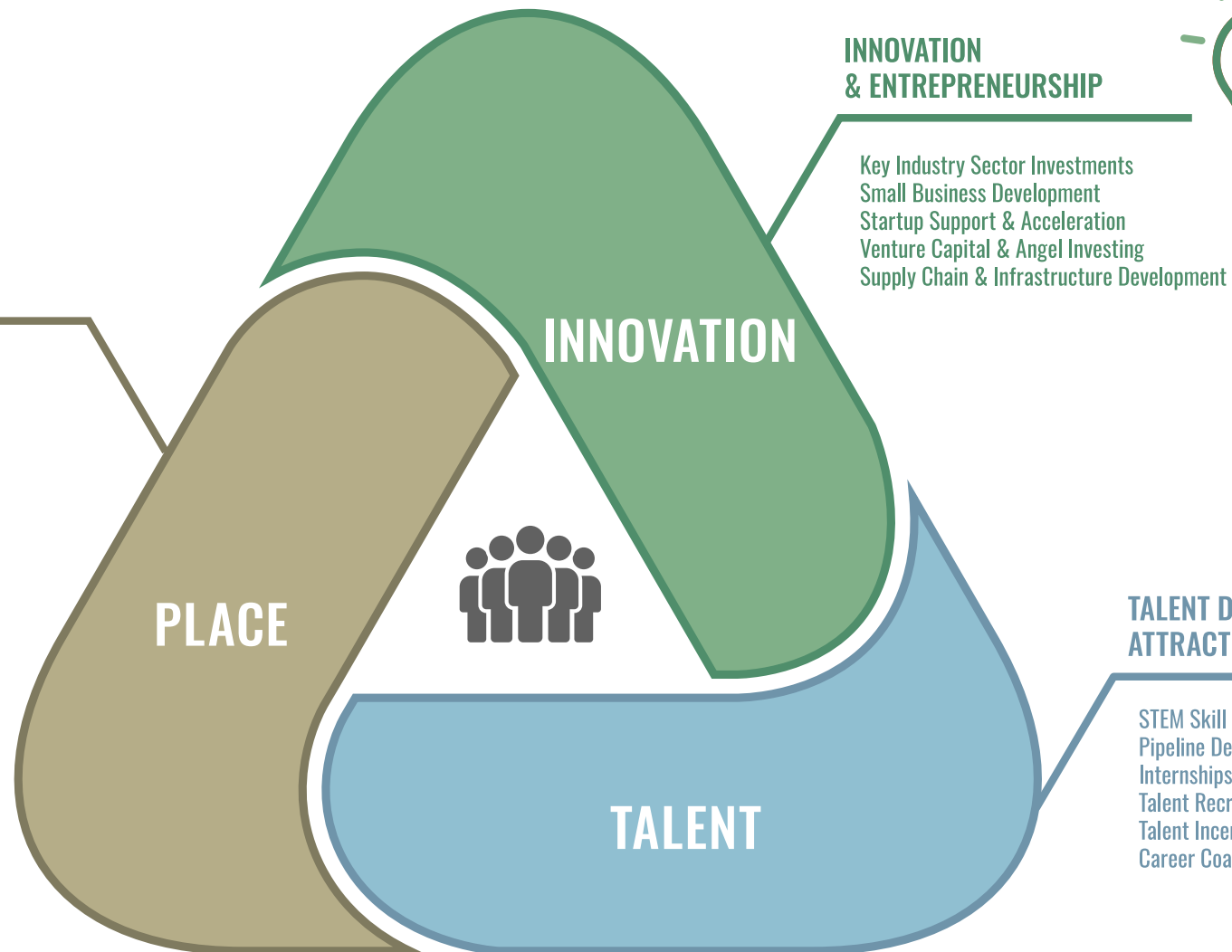
**Critical Infrastructure at Risk**





## QUALITY OF PLACE

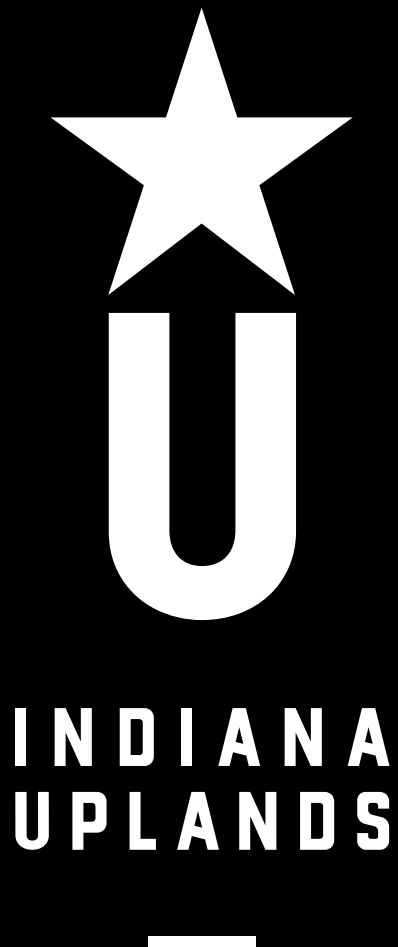
Housing  
Broadband Expansion  
Digital Inclusion  
Transportation  
Tourism  
Health & Wellness  
Childcare  
Downtown Enhancements  
Arts, Culture, & Recreation



## TALENT DEVELOPMENT, ATTRACTION, & RETENTION

STEM Skill Development  
Pipeline Development  
Internships and Apprenticeships  
Talent Recruitment and Marketing  
Talent Incentive & Remote Worker Programs  
Career Coaching & Mentorship

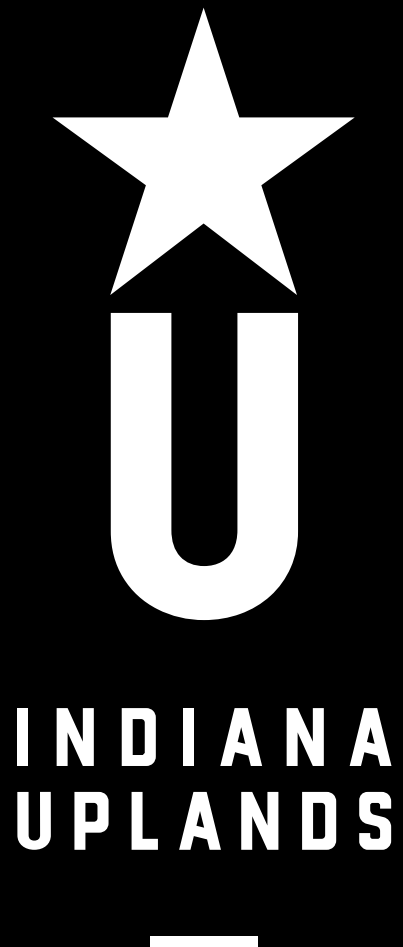




## 7. REGIONAL GOALS & OBJECTIVES

POPULATION GROWTH	TALENT ATTRACTION, RETENTION, & DEVELOPMENT	QUALITY OF PLACE
<b>Grow population in every Uplands county reversing the trend of rural population decline.</b>	<b>Meet the workforce demands of key sector employers.</b>	<b>Provide the place-based amenities needed to attract and retain population.</b>
Current Population (406,482) 10-Year Period: Natural Growth (416,238) Double to 4% (425,993) -> <b>Target 7% (432,903)</b> Aspire to 13% (459,325)	Increase the percentage of high school and postsecondary students choosing to stay and work in the region.  Increase postsecondary attainment to 44% by 2025 (currently at 35%).	Add 14,000 housing units across the region by 2030.  Achieve 85% access to high-speed broadband across the region by 2030.

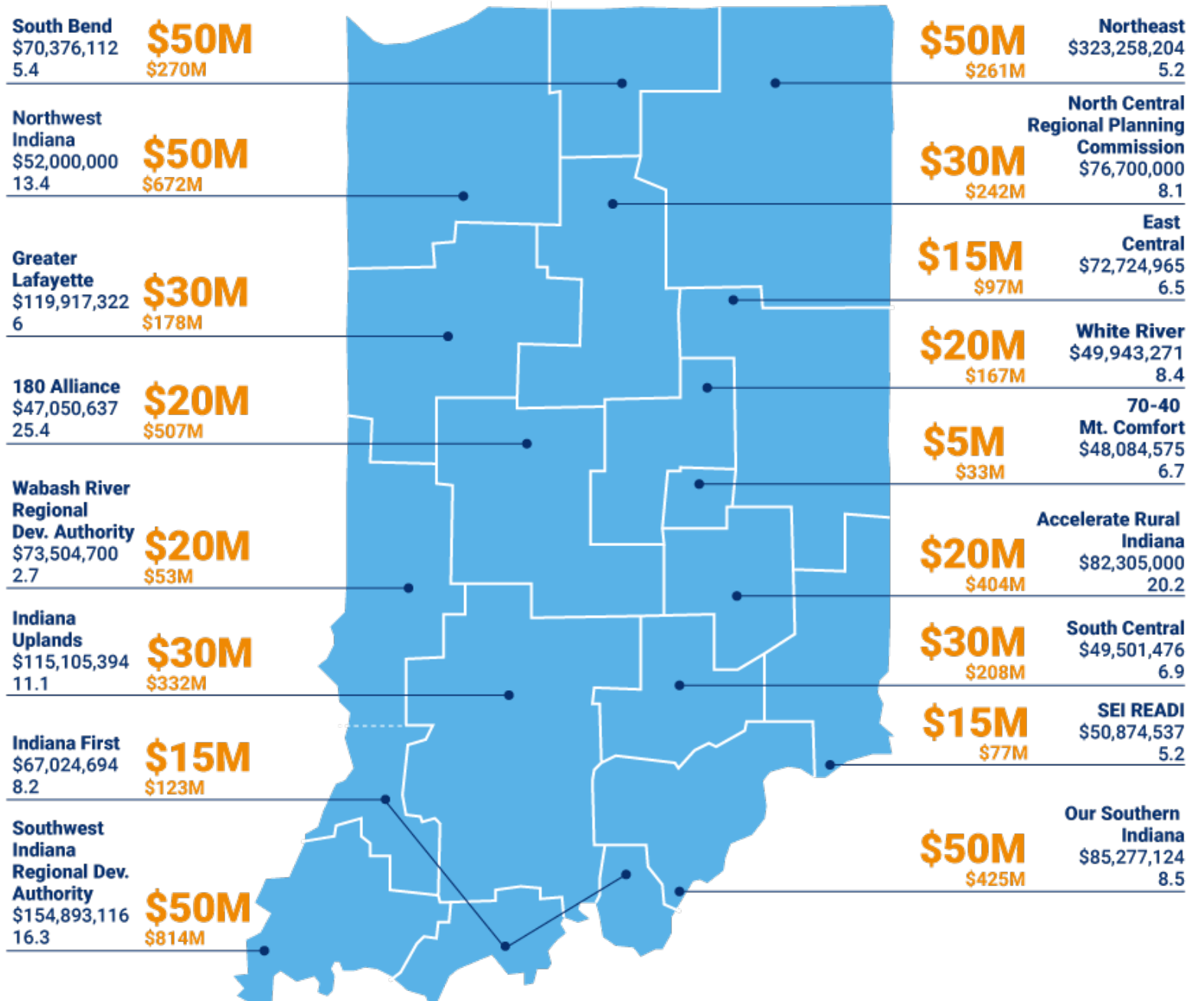




CATEGORY	ANCHOR PROJECTS	SUPPORTING PROJECTS
1. INNOVATION		
ACTIVATING EMERGING DEFENSE OPPORTUNITIES IN THE INDIANA UPLANDS DEFENSE CLUSTER	4	2
SUPPORTING GROWTH AND INNOVATION IN THE REGION'S MANUFACTURING SECTOR	1	6
FOSTERING REGIONAL INNOVATION AND ENTREPRENEURSHIP	2	3
2. TALENT		
DEVELOPMENT, ATTRACTION & RETENTION	5	7
3. PLACE		
Housing	4	5
Digital Inclusion	2	6
Small Business	3	1
Tourism	2	2
Community & Downtown Development	4	4
Health	2	2
TOTAL	29	38



**REGIONAL REQUEST AMOUNT and LEVERAGE RATIO**  
**AWARD AMOUNT and LEVERAGE AMOUNT**





# Ready Communities 2.0

## Ready Housing

## Ready Talent

## Ready Innovation



# Timeline

**June 2023 – Funds Encumbered**  
**December 2024 – Funds Obligated**  
**December 2026 – Funds Expended**



# GETTING READY



# Lisa Abbott

**Vice President of Economic and  
Community Development**  
Regional Opportunity Initiatives

[lisaabbott@regionalopportunityinc.org](mailto:lisaabbott@regionalopportunityinc.org)  
(812) 287-8116 (844-316-7668 toll-free)

## Federal Funding

- ▶ The source of this funding was granted by the Indiana General Assembly as part of the State of Indiana's allocation of the American Rescue Plan Act and qualifies as a federal grant.
- ▶ A federal grant is an award of financial assistance from a federal agency to a recipient to carry out a public purpose of support or stimulation authorized by a law of the United States.
- ▶ ARPA related funding differs from previous pandemic related relief (CRF or CARES) in that it is highly regulated under 2 CFR, which provides uniform administrative requirements, costs principles and audit requirements for federal awards.
- ▶ Compliance with these requirements is required and all of the funding is subject to reporting and potential audit.



# Overview of the American Rescue Plan Act (ARPA)

- ▶ The American Rescue Plan Act, signed into law on March 11, 2021, provides \$1.9 trillion of government aid to combat the public health and economic impacts of the COVID-19 pandemic
- ▶ Allocates funding for public health and vaccines, assistance for vulnerable populations, education and housing stabilization, economic recovery assistance and direct assistance for families and individuals. Includes \$350 billion State and Local Fiscal Recovery Funds (SLFRF) granted directly to state and local governments, tribes and territories
- ▶ Eligible uses of SLFRF funds include addressing negative public health and economic impact of the pandemic, premium pay for essential workers, revenue replacement (limited to revenue loss due to pandemic relative to fiscal year prior to the emergency) and investments in water, sewer, or broadband infrastructure
- ▶ Procurements made using the funds must align with an expenditure category per United States Treasury Department guidance (there are 66 categories with specific reporting requirements)
- ▶ Funds available for use must be obligated by December 31, 2024 and expended by December 31, 2026
- ▶ **The IEDC and our regional partners are considered sub-recipients of federal grants and are responsible for following the federal guidelines**

# READI Project/Program Evaluation Process



**1**

## Uplands READI Review

Proposals evaluated by  
ROI & Uplands READI  
committees to determine  
alignment with:

Indiana Uplands READI  
Development Plan

+

Indiana READI goals

+

ARPA Compliant

*Not quite ready?*

*ROI will provide technical  
assistance.*



**2**

## READI Checklist

ROI & applicant  
complete the pre-  
submission checklist.

*Not quite ready?*

*ROI will provide technical  
assistance and alternative funding  
options explored.*



**3**

## State READI Review

ROI submits approved  
regional proposals to the  
state portal.

*Indiana Economic  
Development Corporation &  
Ernst & Young (EY) evaluate  
proposals.*

*Not quite ready?*

*ROI will work with IEDC and  
applicant to answer questions and  
gather additional information.*



**4**

## READI Implementation

IEDC approves  
project/program.

Ongoing compliance,  
monitoring and  
reporting.

*All funds obligated by  
December 2024.*

*Funds expended by  
December 2026.*

# Ready Housing

**The Ready Housing grant program will fund projects strategically designed to add workforce housing supply to the Uplands.**

- Workforce housing will be defined as both owner-occupied and rental housing that is affordable to workers and close to their places of employment
- Housing type and cost should meet the needs of the community/region as outlined by the Indiana Uplands Housing Study
- Projects should be designed to increase the housing supply



# Funding Available:

**Nine Million (\$9,000,000) has been earmarked for this program from the State's READI allocation to the Uplands**

- Minimum grant request — \$500,000

*Note: This is State ARPA funding and must follow federal procurement standards. This program is designed to use the Sealed Bid procedure.*

# Project Types:

## **Infrastructure Projects:**

Infrastructure projects must be done in partnership with the entity that will own/operate the infrastructure systems, upon completion, such as a municipality or water and sewer district. Infrastructure projects for workforce or market-rate housing are eligible for funding.

# Project Types:

## **Construction Projects:**

Projects that request construction funding, rather than or in addition to infrastructure funding, must serve households that meet the definition of low-income or moderate-income as defined by the U.S. Treasury for the American Rescue Plan Coronavirus State and Local Recovery Funds (SLFRF).

# Home Income Chart:

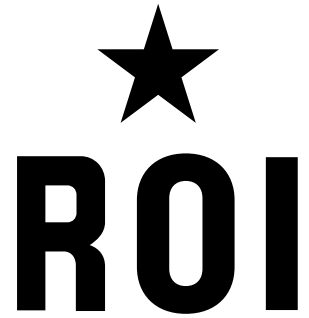
Metro FMR Area/County	1 Person	2 Person	3 Person	4 Person
Bloomington Metro FMR Area	\$47,800	\$54,600	\$61,450	\$68,250
Owen County Metro FMR Area	\$41,750	\$47,700	\$53,650	\$59,600
Indianapolis-Carmel Metro FMR Area (Brown County)	\$51,150	\$58,450	\$65,750	\$73,050
Washington County Metro FMR Area	\$41,750	\$47,700	\$53,650	\$59,600
Crawford County	\$41,750	\$47,700	\$53,650	\$59,600
Daviess County	\$41,750	\$47,700	\$53,650	\$59,600
Dubois County	\$46,400	\$53,000	\$59,650	\$66,250
Greene County	\$41,750	\$47,700	\$53,650	\$59,600
Lawrence County	\$41,750	\$47,700	\$53,650	\$59,600
Martin County	\$41,750	\$47,700	\$53,650	\$59,600
Orange County	\$41,750	\$47,700	\$53,650	\$59,600

For household sizes larger than 4-person, please see [2022 Adjusted HOME Income Limits chart](#).

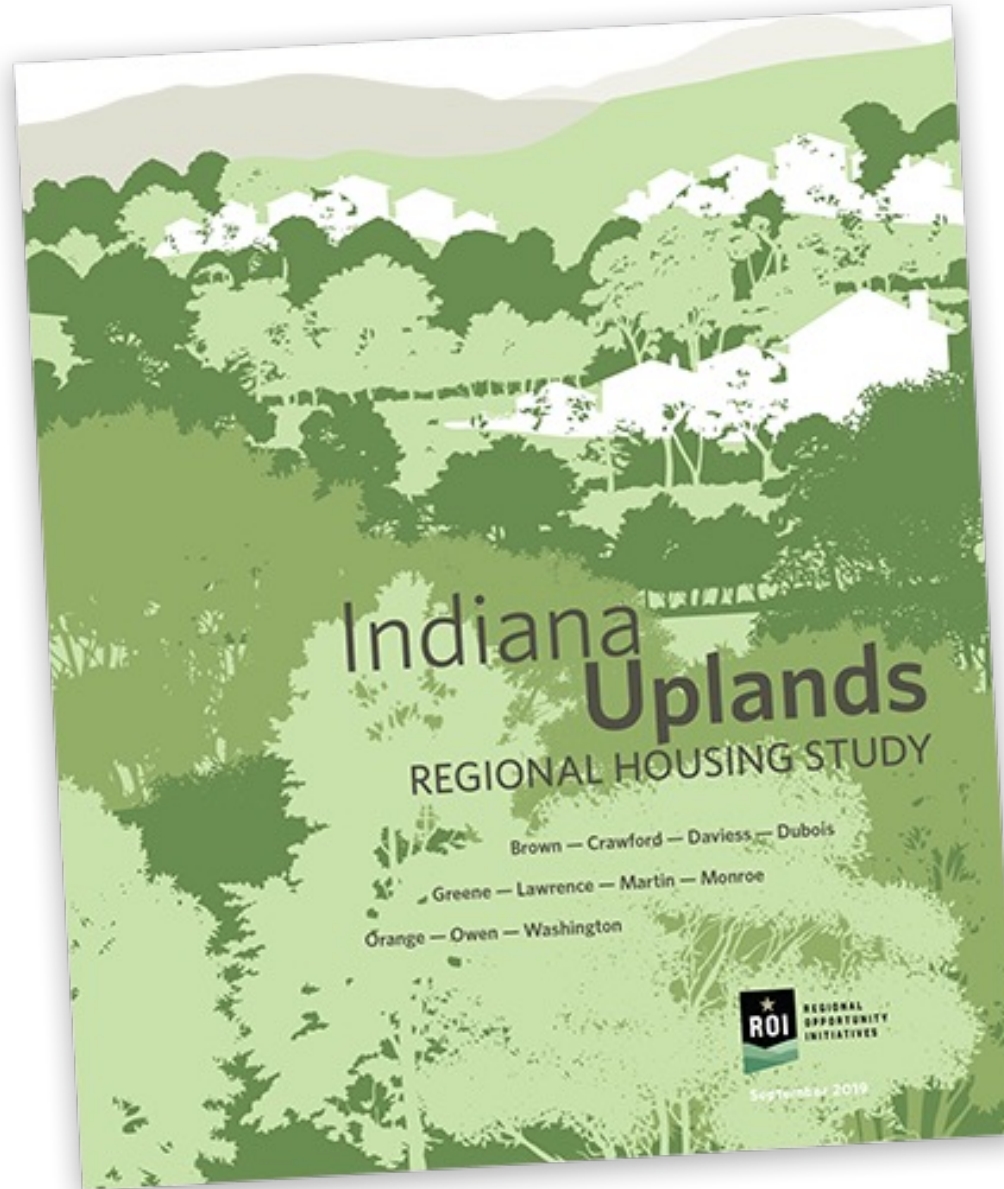


## READI project/ARPA project:

- *The entire project to be completed is considered the READI project. The part of the project requesting Ready Housing funding is the ARPA project.*
- *The APRA project must follow federal procurement requirements. The entire READI project does not.*



**REGIONAL  
OPPORTUNITY  
INITIATIVES**



**The Indiana Uplands Housing Study** identifies workforce housing needs and strategies for advancing housing opportunities.

[www.regionalopportunityinc.org/housing/](http://www.regionalopportunityinc.org/housing/)

# Timeline:

**Projects funded under this program must align with timelines for APRA. If necessary, projects can be completed in phases.** Projects should be designed so that the phase of the project funded with READI funding is completed within the required deadlines.

Important dates:

1. Project funds must be committed prior to June 30, 2023
2. Projects must show substantial progress within 12 months of the execution of the Ready Housing Grant Agreement with ROI
3. Projects must be completed and claims submitted prior to December 31, 2026

# Match Requirements:

**Ready Housing will require a minimum match ratio of at least 2:1 with 1:1 from public sources; however, projects with a higher match may be given additional consideration.**

Matching funds can come from:

- Local public funding (not state)
- Private
- Philanthropic sources





**HOW TO APPLY**

# Application:

- Applications will be accepted on a rolling basis
- Applications received by the 15th of the month will be reviewed within 30 days
- Minimum grant amount is \$500,000

# Ready Housing Evaluation Process

## Week 1

- ♦ Receive Application

## Week 2

- ♦ Evaluation Committee submits follow-up questions
- ♦ ROI submits pre-submission checklist to IEDC for review

## Week 3

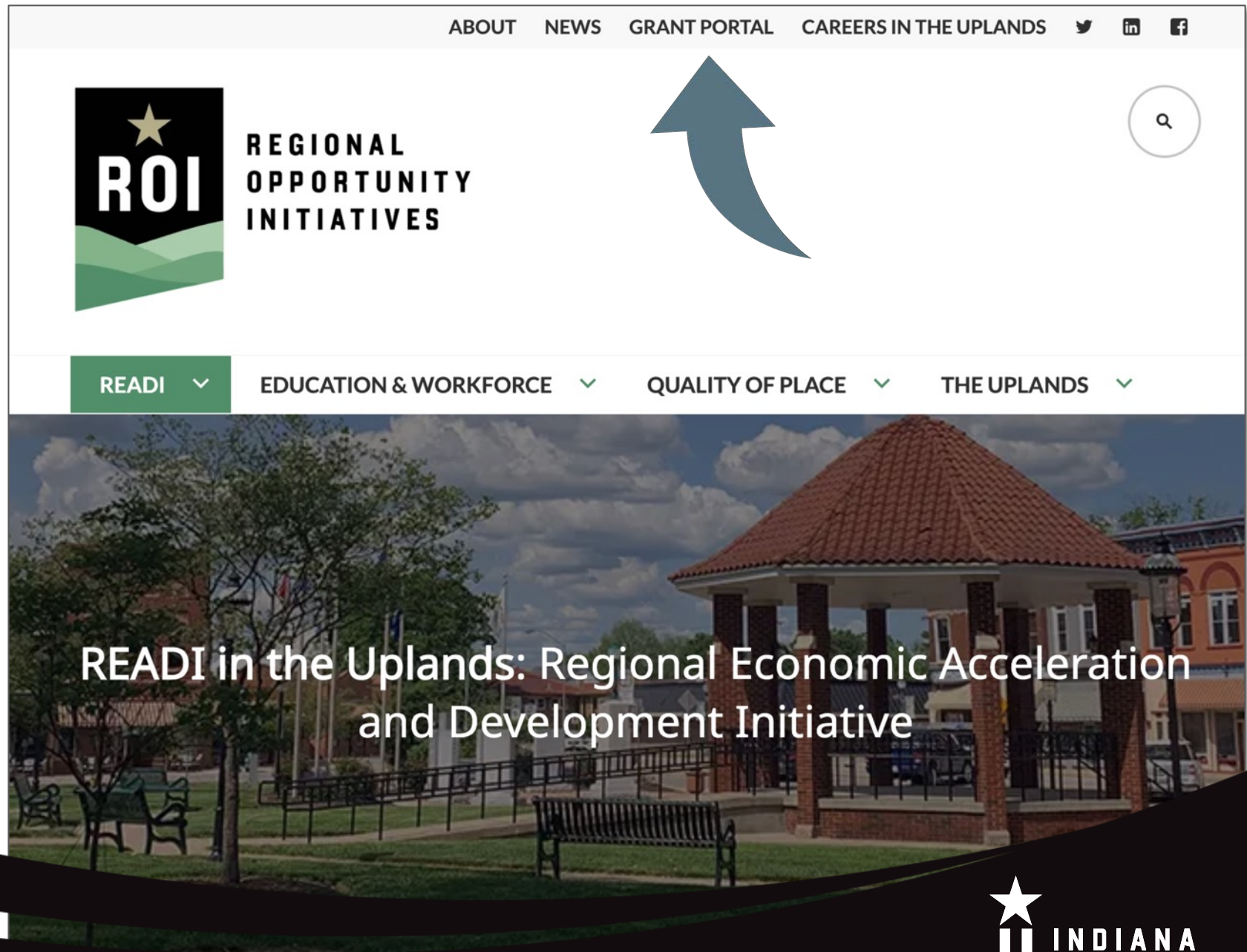
- ♦ Committee makes recommendations to ROI Board
- ♦ ROI submits project in IEDC grant portal for approval

## Week 4

- ♦ Recommendation(s) to ROI Board for approval
- ♦ Applicant notified of decision



Information about Indiana Uplands  
READI and access to the Grant  
Portal can be found at  
[www.regionalopportunityinc.org](http://www.regionalopportunityinc.org)





# Things to Know for The Application

## **SAM Registration**

A registration within SAM.gov (System for Award Management) is required in order to qualify for federal contracts or grants. An up-to-date SAM registration is required in order for you to receive payment. Businesses and entities that register on SAM.gov are issued a Unique Entity ID, a 12-character alphanumeric ID. Applicants will include their Unique Entity ID on their Ready Housing applications.

To get a SAM Unique Entity ID number, go to <https://sam.gov/content/entity-registration>

# Tell us about your team

Development Team

\*Developer Name:

\*Developer Company/Organization:

\*Developer Expertise/Experience:

General Contractor/Construction Manager Name:

General Contractor Company/Organization

General Contractor Expertise/Experience:

Other Team Members:  
(Ex: engineering, design, etc.)

# Tell Us About Your Project

Project Information

\*Development Name:

Please list the development address(es):

\*What county or counties will this project serve? (check all that apply)

☐ Brown

☐ Crawford

☐ Daviess

☐ Dubois

☐ Greene

☐ Lawrence

☐ Martin

☐ Monroe

☐ Orange

☐ Owen


☐ Washington

\*How does this project align with the Indiana Uplands READI Development Plan: ["A Region on the Rise"](#) goals and objectives?

\*Does this project meet a need outlined in the Indiana Uplands [Regional Housing Study](#)? If so, please explain.

\*How will this project provide housing to support Uplands employers' needs within the local or regional labor shed?

\*Please describe how you sought community input/support for this project. Please describe any support and/or opposition to the development.



INDIANA  
UPLANDS

## Construction Budget Template

*Please edit only the cells in white*

Summary	Source	Amount
	READI	\$ -
	Public	\$ -
	Private	\$ -
	Add'l Federal	\$ -
	Add'l State	\$ -
	<b>Total</b>	<b>\$ -</b>

Project Information	
Region	
Project Name	
Submitted By (Name)	
Email Address	

Category	Activity	Sources					Total
		READI	Public	Private	Add'l Federal	Add'l State	
Construction	Lot Development Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Erosion Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Site Excavation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sanitary Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Stormwater Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Concrete	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Roadway Paving	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Stabilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction Inspection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Telecom / Broadband	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Power	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Amenities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design	Engineering & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Topographic Survey	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Floodway LOMA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Geotechnical Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bidding/Construction Adm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Environmental Review	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total by Category		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total		\$ -					

# Federal Procurement

**Federal Procurement**

Please see [program guidelines](#) for information on procurement and reporting requirements. Housing projects funded under Ready Housing must follow the federal Sealed Bid requirements. **Please download the attached Sealed Bid Procurement Worksheet and the Sample Scope of Work Worksheet on this page.** The Sample Scope of Work is a component of the Sealed Bid Procurement process (step 3). Please complete and upload both documents as part of this application.

\* Sealed Bid Procurement Worksheet:

Browse...

*Sealed Bid Purchase Worksheet.docx*

\* Sample Scope of Work Worksheet:

Browse...

*Sample Scope of Work.docx*

***Unsure about the Sealed Bid Procurement requirements? Use the Sealed Bid Worksheet.***



# Do you have site control?

\* Do you have site control?

☐ Yes ☐ No

Please upload a copy of the deed, land option, contract of sale, purchase agreement, or option to purchase.

If you do not have site control, please explain how you will obtain control.

\* Is the property zoned for this type of development?

☐ Yes ☐ No

If no, and a rezone or variance is required, when will it be considered by the appropriate governing body?



# EVALUATION CRITERIA

# Evaluation Criteria

## Category: *Alignment with Goals and Objectives*

- Alignment with the *Indiana Uplands Housing Study* and the regional goals and objectives outlined in the **A Region on the Rise READI Development Plan**
- Meets a need outlined in the **Uplands Housing Study**
- Meets IEDC's READI funding parameters, including leveraging of additional funding sources. READI requires an overall portfolio match of 4:1. For this RFP, projects must meet at least a 2:1 match. Greater consideration may be given to projects that have a higher match.

# Evaluation Criteria

## Category: *Developer Readiness*

- Developer qualifications, capacity/experience, and development history
- Developer demonstrates financial readiness with a Letter of Interest from a banking institution that is supportive of the project
- Developer has marketing plan for home sales and/or lease up



# Evaluation Criteria

## Category: *Project Readiness*

- Developer has site control
- Project concept demonstrates the use of high-quality design and materials
- Developer has zoning approval or the likelihood of securing approval; if applicable
- Absence of known environmental issues that might impact project timeline
- Project timeline meets required deadlines
- READI funded project can be completed prior to IEDC deadlines
- Projects with a commitment to sustainable, energy-efficient, and/or green building design will receive additional consideration



# Evaluation Criteria

## Category: *Community Alignment*

- Project provides housing to support Uplands employers' needs within the labor shed. Labor shed is defined as the area or region from which an employment center draws its commuting workers
- Project demonstrates community support

# Evaluation Criteria

## Category: *Quality of Project*

- Project demonstrates sensitivity to community context in placement, design, and access to amenities
- Project uses high-quality materials and is built to minimize property maintenance
- Projects that are broadband ready



**QUESTIONS?**





# Maren Witte

**READI Project Manager**  
Regional Opportunity Initiatives

[marenwitte@regionalopportunityinc.org](mailto:marenwitte@regionalopportunityinc.org)  
(812) 459-6851