



IHCDA Approves Phase 1 of Wabash Owner Occupied Rehabilitation Stellar Project

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Author: Wabash Stellar Committee and City of Wabash

On July 23, 2015, the Board of Directors of the Indiana Housing and Community Development Authority (IHCDA) approved the City of Wabash Owner Occupied Rehabilitation Phase 1. This project is a multi-agency partnership including City of Wabash, Wabash Marketplace, Living Well in Wabash County, Northeast Indiana Housing Partnership (NIHP) (housed within Region IIIA) and the Indiana Housing and Community Development Authority (IHCDA). All of the partners are excited to see this project approved and to start providing healthier and safer places for homeowners to live.

“This project is going to be great for our residents and our neighborhoods. We hope the improvements will inspire residents nearby to make improvements as well,” Mayor Vanlandingham said.

This project was originally developed as part of Wabash’s Strategic Investment Plan in 2013 and was refined in 2014 with the City’s Stellar Designation. Since its original inception, the partner agencies have worked diligently to understand, prepare for, and identify homeowners that would benefit from this program. Beverly Ferry of Living Well in Wabash County was very helpful and worked very hard to recruit potential homeowners for the program.

“I am thrilled to see some of our seniors and families getting some much needed help to fix their homes. I am excited to see the impact it has on our residents and neighborhoods,” said Ferry.

Wabash Owner Occupied Rehabilitation Phase 1 Project will rehabilitate ten homes. The focus of the program is to target homes where the homeowner is 55 years of age or older and /or disabled, with an income at or below 80 percent area mean income for Wabash County. The average cost per home is \$27,650 including hard costs, program delivery and other administration, lead hazard testing and environmental review.

The whole project is estimated to take about eight months. Construction on the ten houses is scheduled to occur between September 2015 and February 2016. The project will be wrapped up by May 2016.

Region IIIA Development and Regional Planning Commission was selected by the City of Wabash to administer the housing project and grant administration, through IHCDA’s procurement process. The City of Wabash has committed a 10 percent match of \$25,000. The total project cost is \$276,500, including \$250,000 CDBG grant through IHCDA and \$1,500 worth of in-kind volunteer labor.

Upon completion of Phase 1, the City of Wabash will pursue a second phase of this project.

For more information about the Owner Occupied Rehabilitation project, please contact Matt Brinkman, Housing Director, Northeast Indiana Housing Partnership/Region IIIA. For more information about the status of all Stellar projects, please visit the Wabash Stellar website at www.wabashstellar.cityofwabash.com, contact the Mayor's office at 260-563-4171 extension 403, or Rachel Uthe, Stellar Deputy Program Manager and Media Contact, at 317-547-5580.

The Indiana Stellar Communities Designation Program, launched in 2011 is a multi-agency collaboration led by the Office of the Lieutenant Governor with administration provided by the Office of Community and Rural Affairs (OCRA), Indiana Department of Transportation (INDOT) and Indiana Housing and Community Development Authority (IHCDA) the lead entities in the Stellar Communities partnership currently consisting of nine state agencies.