



MBEZ Housing Village Pre-Development Strategy Narrative

Community Conditions and Rationale for Action

Martindale-Brightwood is a historic neighborhood that continues to experience the cumulative effects of long-term disinvestment and housing instability. Neighborhood-level data drawn from the Martindale-Brightwood Quality of Life Plan and related local analyses indicate that approximately 42 percent of households are owner-occupied, meaning the majority of residents are renters. This renter-heavy housing market increases vulnerability to displacement and frequent residential moves, particularly for families with children.

The neighborhood's housing stock is significantly older than the citywide average. Fewer than five percent of homes have been built in the last twenty years, and many existing units require substantial repair or rehabilitation. Vacancy rates have historically been more than twice the Marion County average, contributing to housing instability, blight, and safety concerns.

In recent years, rising home values and increased investor ownership have further constrained affordability for long-term residents. While new construction and rehabilitation activity have increased, these investments have not consistently benefited low-income families, particularly those seeking stable, family-sized rental housing near neighborhood schools.

Housing instability directly affects children and families in the Martindale-Brightwood area. Research and local experience indicate that frequent residential moves are associated with chronic absenteeism, academic disruption, and social-emotional stress among students. For families, housing instability often coincides with transportation challenges, food insecurity, and inconsistent access to school-based and community supports. These conditions were a driving force behind the creation of the Martindale-Brightwood Education Zone (MBEZ), which recognizes that improving educational outcomes requires addressing the conditions that influence learning beyond the classroom.

Housing Strategy Overview

The MBEZ Housing Village is a place-based collaborative focused on improving educational outcomes by addressing conditions beyond the classroom. EMCC serves as an anchor partner within MBEZ and leads the implementation of the Housing Village strategy. During the initial implementation phase, the Housing Village will focus exclusively on families with children enrolled in KIPP Indy Public Schools. This focus enables close coordination with school-based supports, consistent monitoring of student mobility and attendance, and testing and refining the model before potential expansion.

The core objective of the Housing Village is to increase the supply of stable, affordable rental housing in Martindale-Brightwood, complemented by the social, educational, and financial supports EMCC already provides to families.

Housing Delivery Approaches

To expand the supply of affordable rental housing in the neighborhood, EMCC will pursue two complementary acquisition and rehabilitation strategies.



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First, EMCC will seek to acquire and rehabilitate an existing apartment building in the Martindale-Brightwood area. Apartment-scale housing enables EMCC to efficiently serve multiple families, integrate on-site supports where appropriate, and serve as a visible anchor for the Housing Village model.

Second, EMCC will pursue the acquisition and rehabilitation of scattered-site single-family or small multifamily homes. Scattered-site housing offers flexibility, allows families to remain embedded in the neighborhood, and expands affordable housing options in areas where apartment-scale development may not be feasible.

Together, these approaches allow EMCC to respond to market conditions, manage risk, and incrementally increase the supply of affordable rental housing while maintaining close alignment with school-based supports.

Pre-Development and Implementation Approach

The Housing Village is a structured early-action housing strategy that integrates property acquisition, rehabilitation, and ongoing family-stabilization supports. EMCC intends to pursue property acquisition in the first year of implementation, using flexible and philanthropic capital to secure and rehabilitate affordable rental housing.

EMCC will continue to deliver its full range of education, financial, and family supports alongside housing activities. A detailed capital and operating budget will be developed after property identification and due diligence to ensure alignment with the acquisition strategy, rehabilitation scope, and long-term sustainability.

The MBEZ Housing Village reflects EMCC's strategic commitment to strengthening housing stability as a foundation for educational success. By aligning organizational priorities with the Martindale-Brightwood Quality of Life Plan and the goals of the Martindale-Brightwood Education Zone, EMCC is well-positioned to play a more active role in creating affordable rental housing while continuing to support families and children through integrated, place-based services.

MBEZ Housing Village

Goal: Creation of 12 rental residences for families attending KIPP Indy

Sources	
IEMD Funds	\$ 1,500,000
UWCI Capital Fund	\$ 1,500,000
Other private funding	\$ 1,000,000
Other sources	\$ 220,720
Total	\$ 4,220,720

Expenses	
Acquisition	\$ 300,000
Construction / rehab (12x \$252k/unit)	\$ 3,024,000
Contingency (10%)	\$ 302,400
A/E / scope development (6%)	\$ 181,440
Permits & Fees	\$ 7,500
Insurance (2%)	\$ 60,480
Security	\$ 20,000
Development Consultant	\$ 150,000
Legal	\$ 25,000
Accounting	\$ 7,500
Holding costs / lease up reserve	\$ 18,000
Operating Reserve	\$ 50,000
Reserve & Replacement (\$6k/unit)	\$ 72,000
Developers Fee (10%)	\$ 302,400
Total	\$ 4,220,720