

IndyEast Economic Mobility District Predevelopment Grant Guide

Grant amount	Up to \$100,000
Application deadline	On a rolling basis
Notification	Within four weeks of submitting the application
Date projects may begin	[insert date]
Date funds must be used	[insert date] - must be five years after projects begin
Additional details	• Organizations may receive up to three grants but cannot have more than two active at a time. • IEMD plans to award 20 Predevelopment Grants between 2026 and 2031.

Introduction

The IndyEast Economic Mobility District's Predevelopment Grant Program addresses existing gaps in funding for housing developments by nonprofit organizations. The program enhances organizations' capacity to produce affordable housing within the district by strengthening their ability to leverage additional funding sources, particularly LIHTC. The program offers flexible requirements that allow organizations to move through the predevelopment phase faster than alternative funding sources.

Eligibility

- Eligible applicants: 501(c)(3) community-based organizations that have signed the IEMD MOU, as well as partner entities working in collaboration.
- Eligible uses of funds are land acquisition, site maintenance, insurance, legal and consulting services, environmental assessments, architectural and schematic design, market studies, capital needs assessments, surveys, permitting, and zoning or variance fees.
- An organization may only have two active IEMD predevelopment grants at a time and can only be awarded up to three total IEMD predevelopment grants between 2026 and 2031.
- Applicants must serve communities within the IEMD boundaries. See the attached map for boundaries and map overlay.

Requirements and Evaluation

- Proposals must be submitted through the IEMD grant portal.
- Proposals should include a clear plan for how the organization will distribute sufficient financial and human resources to operate within the proposed budget.
- IEMD prioritizes funding for projects that serve the following populations:
 - Homeowners and renters within the IEMD boundaries
 - Homeowners and renters earning 80% of Area Median Income (AMI) or below.
 - Seniors (age 65 and older)
 - Populations at high risk of displacement, including long-term residents in rapidly changing neighborhoods.
 - Areas where renters have high housing cost burden

- All projects will be scored on the following criteria:
 - Project feasibility
 - Organizational capacity
 - Prior experience of operating organizations
- Applicants must report one or more of the following metrics:
 - AMI level
 - # of affordable housing units developed, renovated or preserved
 - Cumulative \$ amount leveraged for investment in the preservation, renovation, or development of affordable housing units
 - # of organizational partnerships developed or strengthened to address affordable housing metrics
 - Other(s): _____ (share a maximum of five metrics)

Restrictions

The IEMD Predevelopment Grant Program does not support the following:

- For-profit organizations and businesses
- Capital requests, such as building construction, renovations, equipment purchase or major repair
- Grants for individuals
- Regranting funds
- Endowment contributions

Submission and Grants Portal

Applications are accepted on a rolling basis and reviewed every month

Applicants must submit all application and reporting materials using the IEMD Grants Portal. First time applicants create a user profile for their organization. Organizations already registered in the IEMD Grants Portal must update the organizational profile prior to submitting a new proposal.

For guidance on setting up an account and navigating an applicant profile, please refer to the Grants Portal 101 resource for guidance or send a request for support to [email address].

The IEMD Grants Portal allows for the submission of an organization's supporting materials, applications, financials, organizational documents, and reporting. This centralized hub provides a single platform for both IEMD staff and applicants, helping to streamline the grantmaking process and minimize duplicate information. If your organization has not applied for funds before, sign up for Grants Portal here.

Review and Notification

IEMD staff will assess each proposal based on the extent to which the project aligns with the guidelines presented in this grant guide.

IEMD staff will notify applicants about the status of their proposal within four weeks of applying for the grant. Applicants may also check the status of their applications by signing into the IEMD grant portal.

Administration

This grant fund is administered by John Boner Neighborhood Centers, a lead agency of the IndyEast Economic Mobility District.

Grant awardees must:

- Electronically sign a copy of the agreement in the grant portal. This is a standard agreement and is nonnegotiable. The IEMD reserves the right to cancel the agreement if awardee makes significant changes to scope, purpose, activities, budget or timeline without obtaining permission from the IEMD grant staff.
- Comply with state and federal nondiscriminatory statutes.
- Report significant changes in the project to the IEMD grant staff.
- Acknowledge the IndyEast Economic Mobility District as stipulated in the grant agreement.
- Submit a final report (including documentation of final expenditures and cost share) at the conclusion of the project.
- Retain auditable records of IEMD grant funds

Grant Disbursement Policy

The IEMD Predevelopment Grant Fund provides financial support for early-stage housing project activities. To ensure accountability and timely progress, all awards are disbursed in two installments: **50% at the beginning of the grant period and 50% at the midpoint**. This summary outlines the requirements for receiving each disbursement and the expectations for grantees.

Disbursement Structure:

- Initial Disbursement (50%): Released at the start of the grant period after administrative and compliance steps are completed.
- Midpoint Disbursement (50%): Released once the grantee demonstrates satisfactory progress, submits required documentation, and confirms continued project feasibility.

Requirements for Initial Disbursement (50%):

To receive the first payment, grantees must submit:

1. Signed grant agreement
2. Administrative documents, including W-9, ACH authorization, and insurance verification (if required)
3. Approved project work plan and budget
4. Once these materials are received and verified, the first disbursement will be processed.

Requirements for Midpoint Disbursement (50%):

To receive the second payment, grantees must submit:

1. Midpoint Progress Report summarizing completed activities and progress towards milestones
2. Expenditure summary or ledger showing use of initial disbursement
3. Updated project timeline, if applicable
4. Confirmation of compliance with all reporting requirements
5. Midpoint documentation must demonstrate that the project remains feasible and aligned with program goals.

Disbursement Adjustments:

Payment may be delayed or withheld if:

- Required documentation is incomplete
- Spending is inconsistent with the approved budget
- The project is significantly delayed or noncompliant
- Activities no longer align with program goals

Closeout Requirements

At the end of the grant period, grantees must submit:

- Final Report detailing completed activities

- Final Expenditure Report confirming use of funds
- Completion of closeout requirements influences eligibility for future IEMD funding.

Application Support

Please contact IEMD staff regarding funding opportunities before submitting a proposal. For guidance on setting up an account and navigating an applicant profile, please refer to the Grants Portal 101 resource for guidance or send a request for support to [email address].