

FOR IMMEDIATE RELEASE

January 17, 2023



Mayor Joe Hogsett launches housing initiative Vacant to Vibrant with \$4.5 million investment

City releases Request for Proposals to spur in-fill development focused on the creation of affordable homeownership and rental opportunities

INDIANAPOLIS – Today, Mayor Joe Hogsett joined City officials, community leaders, and residents to launch Vacant to Vibrant, the City’s new affordable housing program created to develop affordable homeownership and rental opportunities with city-owned properties in the Near Northwest, Martindale-Brightwood, and Near Eastside neighborhoods.

“The future of affordable housing is under construction: brick by brick, dollar by dollar, we’re working alongside neighborhoods to build an equitable, bright future for Indianapolis,” said Mayor Joe Hogsett. “Vacant to Vibrant is just the latest tool in the City’s toolbox that seeks to develop neighborhoods responsibly and sustainably. We’re committed to making bold choices to provide Indianapolis residents and families with a safe place to live. I look forward to seeing the community-driven, transformative change that Vacant to Vibrant brings to neighborhoods.”

Vacant to Vibrant programming will be supported with \$4.5 million in American Rescue Plan Act funding. Non-profits, Community Development Corporations, and real estate developers are eligible to apply. Vacant to Vibrant properties will be available for residents at or below 80% Area Median Income, which translates to \$73,050 annually for a family of four.

Submitted development proposals must align with specific neighborhood context and design through DMD’s [Infill Housing guidelines](#). In addition, Vacant to Vibrant will have a neighborhood advisory committee to provide direct feedback to City staff on proposals before projects are awarded.

In 2021, DMD released its [Anti-Displacement Agenda](#), outlining the state of housing in Indianapolis, followed by policy recommendations to mitigate racial disparities in housing, generate permanent supportive housing units, and affordable housing along transit corridors. DMD created the Vacant to Vibrant programming based on its property inventory and local housing data, as well as policy recommendations from the Anti-Displacement Agenda, which was crafted in concert with community partners and housing advocates.

“The line between redevelopment vs. gentrification of older neighborhoods is often thin and hard to walk,” said Indianapolis City-County Council President Vop Osili, whose downtown district includes two of the neighborhoods targeted by the program. “The Vacant to Vibrant program strikes precisely the balance we need to ensure that redevelopment builds racial and financial equity for residents while addressing the challenge of vacant properties and the negative impact they often have on the civic and economic health of our neighborhoods.”

The City of Indianapolis continues to make unprecedented efforts to create affordable housing. The Hogsett administration took action and amended the zoning code in 2021 to encourage housing diversity, pedestrian connectivity, and better neighborhood design. In 2022, Mayor Hogsett awarded over \$8 million to permanent supportive housing developments, spurring the creation of 100 units for people and families recently experiencing homelessness. Through public-private partnerships, the Hogsett Administration's economic development resources have deepened the housing pipeline along IndyGo's Bus Rapid Transit Lines, with more than 3,000 units proposed, in financing, or under construction.

In 2021, the City-County Council voted unanimously to allocate over \$50 million in federal American Rescue Plan funding for pandemic relief towards affordable housing and neighborhood initiatives. In the midst of a housing crisis, DMD is working to increase the supply of quality housing that is sustainable, accessible, and affordable for all, with the goal of enhancing and preserving diverse neighborhoods.

Mayor Hogsett and DMD hosted the announcement at a City-owned property located at 1260 Eugene Street. City officials were joined by community partners including Community Development Corporations, neighborhood centers, and housing advocates.

The Vacant to Vibrant application can be found on indy.gov. Proposals submitted are due to DMD at noon on March 31, 2023.

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About the Department of Metropolitan Development

The Department of Metropolitan Development works to shape the city's identity by strengthening people and places, building upon our history, and fostering visionary development. DMD envisions Indianapolis as a growing, vibrant, and beautiful city where people and businesses thrive in an inclusive, world-class community.

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