

To: BEP Recipients (All Divisions)
From: IHCDA Asset Preservation Department
Date: August 16, 2018
Re: Blight Elimination Program (“BEP”) – Eligibility Requirements for Extension into 2019

Recipients will be offered an automatic Project Period Extension into 2019 if they have demolished and greened 85% or more of the units in their BEP Project for a specific funding round by October 1, 2018. For a unit to be considered demolished and greened, an approved greening claim with Greening Form is required.

Recipients who meet the 85% threshold through the number of units demolished and greened will receive a letter notifying them of their eligibility. Recipients who have met the threshold by August 1, 2018 will receive their Letter of Eligibility no later than August 17, 2018. Recipients should complete the acknowledgement statement in the letter, either accepting or declining the extension, sign, and return the letter with an original, wet-ink signature to IHCDA postmarked no later than August 31, 2018.

Recipients who meet the threshold of 85% by October 1, 2018 will receive their Letter of Eligibility no later than October 5, 2018 and should complete the acknowledgement statement in the letter, either accepting or declining the extension, sign, and return the letter with an original, wet-ink signature to IHCDA postmarked no later than October 22, 2018.

If a Recipient will be unable to demolish and green at least 85% of the units in their BEP Project by October 1, 2018, the Recipient may provide the following documentation as proof of ability to meet the threshold of 85%:

1. Recorded Deed or Tax Sale Certificate listing the Program Partner as the owner/certificate holder for each and every property that has been acquired but not demolished; **AND**,
2. The bid package(s) AND Notice to Bidder(s) containing the acquired properties.

The bid package(s) shall have been noticed at least one (1) time prior to October 1, 2018. Additionally, IHCDA will not accept Letters of Commitment (LOCs) or purchase agreements as proof of ownership. **Proof of ownership and bidding documentation must be submitted to IHCDA and postmarked no later than Monday, October 1, 2018. LATE SUBMISSIONS WILL NOT BE REVIEWED.**

Any Recipient required to provide documentation to demonstrate their ability to meet the 85% threshold will be penalized. Upon verification by IHCDA that the Recipient has met or exceeded the 85% threshold through proof of ownership and bidding, IHCDA will calculate the Recipient’s penalty which shall include those properties and spaces (remaining percentage of award) for which no documentation was provided. Two examples of potential scenarios are provided below for your reference:

1. The City of Pawnee has 20 spaces in its award. Pawnee demolished and greened 9 properties and provided deeds and a bid package for 8 properties. The City demonstrated they have completed or have the ability to complete 17 properties total (85% of its Project). The City could not provide proof of ownership and bidding for the remaining 3 properties. IHCDA will revoke the spaces/funding associated with those 3 properties and reduce the City’s award by that amount (Remaining 15% of its Project).



2. The City of Eagleton has 40 properties in its award. Eagleton demolished and greened 32 properties and provided deeds and a bid package for 6 properties. The City demonstrated they have completed or have the ability to complete 38 properties total (95% of its Project). The City could not provide proof of ownership and bidding for the remaining 2 properties. IHEDA will revoke the spaces/funding associated with those 2 properties and reduce the City's award by that amount (Remaining 5% of its Project).

RECIPIENTS THAT CANNOT DEMONSTRATE THROUGH COMPLETED BEP UNITS AND/OR PROOF OF OWNERSHIP AND BIDDING THAT THEY HAVE MET THE 85% THRESHOLD BY OCTOBER 1, 2018, SHALL NOT BE PERMITTED TO CONTINUE INTO 2019 UNDER ANY CIRCUMSTANCE.

IF A RECIPIENT WAS REQUIRED TO SUBMIT PROOF OF OWNERSHIP AND BIDDING DOCUMENTATION IN ORDER TO DEMONSTRATE ITS ABILITY TO MEET THE 85% THRESHOLD AND THE SUBMISSION WAS NOT TIMELY POST-MARKED, THE SUBMISSION WILL NOT BE REVIEWED. THEREFORE, THE RECIPIENT WILL NOT MEET THE 85% THRESHOLD AND WILL NOT BE GRANTED A PROJECT PERIOD EXTENSION INTO 2019.