

ihcda



WINTER ISSUE 2017

the magazine



Suzanne Crouch

A voice for the voiceless in Indiana

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a note from
Jake's desk

Artwork by Gracie Sipe

Recapping the Top 10 Stories of 2017

Provided below are our top headlines in 2017. These are based on a combination of website and social media views. I would like to take this opportunity to thank you—our partners—for your commitment and support on these and other activities. We look forward to continuing to work with you to address the housing needs in our state.

1 IHCDA Announces \$2 Million for Security and Demolition of the West Calumet Housing Complex (March 23, 2017)



The West Calumet Housing Complex located in East Chicago, Ind.

The **Indiana Housing and Community Development Authority's (IHCDA) Board of Directors** approved over \$2 million for the security and demolition of the West Calumet Housing Complex in East Chicago. In his **Executive Order** for Declaration of Disaster Emergency in East Chicago, **Governor Holcomb** requested that IHCDA secure this funding.

2 Rapid Rehousing, Housing First Programs Contribute to Reduction in Indiana's Balance of State Homeless Population (June 28, 2017)



The Point-in-Time (PiT) count is a count of sheltered and unsheltered homeless persons on a single night in January. HUD requires that Continuums of Care (CoC) conduct an annual count. IHCDA manages the Balance of State in Indiana.

The **Indiana Housing and Community Development Authority (IHCDA)** announced findings from the 2017 Balance of State (BoS) **Point-in-Time (PiT) Homeless Count**. Among the findings were a significant decrease in the overall homeless population (14%) and the number of chronically homeless individuals (29%) and veterans (55%).

3 Development Teams, Subject Matter Experts, Local Leaders and Former West Calumet Residents (November 16, 2017)



MVG and UP Development were joined by dozens of subject matter experts from around the country in November at the former Carrie Gosch Elementary School in East Chicago for the Moving Forward 3.0 Workshop.

Two Midwest-based developers and their teams completed an intensive two-day workshop at the former Carrie Gosch Elementary School in East Chicago, Ind. as part of the **Moving Forward 3.0 Program**. **Miller-Valentine Group (MVG)** and **UP Development** worked closely with subject matter experts, local leaders and former residents of the West Calumet Housing Complex in the workshop, which served as the next step in providing two new affordable housing developments in Lake County.

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On the Cover:
Suzanne Crouch
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Lt. Governor Suzanne Crouch chats with William Tatum, resident of Silver Birch in Hammond, following the IHCDa Board of Directors Meeting on December 21, 2017. (photo taken by Steve Euvino of the Northwest Indiana Times).

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As a quasi-state agency, the Indiana Housing and Community Development Authority is committed to serving the entire spectrum of housing, from homelessness to homeownership.

Our charge is to provide housing opportunities, promote self-sufficiency and strengthen communities, in order to build an Indiana with a sustainable quality of life for all Hoosiers in the community of their choice.

As part of the Lt. Governor’s Family of Business, we work with other state agencies, private and not-for-profit entities and local units of government to help develop innovative solutions for housing and comprehensive community development.

IHCDa Board of Directors:

SUZANNE CROUCH
 Lieutenant Governor

KELLY MITCHELL
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JEFFREY W. WHITESIDE
 Vectren Foundation

TOM MCGOWAN
 Kite Realty Group Trust

ANDY PLACE
 Place Builders

J. JUNE MIDKIFF
 Merchants Bank of Indiana

4 State of Indiana Awarded \$3.4 Million to Protect Children and Families from Dangerous Lead (June 26, 2017)



The **U.S. Department of Housing and Urban Development (HUD)** announced recently that the State of Indiana was awarded \$3.4 million to protect children and families from dangerous lead and other home hazards. This was the maximum grant award made available through the program.

5 Lt. Governor Crouch Announces the 2017 Stellar Communities Designees (October 19, 2017)

CITY OF MADISON TOWN OF CULVER



Left Photo: Representatives from Madison celebrate their selection as a 2017 Stellar Community designee. Right Photo: Representatives from Culver celebrate their selection as a 2017 Stellar Community designee.

Lt. Governor Suzanne Crouch announced that the City of Madison and the Town of Culver are the 2017 Designees of the **Stellar Communities Designation Program (SCDP)**.

6 State Announces Indianapolis Integrated Supportive Housing Initiative (June 28, 2017)



The **Indiana Housing and Community Development Authority (IHCDA)**, in partnership with the City of Indianapolis, released two Request for Qualifications (RFQ) for the Indianapolis Integrated Supportive Housing Initiative recently following approval from their Board of Directors. Through new construction and rehabilitation of existing structures, the new initiative will create 500 units of affordable housing in Indianapolis.

7 Lt. Governor Suzanne Crouch Presents 2017 Excellence in Affordable Housing Awards (August 16, 2017)



Lt. Governor Suzanne Crouch offers remarks at the 2017 Indiana Housing Conference.

Indiana Lt. Governor Suzanne Crouch presented her 2017 Excellence in Affordable Housing Awards at the **Indiana Housing Conference**. The awards are presented to the most outstanding new properties in four categories and celebrate the best in Indiana affordable housing development.

8 Crowdfunding Campaign Launched for the Gary Preservation Tour (February 15, 2017)



Viewing station inside Union Station as part of the Gary Preservation Tour.

With a successful **crowdfunding campaign**, residents and visitors will get a behind-the-scenes look at some of the most important historic structures in downtown Gary. The campaign, sponsored by the **Indiana Housing and Community Development Authority (IHCDA)**, is offered through the crowdfunding platform **Patronity**. If the City of Gary reached their crowdfunding goal of \$7,500 by March 15, 2017, the project would win a matching grant with funds made possible by **CREATING PLACES**, a program of IHCDA. Ultimately the Gary Preservation Tour crowdfunded \$9,250, leveraging a \$7,500 match from IHCDA.

9 My Community, My Vision (MCMV) Program Named Semifinalist in Harvard's 2017 Innovations in American Government Awards Competition (January 18, 2017)



Students from Fort Wayne present their community vision plan during the 2016-17 MCMV Final Event April 19, 2017.

The **Ash Center for Democratic Governance and Innovation** at the John F. Kennedy School of Government, Harvard University, recognized the **Indiana Housing and Community Development Authority's (IHCDA) My Community, My Vision (MCMV)** program as part of the 100 programs named as Semifinalists in this year's Innovations in American Government Awards competition. MCMV competed to be named a Finalist in the competition and have the chance to be awarded the \$100,000 grand prize in Cambridge last spring.

10 Winners Announced for IN_Fill Design Competition (March 29, 2017)



A picture from 1950 Cornell Avenue from the street.

The **Indiana Housing and Community Development Authority (IHCDA)** along with **Downtown Indy, Inc.** announced that **RATIO Architects, SRKM Architecture, Andrea Swartz AIA and Emery Hunt Assoc. AIA** were winners of the first **IN_Fill Design** Competition. Each were awarded prizes ranging from \$1,000 to \$5,000 for their renderings of new, affordable single-family home designs that will be located in Anderson, Evansville and Indianapolis.



Looking to Purchase a Home, Contact IHCD

Meet Emily Baldwin who just purchased her first home with the help of IHCD. Emily recently relocated back to Central Indiana with a new job and to be closer to her family. As soon as she moved back, she began searching for a new home. Jeneene West, of Jeneene West Realty assisted Emily in searching for a home. Jeneene also introduced Emily to Loan Officer Scott Miller with Ruoff Mortgage. Scott who has been partnering with IHCD for 15 years, suggested to Emily that she use one of the IHCD down payment assistance programs. This would allow Emily the ability to purchase

a home and not use a large portion of her savings. Emily used the Next Home, Mortgage Credit Certificate Combo Program. The Combo Program offers the benefit of down payment assistance, along with the possibility to claim a federal tax credit. In the end, Emily was able to purchase a beautiful 100 year old home without having to use up all of her nest egg.

If you or someone you know is looking to purchase a home, please contact any of the following individuals and visit the IHCD website:

www.in.gov/ihcd/homeownership/index.htm 



Town officials and community members from Culver are pictured with Lt. Governor Suzanne Crouch at the Indiana Statehouse during the state's Stellar Communities Designation Program event held at the Indiana Statehouse October 25, 2017.



Lt. Governor Crouch Announces the 2017 Stellar Communities Designees

By **Ryan Hamlett**, South Real Estate Production Analyst

This past October, in six communities around the state, development teams sat eagerly awaiting a very important phone call. Project developers from Culver, Churubusco, Greensburg, Madison, Union City and Vincennes were each looking for the reward for all of their hard work: Lt. Governor Suzanne Crouch's voice on the other end of the telephone, letting them know that they had been designated an Indiana Stellar Community.

Earlier in the month, representatives of IHEDA, the Office of Community and Rural Affairs (OCRA), the Indiana Dept. of Transportation (INDOT), and the variety of other state agencies involved with Indiana's Stellar Communities program descended upon the six towns. Each town rolled out the "red carpet" for their guests and treated the representatives to a showcase of their communities with





City officials and community members from Madison are pictured with Lt. Governor Suzanne Crouch at the Indiana Statehouse during the state's Stellar Communities Designation Program event at the Indiana Statehouse October 25, 2017.

tours that highlighted the plethora of projects they had developed as a part of their Strategic Investment Plans.

After careful consideration and hearty debate between those with the difficult job of choosing two communities from the six, the final recommendations were made to the Lt. Governor. It was then, on October 18th, that Lt. Gov. Crouch announced that Culver and Madison were the 2017 Indiana Stellar Communities designees.

This year marks the seventh round of Indiana's Stellar Communities Designation Program, a multi-agency partnership devoted to recognizing our state's smaller communities and providing resources to help them develop projects that are important to their future vibrancy. The program is separated into two divisions based upon population size, one for communities that have populations smaller than 6,000 and one greater than 6,000 or more.

The Stellar Designation comes at the end of months and sometimes years of hard work for the city officials and project partners involved. The development process requires a community to take an introspective assessment of

its strengths and needs. They must identify the characteristics that give their community their own unique identity and create ways to enhance and play off of those qualities.

They must develop a network of collaborators, not simply with the various state agencies that comprise the Stellar Program, but within their city and region, leveraging local assets to complement the potential state investment. Then, each prospective Stellar community develops a number of projects that they believe will play off of their strengths and address some of their greatest needs, projects that will ultimately help prepare their city or town to continue to grow and succeed into the future. These projects are distilled into their strategic investment plans, with which they make their final pitch to receive Stellar designation.

Madison's ambitious list of projects includes taking measures to connect their historic riverside downtown with the part of their community up "the hill" via a bike and pedestrian trail. It includes developing parks throughout the community, revitalizing the historic Ohio Theater, and creating community gateways. Their potential collaboration



with IHEDA, which already has produced a “lighter-quick-er-cheaper” placemaking project via CreatINg Places, includes an owner occupied repair project and a Low Income Housing Tax Credit (LIHTC) affordable housing project that adaptively reuses a 100-year-old tack factory into senior housing.

Culver’s Strategic Investment Plan plays off of one of their greatest assets, Lake Maxinkuckee. They are looking to restore and redevelop their historic Beach Lodge building along the lake shore and further develop the bike and pedestrian trail that encompasses Lake Max. Additionally,



This image shows how a vacant lot could be transformed into a vibrant neighborhood park. The park would serve the neighborhood by providing a green gathering space that could include such features as: benches, lawn area, landscaping, art, walkways and even a monument commemorating George DeBaptiste.

Culver will also improve the gateways that lead visitors into their town, enhance Cavalier Park and create affordable, workforce housing to accommodate those filling new jobs in and around Culver.

While both communities are still in the very early stages of making their proposed Stellar projects a reality, the experiences of past communities show that time seems to fly while they are having fun. The collective agencies that make up the Stellar Communities program are eagerly looking forward to guiding Culver and Madison along their paths and we here at IHEDA look forward to highlighting their Stellar projects as they come to fruition. 📍



These images show historic images of Ohio Theatre, the existing condition of the building, and a rendering depicting proposed facade improvements. The proposed facade improvements would restore the Art Deco era finish and details to better represent the historic character of the building.



Stellar Closing Celebration at Delphi

By **Carmen Lethig**, Placemaking Manager

Downtown loft housing, owner-occupied repairs, the restoration of an historic opera house, downtown building facade improvements, and streetscape upgrades for beautification and better walkability—these projects and more were celebrated on October 26, 2017 as the City of Delphi and its partners, including IHCD, celebrated the culmination of Delphi’s Stellar Community designation.

The Stellar Communities program is a multi-agency partnership initially launched by IHCD, the Office of Community and Rural Affairs and the Indiana Department of Transportation in 2011. The program aims to increase the quality of life in Indiana communities through a community-centered planning process and streamlined availability of technical assistance and funding by the state agency partners.

Delphi was awarded designation in 2012. During that time community leaders, partner organizations, and state agen-

cies worked in partnership to make the projects and plans laid out in Delphi’s Strategic Investment Plan a reality. As with every Stellar Community, Delphi was adept at being flexible and creative as it worked to improve on its assets and create a downtown that would be welcoming for all. The key components of the plan have changed the face of downtown Delphi, including improving the sidewalks for residents and visitors, adding decorative lighting to complement the historic buildings that received a facelift with the facade program, adding downtown residents with the rehabilitation of a building just off the downtown square. The centerpiece to the Stellar plan and Delphi’s downtown is the Delphi Opera House. Thanks to the hard work of the Delphi community, they now enjoy easier access to new restaurants, downtown activities and connections to each other. 🏠



Success Story



Durbin Hotel

By **Chelsea Schneider**, Municipal Innovations Specialist, Aim

An iconic feature of Rushville’s downtown since the 1850s, the city is giving the long-shuttered Durbin Hotel a new purpose by transforming the landmark into senior housing.

During its heyday in the 1940s, the Durbin building served as the headquarters of Wendell Willkie’s presidential campaign. But over time, the building became a symbol of Rushville’s struggles to re-energize its downtown. Today, the community is well on its way to transforming its urban core, thanks to the leadership of Mayor Mike Pavey’s administration and the state’s Stellar Communities program.

Soon, the historic hotel will become Campaign Flats, which is planned to offer 19 affordable housing units for seniors. Another historic building, the nearby Knights of

Pythias, will house additional units for families. Altogether, the improvements will amount to an around \$8.5 million investment with the projects benefitting from state tax credits through the Indiana Housing and Community Development Authority. The work also will preserve the historic features of the buildings, while ensuring their use for future generations.

“This project provides the city an opportunity to attract a significant investment into Rushville’s Commercial Historic District,” Pavey said. “This project will provide additional downtown housing options and drastically improve the aesthetics of our downtown. I could not be more excited about this project.”

The housing expansion is a big deal, said Brian Sheehan, Rushville’s director of special projects.



“To have a project that utilizes a treasure from our past to help lay the foundation for a better future is really cool. We can’t thank our partners at SIHCDC (Southern Indiana Housing Community Development Corporation) and Milestone Ventures enough for all of the help, patience and perseverance during this process,” Sheehan said. “Obviously, this doesn’t happen without winning Stellar, so a huge shout out to our friends and partners at OCRA. Their people and programs continue to make us better every day!”

Positioning itself as a hub of innovation in rural Indiana, the new housing is one of a series of projects Rushville is launching in a bid to circumvent population decline and attract more residents and businesses to the community.

City leaders expect the projects, which also include a business incubator and a gateway plaza, will revitalize Downtown Rushville and serve as a blueprint for other rural municipalities.

“The people in Rushville are an amazing group of people to work with. They care about the community, and there is just a real positive vibe there,” said Eric Frey, executive director of Administrative Resources Association and SIHCDC, which is assisting Rushville with the project. “If you get people downtown, they support other opportunities and investments downtown.” 🏠





Alabama property

Brazil BEP Tax Credit

By Peter Nelson, RHTC Specialist

On February 25, 2016 Davis Zeller Place, located in Brazil, Indiana, was awarded Low Income Housing Tax Credits. Part of the project was the adaptive reuse of two historic buildings, the old junior high school and the Davis building. The other portion of the project was to utilize lots of homes demolished by IHCD's Blight Elimination Program (BEP) to construct new homes as part of a comprehensive effort to restore properties in downtown Brazil as well as create more affordable options for senior residents.

The Blight Elimination Program was started in 2014 to address the concern of blighted homes which made a negative impact in Indiana communities by reducing property values and was a drain on municipal resources, especially in communities that lacked resources to adequately address the issue. The program uses Hardest Hit Fund dollars to demolish properties that are blighted or abandoned and beyond repair.

New Hope Services in Jeffersonville, Indiana worked with the City of Brazil to secure these lots to be a part of the revitalization project to the community. New Hope Services was able to use five of the BEP lots in Brazil for the new construction of duplexes and triplexes to total 12 single family homes. The single family two bedroom units provide a variety of different options including housing for seniors raising grandchildren, seniors needing a little more assistance to have room for a live-in caregiver, or even for New Hope Services to work with residents to arrange a Shared Living Residence to match seniors with roommates to allow very low income individuals to split the cost of an affordable unit.

The goal of this project is to return these abandoned BEP sites to the city/county tax rolls, invigorate the entire community, and encourage reinvestment in surrounding properties. Davis Zeller Place is currently under construction and expects to open in early 2018. 🏠



Blaine property



Darley property



Kruzan property





Miller-Valentine Group (MVG) and UP Development were joined by subject matter experts from around the country at Carrie Gosch Elementary School for the Moving Forward 3.0 Workshop facilitated by Energy Systems Network (ESN).

Development Teams, Subject Matter Experts, Local Leaders and Former West Calumet Residents Attend Workshop

By **Brad Meadows**, Marketing and Communications Director

Two Midwest-based developers and their teams completed an intensive two-day workshop at the former Carrie Gosch Elementary School in East Chicago, Ind. as part of the **Moving Forward 3.0 Program**. **Miller-Valentine Group (MVG)** and **UP Development** worked closely with subject matter experts, local leaders and former residents of the West Calumet Housing Complex in the workshop, which served as the next step in providing two new affordable housing developments in Lake County.

The Moving Forward 3.0 workshop, organized by **Energy Systems Network (ESN)** and hosted by the Indiana Housing and Community Development Authority (IHCDA), kick starts the process for MVG and UP Development in taking a systems-level approach to solving the challenges of affordable housing and transportation by considering the development as an integrated system rather than isolated elements.

The purpose of the workshop is to encourage innovative thinking by collaborating with national experts, convened by ESN, to share the latest strategies in energy efficient building design, transportation models, and poverty alleviation practices and services—all with an eye toward improving quality of life for residents. As

such, including the voice of the customer in the workshop process was a critical aspect of this year's program.

"It was important for us, and the two developers, to work not only with experts from across the country but with former residents of the West Calumet Housing Complex," said Jacob Sipe, executive director of IHCDA. "This is their community and their perspective, and feedback will be critical to ensuring these new developments meet the needs of individuals in search of affordable housing in Lake County."

At the conclusion of the workshop, the development teams applied their learnings in a design exercise, incorporating them into a high-level design for two sample sites. These designs were shared with local leaders and state agencies.

"Energy and transportation technologies are changing at a rapid pace," said Paul Mitchell, president and CEO of ESN. "This workshop process helps developers of affordable housing understand new trends to integrate into their design plans in ways that will lower costs and provide high quality of life for residents. As we are entering our third year of this program, we are also benefitting from some best practices, such as net-zero energy designs and car sharing systems."



In February, **Indiana Governor Eric Holcomb** issued an **Executive Order** for Declaration of Disaster Emergency in East Chicago. One of his requests in this order was for IHCDA to find ways to encourage the new development of affordable rental housing in the East Chicago area. To do so, IHCDA elected to use the state's Moving Forward program.

"We are pleased to continue efforts to identify and encourage the financing of new development for affordable rental housing in and around East Chicago," said Governor Eric Holcomb in a May 2017 statement. "The Moving Forward program affords us the unique opportunity to bring two energy efficient affordable housing developments to Lake County."


MVG and UP Development will spend the next 12 months identifying a site for their affordable housing developments within Lake County and creating a detailed design plan that follows the goals outlined in the workshop. In the fall of 2018, the developers will be able to submit **Rental Housing Tax Credit** (RHTC) applications of up to \$750,000 each under the General Set-aside* next year. Following the awarding of tax credits, construction is ex-

pected to be approximately a 12-month process with a grand opening anticipated in late 2019.

The Moving Forward program currently has four affordable housing developments in progress across the state: Fort Wayne, Bloomington, Indianapolis and Lafayette. BWI, LLC broke ground on its development in Fort Wayne, Posterity Scholar House, in September 2017.

Click [here](#) for more information about the Moving Forward Program.

Click [here](#) for additional information and updates regarding the Disaster Emergency in East Chicago.

*Per the **2018-19 Qualified Allocation Plan (QAP)**, IHCDA will reserve 10% of its RHTC for the IHCDA General Set-aside. Under this set-aside, IHCDA reserves credits for developments that further the Authority's mission, goals, initiatives, and priorities irrespective of the ranking by evaluation factors. The QAP states that the Authority will exercise its sole discretion in the allocation of the IHCDA General Set-aside. 



Left: IHCDA Executive Director Jacob Sipe (middle) is joined by former West Calumet Housing Complex residents Tara Adams and Lakeeshea Daniels. The two participated in the two-day Moving Forward 3.0 Workshop. Right: CEO of Energy Systems Network Paul Mitchell provides opening remarks at the Moving Forward 3.0 Workshop.



Lt. Governor Suzanne Crouch is joined by local and state elected officials and BWI, LLC for the groundbreaking of Posterity Heights Scholar House in Fort Wayne on September 6, 2017. Posterity Heights, Indiana's first Moving Forward development to break ground, will feature 44 large, 2-and 3-bedroom apartments incorporating 500KW of solar and battery storage to create net-zero energy usage.

Suzanne Crouch

A voice for the voiceless in Indiana

By **Brad Meadows**, Marketing and Communications Director

Especially this time of year when you hear the words “Ho, Ho, Ho” you often think of jolly Saint Nick. However, that phrase means something far different to Indiana Lieutenant Governor Suzanne Crouch.

“When I was in middle school I was nearly the height I am now,” said Crouch. “Being so tall I was bullied. They began calling me the Jolly Green Giant.”

She went home crying that day. Amid the tears, her father offered a valuable piece of advice. Make fun of yourself and they will leave you alone. When people make fun of you it is because they are insecure.

So Crouch arrived at school the next day and looked at the students harassing her and said the iconic phrase spoken by Green Giant’s iconic Jolly Green Giant: “Ho, Ho, Ho.” The bullying soon stopped. What replaced her fear of being differ-

ent was a new found passion and desire to help others that were in her position. To become a voice for the voiceless.

“My father taught me to accept myself,” added Crouch. “Only when you truly accept yourself can you also accept others the way they are.”

Born and raised in Evansville, Crouch was involved in student organizations and knew that government allowed her the best opportunity to effect change and lift others up. After graduating from Mater Dei High School she went on to

“

These five pillars are the framework for how we will truly take our state to the Next Level. The 2018 agenda builds on the progress of our first year and sets us on a path for prosperity.

**Suzanne Crouch
Indiana Lieutenant Governor**

”

become a Political Science major at Purdue University. This began to set into motion a path to the Lieutenant Governor’s office that was beyond even her wildest expectations.

“I always wanted to be involved in local politics. Never did I think I would hold the post as our state’s Lieutenant Governor.”

After serving eight years as Auditor of Vanderburgh County and later Vanderburgh County Commissioner, she served as the State Representative for House District 78 in



Lt. Governor Suzanne Crouch presents the 2017 Outstanding Resident Volunteer Award to Anna Williams at the 2017 Indiana Housing Conference. She is joined by IHCDA Executive Director Jacob Sipe and Dawn Gallaway, Vice President at Keller Development and President of the Indiana Affordable Housing Council.



Lt. Governor Suzanne Crouch is pictured with individuals at Perry County welcoming her to Tell City for the IHCDA Board of Directors’ meeting on September 28, 2017. The meeting took place at the Tell City Depot.

2005. For her work providing programs for people with disabilities, she received the 2012 Public Policy Award from the Arc of Indiana and was named Legislator of the Year in 2011 by the Indiana Association of Rehabilitation Facilities.

She then received a call from Vice-President, and then Indiana Governor, Mike Pence asking her to become State Auditor, which she accepted in 2014. Under her leadership, the office focused on transparency and ensuring taxpay-

A graphic titled "NextLevel 2018 Agenda" with a dark blue background. It features five pillars, each with an icon and text: Pillar I (Bar chart icon) "Cultivate a Strong & Diverse Economy", Pillar II (Hammer icon) "Maintain & Build the State's Infrastructure", Pillar III (Gear icon) "Develop a 21st Century Skilled & Ready Workforce", Pillar IV (Medical cross icon) "Attack the Drug Epidemic", and Pillar V (Truck icon) "Deliver Great Government Service".

ers were aware of each dollar spent. “We are entrusted by our fellow Hoosiers with their hard earned money to provide solutions,” said Crouch. “It is important for us to always remember that when we are in public service.”

When Governor Eric Holcomb entered the Governor’s race just 100 days before the November 2016 election, he knew just the person to join him.

“I have asked Suzanne Crouch to be my running mate,” said Holcomb during a July 29, 2016 interview. “She brings an impressive resume and valuable experience.”



Lt. Governor Suzanne Crouch is pictured with Senator Lonnie Randolph (right), IHCDA Executive Director Jacob Sipe (left) along with residents and staff at Wesley Manor South in Frankfort, Indiana. Constructed in 2016, the tax credit development provides 50 units of affordable senior housing.

In his first State of the State address in January 2017, Governor Holcomb vowed that he and Lt. Governor Crouch would focus on taking Indiana to the “Next Level”. This involved the release of their 2017 Next Level Legislative Agenda.

“These five pillars are the framework for how we will truly take our state to the Next Level,” said Crouch. “The 2018 agenda builds on the progress of our first year and sets us on a path for prosperity.”

The recently released **2018 Next Level Agenda** has an emphasis on building a strong workforce. Specifically, placing a premium on filling high-wage and high-demand jobs. This comes on the heels of a record-breaking year in job creation.

“One of the keys to my position is ensuring the Family of Business agencies are working together and fit within the Governor’s Next Level Agenda,” added Crouch. “The common variable for each of these agencies is their work in rural Indiana. I truly see it as Indiana’s next great frontier.”

Indiana’s Lieutenant Governor plays a very unique role. While many state Lieutenant Governors serve as the Governor’s Chief of Staff, Crouch is tasked with overseeing a portfolio of state agencies and serving as the President of the Indiana Senate. This has given her the unique vantage point and position to effect change across the state. 🏡

Indiana Lieutenant Governor Suzanne Crouch constitutionally serves as the President of the Indiana Senate, serves as the Secretary of Agriculture and Rural Development, chairs the Indiana Counter Terrorism and Security Council and oversees five state agencies referred to as the Family of Business agencies.

Lieutenant Governor Suzanne Crouch



Proud to have been born and raised in Evansville, Indiana, Suzanne previously served as Indiana’s State Auditor since January of 2014.

Before becoming Auditor, she served as the State Representative for House

District 78 which encompasses parts of Vanderburgh and Warrick Counties. She was elected to the seat in 2005, and served as the Vice Chairman of the Ways and Means Committee and on the Public Health Committee. Throughout her years of public service, Suzanne has been focused and committed to programs and services for people with disabilities. She was honored to receive the 2012 Public Policy Award from the Arc of Indiana for her work with people with disabilities and was named Legislator of the Year in 2011 by the Indiana Association of Rehabilitation Facilities.

Prior to serving in the House of Representatives, Suzanne spent eight years as Auditor of Vanderburgh County. During that time, her office received its first clean bill of health in decades from the State Board of Accounts. She then went on to serve as a Vanderburgh County Commissioner until joining the House. She presided as president of that body during her third year in office.

As Lt. Governor, Suzanne oversees a portfolio that includes the Indiana State Department of Agriculture (ISDA), Indiana Housing and Community Development Authority (IHCDA), Office of Defense Development (IODD), Office of Community and Rural Affairs (OCRA), Office of Tourism Development (IOTD). In addition, she also serves as chairman of the Indiana Counter Terrorism and Security Council, President of the Indiana Senate and chairman of the newly-created Intellectual and Developmental Disabilities Task Force.

Suzanne graduated from Mater Dei High School in Evansville. She then went on to receive her Bachelor’s Degree from Purdue University, majoring in Political Science, and four years later met her husband Larry Downs. Together they have a grown daughter, Courtney.



Julie (pictured in red) accepts a gift card donated by the Executive Team during a prize drawing at the IHCDAs Holiday Hooray held December 8, 2016.

Remembering Julie Stephenson

By **Robin Lovelace**, Community Programs Analyst, HCV and **Greg Stocking**, HCV Program Manager

In October 2017, the IHCDAs family experienced the sudden passing of a long time member Julie Stephenson.

Julie was a friend and a career public servant. After completing her military service, she worked for the State of Colorado before spending over ten years with IHCDAs in the Housing Choice Voucher department. As the financial analyst, she was directly responsible for disbursing over \$2 million of housing assistance each month and reporting financial benchmarks to HUD.

Those who worked closely with Julie at IHCDAs and the partnering agencies knew that Julie was genuine and no pushover. She knew when she was right, and she would make sure you knew too. She believed strongly in the mission and purpose of the program, and took her role seriously as a steward of the funding. In her opinion, any dollar or hour wasted was one less person we could serve.

She was a private person and was selective with whom she shared personal items. Many would be surprised to

know that Julie's musical taste ranged from Missy Elliot to Foster the People. Or, that she used to ride motorcycles and had long fabulous hair. Her caring nature was evident when she spoke of her cats Willie, Little Girl, Milkshake, and Terrance. She also cared for her team by celebrating big life events and making sure birthdays were remembered.

Even though Julie's time was cut short, she has left a lasting impact on the agency and department. Her knowledge and standpoint on the program were invaluable in setting policy and making decisions. We sometimes catch ourselves speaking about Julie in meetings or walking over to her desk with a question forgetting that she is gone, and that is when we miss her. At those times, we like to imagine Julie hiking the mountain trails outside of Denver. Those were her happiest memories.

Rest in peace, Julie Stephenson. 🏠

Dr. Martin Luther King Jr. &
Father Hesburgh Monument
City of South Bend




The City of South Bend activated Leighton Plaza as a gathering place for dialog, recreation and reflection and to honor the life of civil rights leaders, Dr. Martin Luther King, Jr. and former president of the University of Notre Dame, Father Theodore Hesburgh. A monument was erected depicting the famous photograph of Father Hesburgh and Dr. Martin Luther King Jr. holding hands while singing "We Shall Overcome" at a civil rights rally in Chicago in 1964.

CreatING Places: Year Two

By **Carmen Lethig**, Placemaking Manager

What do kayaks, trolleys, gardens, plazas, alleys, creative hubs, art, trails, and events to imagine the history and the future of a place have in common? All of these projects were dreamed about and funded by their community members. IHCD's CreatING Places program then helped make them a reality. As of this writing, almost 3,000 patrons have donated money to 24 varied place-based projects aimed to invigorate public spaces in Indiana's communities. The goal of the program is to help create places throughout Indiana that will enhance the quality of life in that community. You

know that feeling you get when you are somewhere you love and can't wait to tell your friends about? That's what CreatING Places is trying to accomplish in towns and cities of all sizes throughout the state.

I'm excited to announce that the program is entering its second year of funding and was approved for another \$1,000,000 in August 2017. Visit IHCD's CreatING Places program at **Patronicity's website** to learn more about how to implement one of these projects in your community and to explore the projects already underway. 



It's long past time for the aging equipment at Spencer Park to be replaced. The current playground has faithfully served generations of DeMotte residents and visitors, providing fun and entertainment for countless kids and their families. But the equipment is over 30 years old and does not meet the guidelines set in today's market. Even worse, the wood is rotting and the merry go round is no longer in use, creating hazards for kids at play. After years of trying to maintain the equipment, it is finally time to make some upgrades. Thanks to a successful crowdfunding campaign, this aging playground a spectacular new playground is planned that will be ADA accessible and meet safety guidelines so children and families of all abilities can play without restrictions.



A Park Center staff member works on an intake assessment.

Examining Coordinated Entry

By **Rachel Woods**, Front Desk Coordinator and **Lori Wood**, Coordinated Entry Analyst

HCDA is the designated Collaborative Applicant for the IN-502 Balance of State Continuum of Care (CoC).

In that capacity, the agency plays a major part in planning and organizing funding and services to help Indiana reach the goal of ending homelessness. Since the Indiana CoC recently absorbed St. Joseph into its coverage area, it now covers 91 of Indiana's 92 counties, with the exception being Marion. IHCD is tasked with serving as the liaison between the U.S. Department of Housing and Urban Development (HUD) and the other organizations involved with the CoC that make up the homeless crisis response system.

As a part of the Indiana CoC's efforts to assist the most vulnerable population within the state, and in compliance with HUD, the CoC has been in the process of developing and implementing the Coordinated Entry process. Coordinated Entry, as explained by HUD, is a consistent, streamlined process for accessing the resources available in the

homeless crisis response system; it would allow users to make the best decisions for homeless populations from available, current information to efficiently and effectively connect individuals with interventions that will rapidly end their homelessness, and prevent it from occurring again in the future. HUD provided a framework for this process that, once implemented, should bring the CoC closer than ever to achieving the goal of ending homelessness within Indiana.

How does it work? Ideally, the coordinated entry process should work with the following four core elements:

ACCESS: Access refers to how people experiencing a housing crisis learn that coordinated entry and access crisis response services exist. The first contact that most people experiencing a housing crisis will have with the crisis response system is through a coordinated entry access point.



Pictured are representatives from 2-1-1, Park Center and Brightpoint.

ASSESSMENT: Assessment is the process of gathering information about a person presenting to the crisis response system. Assessment includes documenting information about the barriers the person faces to being rapidly housed and any characteristics that might make him or her more vulnerable while homeless.

PRIORITIZE: The coordinated entry process moves on to determining his or her priority for housing and supportive services.

REFERRAL: Referring homeless individuals, the most vulnerable first, to housing interventions that will end their homelessness.

Coordinated Entry Off to a Great Start in Fort Wayne

The concept of coordinated entry is simple. The goal is to provide a single point of intake and assessment for individuals facing homelessness. So you can imagine the word ‘entry’ is very key. However, just as important, is the word coordinated. Which is certainly true in Fort Wayne.



Trinity English Lutheran Church, located conveniently in Downtown Fort Wayne, serves as the Coordinated Entry site in Allen County.

A partnership between United Way, Park Center, Brightpoint and Trinity English Lutheran Church provides a central meeting place for individuals facing homelessness in Fort Wayne to meet with a counselor two days per week. First referring individuals to call 2-1-1 and using it as a way to pre-screen, individuals are then encouraged to meet with counselors at Trinity English Lutheran Church on Monday’s or Friday’s. Transportation is provided for individuals and families who need it.

“Working closely with Trinity English Lutheran Church has allowed us to move further on our coordinated entry program,” said Catherine Mather-Grimes who works for Park Center. “It was very difficult managing a decentralized model. Having a site where folks can come to us makes connecting with them much easier.”



A Park Center staff member works on an intake assessment.

Since the program started, more than 70 individuals and families have been more efficiently and effectively housed in Allen County using the results of the assessments. It also allows for better tracking and understanding of the needs that cannot be met in order to look for additional funding and support. This is a model Brightpoint is currently examining for rural counties in their service area outside of Allen County.

“We are looking at similar CE sites in our five rural counties,” said Pam Brookshire who works at Brightpoint. “We are training staff in order for them to do the assessments. We look forward to being able to better serve individuals facing homelessness in these areas.” 🏠



Michael Goldsmith (left) is pictured with Tim Popenfoose, Brightpoint Weatherization Inspector, outside his home located at 220 Mechanic Street, Fort Wayne.

Weatherization Assistance Program Making a Difference in Fort Wayne

By **Brad Meadows**, Marketing and Communications Director

Every day in Northeast Indiana lives are being transformed thanks to the work of **Brightpoint**. The **Community Action Agency** offers programs in Allen, Dekalb, LaGrange, Noble, Steuben and Whitley counties that assist low-to-moderate income Hoosiers with family stability and self-sufficiency, Head Start and community investment.

They is also a sub-grantee of the state's **Low-Income Housing Energy Assistance Program (LIHEAP)** adminis-

tered by IHCD. This grant allows them to provide intake and support to Hoosiers who need assistance paying their utility bills through the **Energy Assistance Program (EAP)**. It also empowers them to assess the need and opportunity to weatherize homes that receive EAP through the **Weatherization Assistance Program (WAP)**.

Brightpoint works every day to serve individuals like Michael Goldsmith, a lifelong and proud resident of Fort Wayne. A retired electrical contractor, Mr. Goldsmith lost

everything and found himself homeless. Once back on his feet, Michael found an old farm house about three years ago that was vacant. However, the home—which was built in 1900—was in desperate need of repair.

“Nobody wanted the home because it needed a lot of work,” said Goldsmith. “The bones of the house were in excellent condition, but as is the case with most homes over 100 years old the house needed a lot of work. I was amazed at everything that was done.”

When Brightpoint arrived they found that the exterior walls and knee walls were uninsulated, the back chimney was abandoned and there was lead-based paint on the exterior wood siding. Additionally, box sills and the foundation walls had insulation and air sealing opportunities.

“Our intent with doing this work is for the homeowner to save at least 20% on their utility bill,” said Tim Popenfoose, Weatherization Inspector for Brightpoint. But with the amount of work we did on this home Mr. Goldsmith could expect to see much more than that.”

In addition to keeping the warm air in during the winter and cool air in during the summer, Michael is better able to enjoy his home.

“It has dramatically changed my heating bill,” added Michael. “Everything is more efficient. I can’t say enough about it. Brightpoint is exceptional.”

Click [here](#) for more information about Indiana’s WAP.

Click [here](#) for more information about Brightpoint. 🏠



A new water heater was installed.



Foam insulation was put throughout the basement.



Insulation was put into the basement.



ihcda
Indiana Housing & Community Development Authority

ON LOCATION

Visit

https://www.youtube.com/watch?v=rSlORfP5_al
to watch the Michael Goldsmith video.

COMPLIANCE TIP

When thinking of compliance for a tax credit property, most think of physical inspections and file audits during the 15 year compliance period. Compliance with the QAP until a project is placed in service and receives 8609s is equally important. Knowing things can change on a project, IHCDCA allows pre-8609 modifications.

The tip for quick processing of a modification request is, besides ensuring the modification fee of \$1,000 submitted with the request, to make sure all necessary documentation resulting from the change is included.

If a number of units needing changes is being requested, submit the updated pages of Form A as well as new site plans showing the location of all the units. If the score may be affected, propose how the points will be made up. Providing this initially will save the time of having to go back and forth requesting and supplying additional information and result in a quicker modification approval. 🏠

Remembering a Community Champion—Tony Pappano

By **Brian L. Philps**, Outreach and Communications Project Manager

The coffee had never tasted so good. The morning was cool and comfortable, guiding me towards the exhibit hall to meet and greet attendees of the 2017 AIM conference. As the time came closer to my morning presentation, I started walking to the room to set up and was stopped on my way by a gentleman that I had just met a few weeks prior at an IHEDA Board meeting in Tell City. He wanted to let me know that he had some bad news. My good friend, our good friend, Tony Pappano had suffered a heart attack and was rushed to a local Evansville hospital. Needless to say, it was going to make for a tough morning.

After receiving several updates from his family during the week, we were informed that Tony passed away the morning of October 14th surrounded by family and close friends. It is hard to believe that Tony is no longer with us but we can all share memories of the great things he did for and with people during his lifetime. As a lifelong community advocate and CDBG grant administrator, there are too many ways to count how Tony impacted those around him. We will forever hold dear, the memory of a man that led by his example of genuine care and love for people. The following piece is from a book called *Grace for the Moment* by Max Lucado. Tony read something from this book every day of his life. It

is a journey through what made him what he is today and was to all of us. Rest well my friend...OUR friend!

A Morsel of Kindness

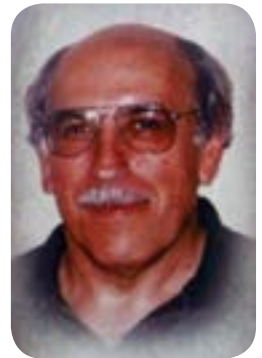
Leo Tolstoy, the great Russian writer, tells of the time he was walking down the street and passed a beggar. Tolstoy reached into his pocket to give the beggar some money, but his pocket was empty. Tolstoy turned to the man and said, "I'm sorry, my brother, but I have nothing to give.

The beggar brightened and said, "You have given me more than I asked for—you have called me brother.

To the loved, a word of affection is a morsel, but to the love-starved, a word of affection can be a feast.

Definition of a Champion

I have always viewed Tony as a community champion, knowing his definition of community had no boundaries or any rules other than to treat others the way you want to be treated. From Tell City, to Perry County, to Indiana, and so on, Tony left his mark wherever he went. Tony, we will always remember and assure you that your loving personality and community work will never fade. May he never be forgotten! 🏠



**Anthony W.
"Tony" Pappano**

*August 31, 1943
October 14, 2017*

**"He went out with
his boots on."**

Services

*7:00 PM Saturday
October 21, 2017
Huber Funeral Home
Chaplain Joe Bozzelli*





Indiana Housing and Community Development Authority Receives National Award for State Advocacy

The **Indiana Housing and Community Development Authority** (IHCD) received a national award for State Advocacy at the Annual **National Council of State Housing Agencies** (NCSHA) Conference and Showplace in Denver, Colorado October 14-17, 2017. The Housing First program, which will be announced in January, will provide housing for chronically homeless Hoosiers suffering from chemical addiction.

“Indiana’s Housing First Program is an important component of our efforts to attack the drug epidemic in Indiana,” said **Lt. Governor Suzanne Crouch**. “While many of our efforts focus on drug prevention, this program will help support Hoosiers who currently suffer from chemical addiction. We are pleased that IHCD received recognition for their efforts and we hope this model can be replicated and adopted by other states.”

The **Housing First Program Manual Draft** was released last month. Using the supportive housing model developed as part of the **Indiana Permanent Supportive Housing Initiative** (IPSHI), the program will provide rental assistance to Hoosiers experiencing a chronic chemical addiction resulting in a housing crisis.

The IPSHI was launched by IHCD and the **Corporation for Supportive Housing** (CSH) in 2008 to further the strategy to end long-term and recurring homelessness. The focus of the initiative is to fund lasting solutions instead of stop-gap programs. Since the initiative began, over 1,400 permanent supportive housing units have been added or are under development in the state. This has helped to contribute to a significant (38%) reduction in chronic homelessness in Indiana. 🏠



www.in.gov/ihcda