



**MINUTES AND MEMORANDA OF A MEETING
OF
THE BOARD OF DIRECTORS OF
INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY**

Held: June 28, 2012

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority ("IHCDA" or "Authority") was held June 28, 2012 at 10:00 a.m. at 30 South Meridian Street, Suite 1000, Indianapolis, Indiana 46204.

The following individuals were present at the meeting: Lieutenant Governor Becky Skillman, Mark Pascarella (Public Finance Director of the State of Indiana delegate), Jillean Battle (Treasurer of the State of Indiana delegate), Pat Gamble-Moore, David Miller, Tom McGowan, Lu Porter, Sherry Seiwert (Executive Director for IHCDA), members of the staff of the Authority, and the general public.

Lieutenant Governor Becky Skillman served as Chair of the meeting, and upon noting the presence of a quorum, called the meeting to order. Gina S. Jones served as Secretary.

I. APPROVAL OF PRIOR MEETING MINUTES

A. May 24, 2012 Meeting Minutes

A motion was made by David Miller to approve the May 24, 2012 Meeting Minutes, which was seconded by Tom McGowan; the following Resolution was unanimously approved:

RESOLVED, the Minutes of the Board meeting held May 24, 2012, are hereby approved to be placed in the Minute Book of the Authority.

II. REAL ESTATE

A. Weatherization/Owner-Occupied Rehabilitation Deferral Program

Chairman Skillman recognized Brian Philps who presented information regarding the Weatherization/Owner-Occupied Rehabilitation Deferral Program.

Background:

IHCDA's Energy Department uses federal Weatherization Assistance Program (WAP) funds to provide critical energy efficiency improvements for low-income households. WAP funds can be used for a wide array of improvements, such as new insulation or repair/replacement of combustion appliances (such as furnaces and hot water heaters).

The Community Development Block Grant Supplemental Disaster Recovery Program provides subsidies in the form of loans and recoverable grants for owner-occupied rehabilitation in the Counties declared disaster areas as a result of the 2008 floods. Through the Disaster Recovery Action Plan, approximately \$23 million is available to fund such activities.

In the course of a program year, many homes are denied weatherization services due to a pre-existing condition in the home that deems it unsafe to weatherize. Examples of such circumstances range from roof issues, moisture breaches, and electrical systems that are not compliant with current building codes, and

structural damage. This program was designed to help those homeowners leverage additional funds in order to make necessary repairs and receive the energy efficiency benefits. This is the second cycle of this program. In October 2010, the Board approved approximately \$5.2 million for deferral rehabilitation.

Process:

Energy Programs staff used a formula allocation based on regional climactic data and census data of low-income, elderly and disabled individuals to determine the amount of owner-occupied rehabilitation funding each recipient was eligible to apply for. Twenty-three organizations were eligible to apply for \$3,998,000 in funding through the IHCD Strategic Investment Process and twenty applied for a total of \$3,357,678. IHCD Real Estate and Energy Programs staff further reviewed the applications for compliance with pre-award federal requirements, reasonableness of proposed budgets, staff capacity, and past performance on IHCD awards.

Summary of the key program requirements

Priority must be given to:

- a. Elderly – IHCD’s definition of elderly is 62 years of age or older.
- b. Persons with Disabilities - defined as (1) a physical or mental impairment which substantially limits one or more of such person's major life activities, (2) a record of having such an impairment, or (3) being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 802 of Title 21).
- c. Individuals/families residing in homes that have been documented by local or state official as being a prominent threat to health/safety.
- d. Families with children under eighteen years old as of the date of income verification.

Recommendation:

IHCD staff recommends the Board ratify the criteria used for the Weatherization/Owner-Occupied Rehabilitation Deferral Program. Based on the review process and those criteria, IHCD staff proposes contracts according to Exhibit A.

Following discussion a motion was made by Tom McGowan to ratify the Weatherization/Owner-Occupied Rehabilitation Deferral Program selection process and criteria as described above, as recommended by staff, which was seconded by Mark Pascarella. The motion passed by majority vote, with one abstention from David Miller:

RESOLVED, that the Board ratify the Weatherization/Owner-Occupied Rehabilitation Deferral Program selection process and criteria as described above, as recommended by staff.

Following discussion an additional motion was made by Lu Porter to approve awarding contracts to the organizations identified and recommended by IHCD staff in an amount not to exceed \$3,357,678 in CDBG-D funds as listed in Exhibit A, as recommended by staff, which was seconded by Jillean Battle. The motion passed by majority vote, with one abstention from David Miller:

RESOLVED, that the Board approve awarding contracts to the organizations identified and recommended by IHCD staff in an amount not to exceed \$3,357,678 in CDBG-D funds as listed in Exhibit A, as recommended by staff.

B. IHCD Strategic Funding Process Recommendations

Chairman Skillman recognized the following individuals who presented information regarding IHCD’s Strategic Funding Process Recommendations:

- Megan Coler
 - Alan Rakowski
- Pleasant Woods Rental New Construction;
 Union County Owner-Occupied Repair Program;
 Area 12 Aging in Place Owner-Occupied Repair Program;
 Decatur County Owner-Occupied Repair Program;
 Town of Monroe City Owner-Occupied Repair Program; and
 HUEDC Rebuilding Through Homeownership Owner
 Occupied Repair Program.

Staff recommended six (6) projects for Board approval, as follows:

i. Pleasant Woods Rental New Construction

Project Summary:

The Affordable Housing Corporation of Marion, Indiana (AHC) is requesting \$639,430.00 in order to construct a rental new construction project under the Aging in Place priority. AHC is proposing to construct five (5) duplexes with a total of ten (10) two-bedroom units that will be available to individuals with developmental disabilities in an independent community based setting to increase self-sufficiency. Two units will be made available to individuals at or below 30% of the area median income (AMI), two between 30%-40% AMI, two between 40-50% AMI and four between 50-60% AMI. The project is located across the street from Carey Services' campus which will offer on-site health care services.

Project Name:	Pleasant Woods
IHCDA Amount Requested:	\$639,430.00
CHDO HOME Amount Recommended:	\$639,430.00
Per Unit Subsidy:	\$63,943.00
Total Project Costs:	\$1,431,975.00
Other Funding:	Permanent Financing Loan, and FHLBI AHP
Location:	Grant County
Sub-recipient:	Carey Services, Inc.
Activity:	Rental New Construction
Award Type:	Recoverable Grant

Following discussion a motion was made by David Miller to approve the allocation of CHDO HOME funding, in an amount not to exceed \$639,430, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Mark Pascarella; the motion passed unanimously:

RESOLVED, that the Board approve the allocation of CHDO HOME funding, in an amount not to exceed \$639,430, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

ii. Union County Owner-Occupied Repair Program

Project Summary:

Union County is requesting \$200,000.00 in order to administer an owner-occupied rehabilitation project in West College Corner under the Aging in Place priority. The County is proposing to rehabilitate nine (9) units whose residents have incomes at or below 80% of the area median. All beneficiaries will be either disabled and/or 55 years of age.

Project Name:	Union/WCC Homeowner Assistance Project
IHCDA Amount Requested:	\$200,000.00
CDBG Amount Recommended:	\$200,000.00
Per Unit Subsidy:	\$22,222.00
Total Project Costs:	\$220,000.00
Other Funding:	Contractor Contribution
Location:	Union County
Administrator:	Star Development, Inc.
Activity:	Owner Occupied Rehabilitation
Award Type:	Recoverable Grant

Following discussion a motion was made by Mark Pascarella to approve the allocation of CDBG funding, in an amount not to exceed \$200,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Jillean Battle; the motion passed unanimously:

RESOLVED, that the Board approve the allocation of CDBG funding, in an amount not to exceed \$200,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

iii. Area12 Aging in Place Owner-Occupied Repair Program

Project Summary:

LifeTime Housing Group is requesting \$405,000 to assist twenty (20) homeowners with owner-occupied rehabilitation projects under the Aging in Place strategic priority. Repairs will be eligible for homeowners in Dearborn, Jefferson, Ohio, Ripley and Switzerland Counties whose incomes are at or below 80% of the area median income. All beneficiaries will be 55 or older or disabled.

Project Name:	Area12 Aging in Place Owner Occupied Repair Program
IHCDA Amount Requested:	\$405,000.00
CDBG-D Amount Recommended:	\$405,000.00
Per Unit Subsidy:	\$20,250.00

Total Project Costs:	\$405,000.00
Other Funding:	None
Location:	Dearborn, Jefferson, Ohio, Ripley and Switzerland Counties
Developer:	LifeTime Housing Group
Activity:	Owner Occupied Rehabilitation
Award Type:	Recoverable Grant

Following discussion a motion was made by Pat Gamble-Moore to approve the allocation of Community Development Block Grant Disaster funding, in an amount not to exceed \$405,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Tom McGowan; the motion passed unanimously:

RESOLVED, that the Board approve the allocation of Community Development Block Grant Disaster funding, in an amount not to exceed \$405,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

iv. Decatur County Owner-Occupied Repair Program

Project Summary:

Decatur County is requesting \$500,000 to assist twenty-five (25) homeowners with owner-occupied rehabilitation projects under the Aging in Place strategic priority. Repairs will be eligible for homeowners in Decatur County whose incomes are at or below 80% of the area median income. All beneficiaries will be 55 or older or disabled.

Project Name:	Decatur County Owner Occupied Repair Program
IHCDA Amount Requested:	\$500,000.00
CDBG Amount Recommended:	\$500,000.00
Per Unit Subsidy:	\$20,000.00
Total Project Costs:	\$545,000.00
Other Funding:	USDA Housing Preservation Grant \$26,369; cash donations from: Town of Westport \$1,000, Greensburg \$6,000 and Decatur County \$11,631; SICPDC banked match \$5,000.
Location:	Decatur County
Developer:	Southeastern Indiana Regional Planning Commission
Activity:	Owner Occupied Rehabilitation
Award Type:	Recoverable Grant

Following discussion a motion was made by Tom McGowan to approve the allocation of Community Development Block Grant funding, in an amount not to exceed \$500,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Mark Pascarella; the motion passed unanimously:

RESOLVED, that the Board approve the allocation of Community Development Block Grant funding, in an amount not to exceed \$500,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

v. Town of Monroe City Owner-Occupied Repair Program

Project Summary:

The Town of Monroe City is requesting \$210,000.00 in order to administer an owner-occupied rehabilitation project under the Aging in Place priority. The Town is proposing to rehabilitate ten (10) units whose residents have incomes at or below 80% of the area median. All beneficiaries will be either disabled and/or 55 years of age.

Project Name:	Town of Monroe City Owner Occupied Housing Rehabilitation
IHCDA Amount Requested:	\$210,000.00
CDBG Amount Recommended:	\$210,000.00
Per Unit Subsidy:	\$21,000.00
Total Project Costs:	\$231,369.00
Other Funding:	\$21,369 - USDA Rural Development Housing Preservation Grant
Location:	Knox County
Sub-recipient:	Southern Indiana Development Commission
Activity:	Owner Occupied Rehabilitation
Award Type:	Recoverable Grant

Following discussion a motion was made by Jillean Battle to approve the allocation of CDBG funding, in an amount not to exceed \$210,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Lu Porter; the motion passed unanimously:

RESOLVED, that the Board approve the allocation of CDBG funding, in an amount not to exceed \$210,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

vi. HUEDC Rebuilding Through Homeownership Owner-Occupied Repair Program

Project Summary:

Hoosier Uplands Economic Development Corporation (HUEDC) is requesting \$750,000 to assist twenty-two (22) homeowners with owner-occupied rehabilitation projects under the "Other" strategic priority. This award is to assist homeowners whose homes were damaged as a result of the March 2, 2012 tornadoes in

Southern Indiana. Repairs will be eligible for homeowners in Clark and Washington Counties whose incomes are at or below 80% of the area median income.

Project Name:	HUEDC Rebuilding Through Homeownership Owner Occupied Repair Program
IHCDA Amount Requested:	\$750,000.00
HOME Amount Recommended:	\$750,000.00
Per Unit Subsidy:	\$34,090.00
Total Project Costs:	\$750,000.00
Other Funding:	None
Location:	Clark and Washington Counties
Developer:	Hoosier Uplands Economic Development Corporation
Activity:	Owner Occupied Rehabilitation
Award Type:	Recoverable Grant

Following discussion a motion was made by Lu Porter to approve the allocation of Home Investment Partnership funding, in an amount not to exceed \$750,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Tom McGowan. The motion passed by majority vote, with one abstention from David Miller:

RESOLVED, that the Board approve the allocation of Home Investment Partnership funding, in an amount not to exceed \$750,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

C. Bond Volume/4% Credits Recommendations

Chairman Skillman recognized the following individuals who presented information regarding Bond Volume/4% Credits Recommendations:

- Alan Rakowski Covered Bridge Apartments; and Meadowlark Apartments
- Matthew Hutchinson Illinois Place L.P.

Staff recommended two (2) projects for Board approval, as follows:

i. Covered Bridge Apartments

Background:

IHCDA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This is done by both new construction and rehabilitation of existing structures.

Process:

On March 12, 2012 the IHCD began the 2012A-B bond round for multi-family bond volume. The second application received and reviewed represented a total development cost of \$23,898,848 with \$13,400,000 in bond volume and \$609,179 in annual LIHTCs to create two hundred fifty two (252) units of affordable housing. The initial application also included a request for a \$500,000 loan from the Affordable Housing and Community Development Fund.

During the round the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the 2012-2013 Qualified Allocation Plan. Additionally, on June 18, 2012 the applicant was given an opportunity to present the development to many of the members of the Executive Committee and the Real Estate Department.

Recommendation:

The Real Estate Department recommends the allocation of \$13,400,000 in bond volume, \$609,179 in annual LIHTC, and \$500,000 in Affordable Housing Community Development Fund to Covered Bridge Indiana, LLC. The loan will be a construction/permanent (2 year construction term, 15 year permanent with 30 year amortization) at 3% interest.

Following discussion a motion was made by Jillean Battle to approve awarding \$13,400,000 in bond volume according to the terms of the 2012 A-B Application Round, \$609,179 in LIHTC according to the terms of the 2012 A-B Application Round, and a loan in the amount of \$500,000 from the Affordable Housing and Community Development Fund to Covered Bridge Indiana, LLC according to the terms of the 2012 A-B Application Round, as recommended by staff, which was seconded by David Miller; the motion passed unanimously:

RESOLVED, that the Board approve awarding \$13,400,000 in bond volume according to the terms of the 2012 A-B Application Round, \$609,179 in LIHTC according to the terms of the 2012 A-B Application Round, and a loan in the amount of \$500,000 from the Affordable Housing and Community Development Fund to Covered Bridge Indiana, LLC according to the terms of the 2012 A-B Application Round, as recommended by staff.

ii. Meadowlark Apartments

Background:

IHCD is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This is done by both new construction and rehabilitation of existing structures.

Process:

On March 12, 2012 the IHCD began the 2012A-B bond round for multi-family bond volume. The third application received and reviewed represented a total development cost of \$31,435,657 with \$18,000,000 in bond volume and \$956,626 in annual LIHTCs to create three hundred sixty (360) units of affordable housing. The initial application also included a request for a \$500,000 loan from the Affordable Housing and Community Development Fund.

During the round the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the 2012-2013 Qualified Allocation Plan. Additionally, on June 18, 2012 the applicant was given an opportunity to present the development to many of the members of the Executive Committee and the Real Estate Department.

Recommendation:

The Real Estate Department recommends the allocation of \$18,000,000 in bond volume, \$956,626 in annual LIHTC, and \$500,000 in Affordable Housing Community Development Fund to Meadowlark Indiana, LLC. The loan will be a construction/permanent (2 year construction term, 15 year permanent with 30 year amortization) at 3% interest.

Following discussion a motion was made by Tom McGowan to approve awarding \$18,000,000 in bond volume according to the terms of the 2012 A-B Application Round, \$956,626 in LIHTC according to the terms of the 2012 A-B Application Round, and a loan in the amount of \$500,000 from the Affordable Housing and Community Development Fund to Meadowlark Indiana, LLC according to the terms of the 2012 A-B Application Round, as recommended by staff, which was seconded by Pat Gamble-Moore; the motion passed unanimously:

RESOLVED, that the Board approve awarding \$18,000,000 in bond volume according to the terms of the 2012 A-B Application Round, \$956,626 in LIHTC according to the terms of the 2012 A-B Application Round, and a loan in the amount of \$500,000 from the Affordable Housing and Community Development Fund to Meadowlark Indiana, LLC according to the terms of the 2012 A-B Application Round, as recommended by staff.

iii. Illinois Place L.P.

Background:

IHCDA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This is done by both new construction and rehabilitation of existing structures.

Process:

On March 12, 2012 the IHCDA began the 2012A-B bond round for multi-family bond volume. The fourth application received and reviewed represented a total development cost of \$6,012,700 with \$3,600,000 in bond volume, \$220,996 in annual LIHTCs and \$1,051,175 loan of Neighborhood Stabilization Program (NSP) Funds to create fifty (50) units of affordable housing. The initial application included a request for a \$700,000 loan from NSP but after further negotiation the developer agreed to increase the size of the loan to \$1,051,175 and reserve 20% of the units for lower-income - 50% AMI - tenants. Loan terms have not been settled on this transaction. Underwriting shows HUD permanent financing in place, which will require IHCDA's financing be either a surplus cash obligation or as a multi-tiered structure with a negligible interest rate.

During the round the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the 2012-2013 Qualified Allocation Plan. Additionally, on May 18, 2012 the applicant was given an opportunity to present the development to many of the members of the Executive Committee and the Real Estate Department.

In addition, the developer has requested that IHCDA act as the Bond Issuer. The Bonds will be issued on behalf of Illinois Place, L.P. (the "Borrower"). IHCDA will serve as a conduit issuer for the bonds, thereby loaning the proceeds to the Borrower to finance the construction of the development. **The Bonds are backed solely by the revenues derived from the development and will not constitute a debt, liability, or obligation of IHCDA or the State of Indiana.** IHCDA will receive a fee for issuing the bonds, and will receive an annual fee for as long as the bonds are outstanding.

Recommendation:

The Real Estate Department recommends the allocation of \$3,600,000 in bond volume, \$220,996 in annual LIHTC, and \$1,051,175 in Neighborhood Stabilization Program funds to Illinois Place L.P.

The Finance Department recommends that IHCDA serve as a conduit issuer for the bonds.

Following discussion a motion was made by David Miller to approve awarding \$3,600,000 in bond volume according to the terms of the 2012 A-B Application Round, \$220,996 in LIHTC according to the terms of the 2012 A-B Application Round, and a loan in the amount of \$1,051,175 from Neighborhood Stabilization Program funds to Illinois Place L.P. according to the terms of the 2012 A-B Application Round, as recommended by staff, which was seconded by Jillean Battle; the motion passed unanimously:

RESOLVED, that the Board approve awarding \$3,600,000 in bond volume according to the terms of the 2012 A-B Application Round, \$220,996 in LIHTC according to the terms of the 2012 A-B Application Round, and a loan in the amount of \$1,051,175 from Neighborhood Stabilization Program funds to Illinois Place L.P. according to the terms of the 2012 A-B Application Round, as recommended by staff.

Following discussion an additional motion was made by Mark Pascarella to approve IHCD acting as a conduit issuer for the Bonds on behalf of Illinois Place L.P. pursuant to the Resolution, attached hereto as Exhibit B, as recommended by staff, which was seconded by Tom McGowan; the motion passed unanimously:

RESOLVED, that the Board approve IHCD acting as a conduit issuer for the Bonds on behalf of Illinois Place L.P. pursuant to the Resolution, attached hereto as Exhibit B, as recommended by staff.

III. COMMUNITY SERVICES

A. Emergency Solutions Grant, Shelter Program FY12 Awards

Chairman Skillman recognized Kelli Barker who presented information regarding the Emergency Solutions Grant, Shelter Program FY12 Awards.

Background:

On May 20, 2009, the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 was passed into law, which amended and reauthorized the McKinney-Vento Homeless Assistance Act. The Emergency Solutions Grant (ESG) program is one of the primary McKinney Vento Act programs affected by the HEARTH Act. HUD released interim regulations for ESG in December 2011 for fiscal year 2012 and the 2nd round of fiscal year 2011 ESG funding. Some of the primary changes include a change of name to Emergency Solutions Grant (formerly Emergency Shelter Grant), expansion of the definition of homelessness and chronic homelessness, a substantial increase and emphasis on prevention/rapid re-housing resources and an increase in the emphasis on program performance.

The ESG Program is a categorical grant allocated according to population and other demographic factors to eligible jurisdictions nationwide. IHCD is the designated recipient for ESG funds directed to the Indiana State program.

As a result of HEARTH Act changes, IHCD has created two separate ESG programs, the ESG Shelter Program and the ESG Rapid Re-housing program. The ESG Shelter program provides funding to: (1) improve the quality of emergency shelters for homeless individuals and families; (2) help operate these shelters; (3) provide essential services to shelter residents, (4) rapidly re-house homeless individuals and families with short-term assistance and (5) establish and operate a database for victim service providers that is comparable to the Homeless Management Information System (HMIS).

Process:

The Indiana ESG program received \$3,609,214 for fiscal year 2012, an 87% increase from the 2010 ESG allocation. Of this amount, IHCD is allocating \$2,165,528 to the ESG Shelter Program via a competitive statewide request for proposal (RFP). Five percent, or \$180,460.70, is allocated for IHCD grant administration.

IHCD received \$2,552,377 in requests for the 2012-13 ESG program year. The maximum request per applicant is \$50,000 for current subrecipients, and \$25,000 for new applicants. Each RFP response was reviewed by two staff members of the Community Services Department. The scoring tool evaluated programs based on services provided to shelter residents, organizational capacity, program performance and coordination with local homeless planning councils. The final award amount was determined by the average score and the amount requested.

The following threshold requirements were included in the 2012-13 RFP. 1) Shelter programs must be located in the Indiana Balance of State Continuum of Care, 2) Applicants must actively participate in their Regional Planning Council on the Homeless, attending at least 75% of the 2011 meetings held; 3) All those served in the proposed shelter programs must be homeless, as defined by HUD; and 4) For new applicants, the proposed shelter program must be a short-term emergency shelter, which does not require occupants to sign leases or occupancy agreements. The following three applications did not meet threshold and were not awarded funds: Emerge Ministries (Elkhart County), Noble House Ministries (Noble County), Adams Wells Crisis Center (Adams County).

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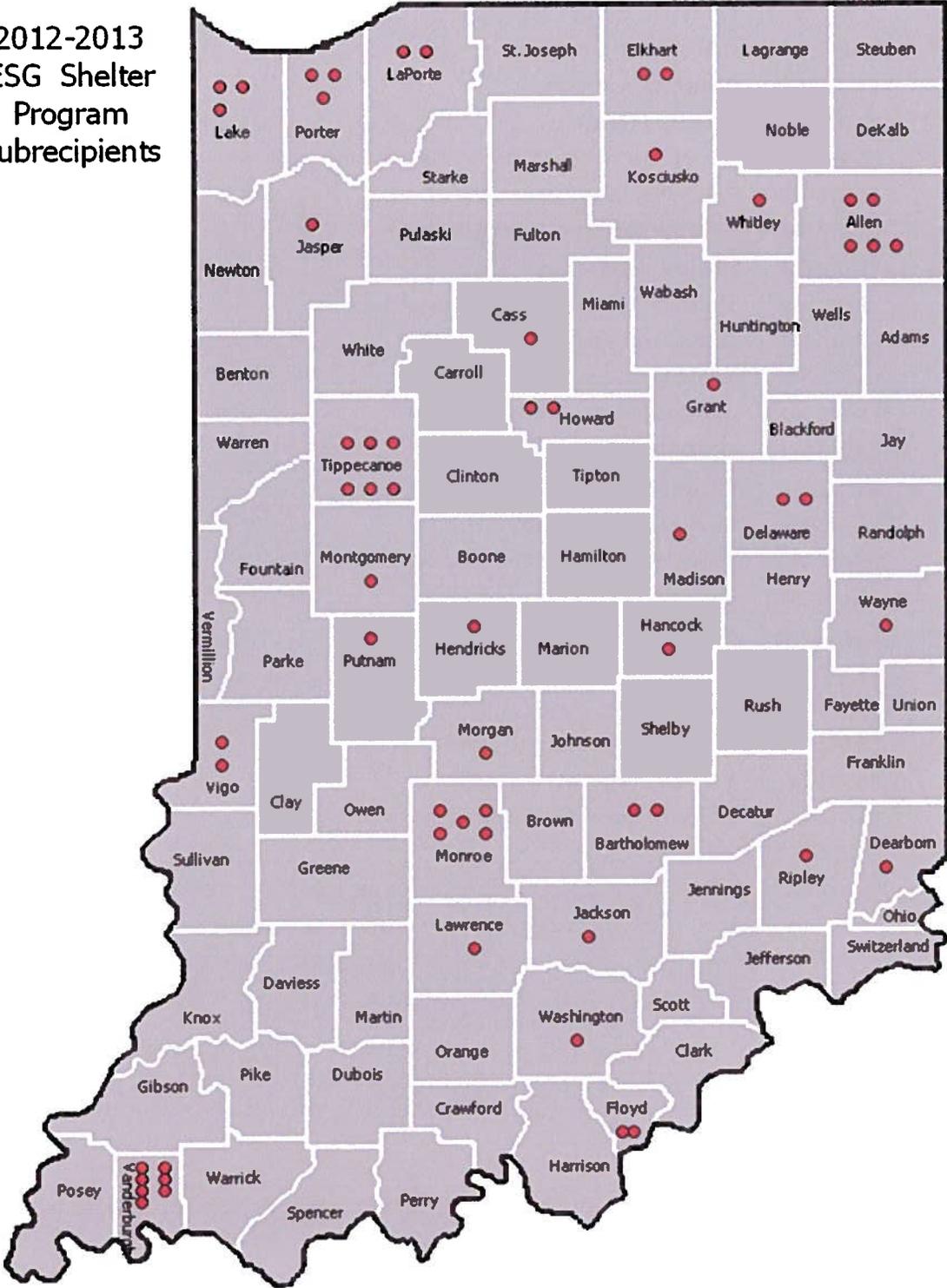
ESG 2012-13 Shelter Program Allocations

Award #	Subrecipient	County	Award Amount
ES-012-024	Genesis Outreach	Allen	\$44,130
ES-012-029	Hope House, Inc	Allen	\$48,607
ES-012-056	Vincent Village	Allen	\$46,049
ES-012-057	YWCA Northeast Indiana	Allen	\$35,816
ES-012-033	Interfaith Hospitality Network of Greater Fort Wayne	Allen	\$37,095
ES-012-010	Columbus Regional Shelter for Victims of Domestic Violence	Bartholomew	\$34,339
ES-012-032	Human Services, Inc	Bartholomew	\$44,667
ES-012-015	Emmaus Mission Center	Cass	\$19,187
ES-012-028	Heart House Inc	Dearborn	\$35,176
ES-012-001	A Better Way Services, Inc	Delaware	\$46,049
ES-012-006	Bridges Community Services	Delaware	\$42,211
ES-012-021	Family Services of Elkhart County, Inc dba iFiT	Elkhart	\$26,504
ES-012-025	Goshen Interfaith Hospitality Network, inc	Elkhart	\$30,354
ES-012-048	St Elizabeth Catholic Charities	Floyd	\$40,932
ES-012-053	The Center for Women and Families	Floyd	\$42,211
ES-012-020	Family Service Society	Grant	\$40,932
ES-012-026	Hancock Hope House	Hancock	\$42,211
ES-012-047	Sheltering Wings Center for Women	Hendricks	\$46,049
ES-012-013	Coordinated Assistance Ministries, inc	Howard	\$48,607
ES-012-019	Family Service Association of Howard County, Inc	Howard	\$50,000
ES-012-004	Anchor House, Inc	Jackson	\$37,095
ES-012-042	North Central Indiana Rural Crisis Center	Jasper	\$24,369
ES-012-011	Community and Family Service	Jay	\$18,547
ES-012-035	Kosciusko County Shelter for Abuse, Inc	Kosciusko	\$40,293
ES-012-023	Gary Commission for Women	Lake	\$26,862
ES-012-027	Haven House, Inc	Lake	\$15,759
ES-012-049	St. Jude House	Lake	\$37,095
ES-012-008	Citizens Concerned for the Homeless	LaPorte	\$40,293
ES-012-050	Stepping Stone Shelter for Women, Inc	LaPorte	\$48,607
ES-012-005	Becky's Place (Catholic Charities)	Lawrence	\$18,228
ES-012-003	Alternatives Inc of Madison County	Madison	\$50,000
ES-012-038	Martha's House	Monroe	\$24,598
ES-012-040	Middle Way House, Inc	Monroe	\$43,490
ES-012-041	New Hope Family Shelter	Monroe	\$19,187
ES-012-046	Shalom Community Center	Monroe	\$20,146
ES-012-051	Stepping Stones	Monroe	\$33,257
ES-012-017	Family Crisis Shelter, Inc	Montgomery	\$23,024

ES-012-012	Community Service Center of Morgan County, Inc	Morgan	\$35,877
ES-012-022	Gabriel's Horn Corporation	Porter	\$17,588
ES-012-031	Housing Opportunities	Porter	\$46,049
ES-012-052	The Caring Place	Porter	\$24,553
ES-012-045	Safe Passage	Ripley	\$27,130
ES-012-018	Family Promise of Greater Lafayette	Tippecanoe	\$24,170
ES-012-036	Lafayette Transitional Housing Center Inc	Tippecanoe	\$50,000
ES-012-037	Lafayette Urban Ministry	Tippecanoe	\$50,000
ES-012-039	Mental Health America of Tippecanoe County	Tippecanoe	\$50,000
ES-012-054	The Salvation Army	Tippecanoe	\$46,688
ES-012-059	YWCA of Greater Lafayette	Tippecanoe	\$37,734
ES-012-002	Albion Fellows Bacon Center, Inc	Vanderburgh	\$23,741
ES-012-014	ECHO Housing Corporation	Vanderburgh	\$49,886
ES-012-016	Evansville Goodwill Industries, Inc	Vanderburgh	\$25,583
ES-012-030	House of Bread and Peace	Vanderburgh	\$35,905
ES-012-043	Ozanam Family Shelter Corporation	Vanderburgh	\$45,844
ES-012-055	United Caring Shelters	Vanderburgh	\$48,607
ES-012-058	YWCA of Evansville	Vanderburgh	\$37,095
ES-012-007	Catholic Charities Terre Haute	Vigo	\$46,688
ES-012-009	CODA	Vigo	\$36,455
ES-012-044	Prisoner and Community Together	Washington	\$40,983
ES-012-060	YWCA of Richmond	Wayne	\$12,280
ES-012-034	Interfaith Mission, Inc dba The Lighthouse	Whitley	\$30,699
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			\$2,165,528

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2012-2013
 ESG Shelter
 Program
 Subrecipients



Following discussion a motion was made by Lu Porter to approve awarding Emergency Solutions Grant Shelter Program funds to the shelter providers and in the amounts listed on the following spreadsheet for the 2012-2013 program year, as recommended by staff, which was seconded by Tom McGowan; the motion passed unanimously:

RESOLVED, that the Board approve awarding Emergency Solutions Grant Shelter Program funds to the shelter providers and in the amounts listed on the following spreadsheet for the 2012-2013 program year, as recommended by staff.

B. IHCD A HOPWA Funding Allocations

Chairman Skillman recognized Greg Majewski who presented information regarding IHCD A HOPWA funding allocations.

Program Summary:

Housing Opportunities for Persons with AIDS (HOPWA) is a federal rental subsidy program for low-income individuals and families whose housing opportunities are negatively affected by the financial difficulties associated with an HIV/AIDS diagnosis. For the current year, IHCD A has received \$1,164,517.30 in HOPWA for distribution.

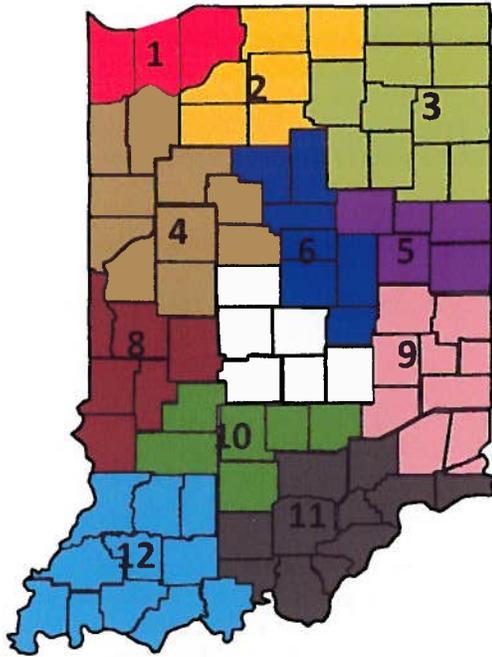
The activities that IHCD A supports through this program include long-term rental assistance; short-term emergency rent, mortgage, and utility assistance; facility-based housing assistance; housing information services; permanent housing placement assistance; and administration. HOPWA funds are open only to Indiana State Department of Health HIV care coordination sites in the regions of IHCD A's jurisdiction, and the below allocations were determined through an RFQ process and epidemiology reports. Staff recommends entering into award agreements with the following care coordination sites in the following amounts:

AIDS Ministries/AIDS Assist (South Bend, Region 2)	\$137,400.00
AIDS Resource Group (Evansville, Region 12)	\$205,266.11
AIDS Task Force (Fort Wayne, Region 3)	\$215,000.00
Aliveness Project (Merrillville, Region 1)	\$216,986.00
Aspire, Indiana (Noblesville, Regions 4, 5, 6, and 9)	\$165,986.04
Hoosier Hills AIDS Coalition (Jeffersonville, Region 11)	\$32,000.00
Positive Link (Bloomington, Region 10)	\$108,150.00
Terre Haute Housing Authority (Terre Haute, Region 8)	\$54,326.00

IHCD A will retain approximately 3% for administration:

IHCD A Administration	\$29,403.15
TOTAL	\$1,164,517.30

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HOPWA Assistance: 2012-2013

Region 1: Aliveness Project
Region 2: AIDS Ministries/AIDS Assist
Region 3: AIDS Task Force
Region 4: Aspire, Indiana
Region 5: Aspire, Indiana
Region 6: Aspire, Indiana
Region 8: Terre Haute Housing Authority
Region 9: Aspire, Indiana
Region 10: Positive Link
Region 11: Hoosier Hills AIDS Coalition
Region 12: AIDS Resource Group

Following discussion a motion was made by Jillean Battle to approve allocating \$1,164,517.30 of HOPWA funding for the 2012 - 13 program year in the above-referenced manner, as recommended by staff, which was seconded by Mark Pascarella; the motion passed unanimously:

RESOLVED, that the Board approve allocating \$1,164,517.30 of HOPWA funding for the 2012 - 13 program year in the above-referenced manner, as recommended by staff.

IV. ASSET PRESERVATION

A. IFPN Network Agency Contracts for 2012/2013

Staff received over \$3.2 million in funding requests from 31 organizations wishing to be IFPN Network Agencies for the 2012/2013 Fiscal Year. In evaluating the requests, staff looked at organizational capacity, past production in the IFPN, and number of foreclosures in the requested service area to determine award amounts. Below is information on the organizations that were approved by staff to participate in the program.

NETWORK AGENCY	COUNTIES SERVED	AWARD AMOUNT
Affordable Housing Corporation	Blackford, Grant, Lake, Miami, Delaware, Henry, Cass, Howard, Madison, Tipton, Randolph	\$161,581
Apprisen Financial Advocates - CCCs of Central Indiana	Marion, Boone, Hancock, Delaware, Bartholomew, Hamilton, Hendricks, Madison, Shelby, Vanderburgh, Gibson, Posey, Warrick	\$122,817
Brighton Center, Inc.	Dearborn, Ripley, Switzerland	\$8,734
Community Action of Greater Indianapolis	Marion, Hamilton, Hendricks, Boone	\$197,133

CAP of Evansville	Vanderburgh, Gibson, Posey, Warrick, Harrison, Vigo, Sullivan, Putnam, Clay, Washington, Clark, Floyd, Owen	\$103,329
Community Action Program of Western Indiana	Benton, Fountain, Montgomery, Parke, Vermillion, Warren	\$12,177
Consumer Credit Counseling Service of Northeastern Indiana	Allen, DeKalb, Steuben, LaGrange, Noble, Kosciusko, Whitley, Wabash, Huntington, Wells, Adams	\$32,986
Consumer Credit Counseling Service of Northwest Indiana	Lake, Porter, LaPorte, Jasper, Newton, Starke, Pulaski	\$108,857
City of South Bend	St. Joseph, Elkhart, Marshall, LaPorte	\$58,002
Eastside Community Center	Bartholomew, Shelby, Jennings, Brown, Rush, Johnson, Decatur, Jackson, Monroe, Fayette, Morgan, Lawrence, Clark, Hancock, Wayne, Owen, Scott, Henry, Washington	\$100,761
Family Service Association DBA Credit Counseling Service of North Central Indiana, Inc.	Howard, Tipton, Cass, Miami	\$28,373
Fort Wayne Housing Authority	Allen, Adams, DeKalb, Huntington, Lagrange, Steuben, Wells, Whitley	\$21,626
Fort Wayne Urban League	Allen, Adams, DeKalb, Elkhart, Huntington, Kosciusko, LaGrange, Marshall, Noble, St. Joseph, Steuben, Wells, Whitley	\$46,285
Human Services	Bartholomew, Brown, Decatur, Jackson, Jennings, Johnson, Monroe, Morgan, Shelby	\$62,152
Habitat for Humanity of Whitley County	Allen, Whitley, Kosciusko, Noble	\$53,631
Housing Opportunities, Inc.	Lake, Porter, Jasper, Fulton, Starke, LaPorte, Newton, Pulaski	\$157,096
The Home Ownership Center	Wayne, Fayette, Union, Franklin, Ripley, Dearborn, Ohio, Switzerland, Jefferson, Harrison, Floyd, Clark	\$92,439
Homestead Consulting	Tippecanoe, Benton, Boone, Carroll, Clinton, Fountain, Montgomery, Putnam, Warren, White	\$79,534
HOPE of Evansville	Vanderburgh, Warrick, Posey, Gibson, Pike, Dubois, Spencer, Perry	\$38,955
Hoosier Uplands, E.D.C.	Lawrence, Washington, Martin, Orange	\$28,161
LaCasa, Inc.	Elkhart, Noble, Marshall, St. Joseph, Kosciusko, LaGrange	\$70,508
Lincoln Hills Development Corporation	Perry, Crawford, Spencer	\$13,251

Martindale Brightwood Community CDC	Marion, Hamilton, Hancock, Hendricks, Johnson	\$122,187
Neighborhood Christian Legal Clinic	Marion, Boone, Hamilton, Hancock, Johnson, Morgan, Hendricks, Shelby	\$272,578
Pathfinder Community Connections	Adams, Allen, DeKalb, Huntington, Jay, LaGrange, Kosciusko, Marshall, Noble, Starke, Steuben, Wabash, Wells, Whitley	\$110,181
South Bend Heritage Foundation	St. Joseph	\$34,775
TRI-CAP	Dubois, Warrick, Knox, Crawford, Pike, Spencer, Daviess, Greene	\$37,424
PathStone	Delaware, Blackford, Madison, Henry, Randolph	\$5,070
Transition Resources Corporation	Boone, Cass, Carroll, Clinton, Fountain, Howard, Miami, Montgomery, Tippecanoe, Tipton, Warren, White	\$19,397
		Total: \$2,200,000

Recommendation:

Staff recommends entering into agreements with the above-listed agencies in the amounts outlined, totaling \$2,200,000.00.

Following discussion a motion was made by Jillean Battle to approve IHCD entering into agreements with the above-referenced IFPN Network Agencies in the amounts set forth above, as recommended by staff, which was seconded by Lu Porter; the motion passed unanimously:

RESOLVED, that the Board approve IHCD entering into agreements with the above-referenced IFPN Network Agencies in the amounts set forth above, as recommended by staff.

V. FINANCE

A. Delegation of Bond Inducement Authority

Chairman Skillman recognized Blake Blanch who presented information regarding the delegation of bond inducement authority.

This memo and the Resolution, attached hereto as Exhibit C, respectfully requests approval for the Board to delegate authority to approve tax-exempt bond inducements for multi-family developments to the Executive Director and Chief Financial Officer of the Authority.

The inducement is a required step in the tax-exempt bond issuance process. An inducement allows a borrower to reimburse costs they have incurred within the 60 days prior to the date of the inducement from the proceeds of tax-exempt bonds. This allows a developer to start on a project knowing they will have the opportunity to have those costs reimbursed. Approval of an inducement is not a guarantee of an allocation of bond volume, tax credits, or of the Authority being the bond issuer.

Delegating this inducement approval authority will not have an impact on the Board's approval of the development/bond issue. A development will still come before the Board for a vote on the initial allocation of bond volume and tax credits, and will still come before the Board for a vote on the Authority being the

issuer of the bonds. The delegation will allow the Board to not have to vote on being the issuer of the bonds twice (once at allocation, and once when all the documents are finalized).

Following discussion a motion was made by Tom McGowan to approve the Resolution, attached hereto as Exhibit C, authorizing the delegation of authority to approve tax-exempt bond inducements for multi-family developments to the Executive Director and the Chief Financial Officer of the Authority, as recommended by staff, which was seconded by Mark Pascarella; the motion passed unanimously:

RESOLVED, that the Board approve the Resolution, attached hereto as Exhibit C, authorizing the delegation of authority to approve tax-exempt bond inducements for multi-family developments to the Executive Director and the Chief Financial Officer of the Authority, as recommended by staff.

B. 2012 Bond Issuance

Chairman Skillman again recognized Blake Blanch who presented information regarding the 2012 bond issuance.

This memo and the Resolution, attached hereto as Exhibit D, respectfully requests approval for the issuance of 2012 Series 1 bonds that will refund prior Authority bonds that were issued in 2005 and 2006.

The anticipated transaction size is \$73,605,000. The issue will refund the variable rate bonds in the 2005 Series B, 2005 Series C, and 2006 Series A. These bonds and the associated interest rate swaps have served the Authority well, and worked as designed. However, given the low rate environment and the opportunities arising from this refunding, staff determined that pursuing the refunding is a prudent use of the Authority's resources. Once this refunding is complete, the Authority's variable rate bond and swap exposure will be reduced from \$143,105,000 to \$69,500,000.

This bond issue is being structured with a new proprietary structure from J.P. Morgan. The structure involves selling bonds that are structured to appeal to investors who typically purchase mortgages, but are looking for tax-exempt income. The Authority is able to utilize the structure because mortgages are what back the Authority's bonds. This structure results in significant savings over the traditional bond structure that the Authority has used up until now.

As part of this refunding, the Authority will be required to pay a termination fee to terminate the interest rate swaps on the variable rate bonds referenced above. There are two options for paying this fee. The first option involves selling the refunding bonds at a premium to fund the termination fee (for example, if the market rate is a 3% coupon, but a bond is sold with a 4% coupon, an investor will pay a premium for that rate). Unfortunately this method is not guaranteed to generate enough proceeds to fund the termination fee, and also causes the cash flows supporting the bonds to be extremely tight. The second option is to initially fund the termination fee with cash on hand in the Indenture and then repay the Indenture monthly. The advantages to this option is that the bonds can be priced with a lower interest rate (reducing stress on the cash flows), and it allows the Indenture to take funds that are earning a low rate and use them to reduce volatility and risk from the bond portfolio, while allowing the funds to be returned to the Indenture at a point in the future. We are requesting approval to use up to \$11,000,000 of Indenture funds to terminate the swaps and pay costs of issuance plus any amounts as any bond rating agency may require IHEDA to set aside. The payback period for recouping these funds is expected to be between 6 to 7 years.

Following discussion a motion was made by Mark Pascarella to approve issuing up to \$75,000,000 in 2012 Series 1 Bonds and related transactions pursuant to the Resolution, attached hereto as Exhibit D, as recommended by staff, which was seconded by Tom McGowan; the motion passed unanimously:

RESOLVED, that the Board approve issuing up to \$75,000,000 in 2012 Series 1 Bonds and related transactions pursuant to the Resolution, attached hereto as Exhibit D, as recommended by staff.

VI. EXECUTIVE

A. Report of Delegation and Economic Stimulus Update

Chairman Skillman recognized Sherry Seiwert who updated the Board on contracts which fell under the Board's delegation of authority to staff. On February 26, 2009 the IHCD Board authorized the Executive Director to take all action necessary to obtain, accept and begin distributing ARRA funds, if those actions are approved by the Stimulus Panel and are recommended by the executive management committee created for this purpose. On July 23, 2009 the IHCD Board also approved a Delegation Policy by which the Board delegated certain decision-making authority to the Executive Director. On October 28, 2010, the IHCD Board approved revising the 2009-2010 Delegation Policy. The Executive Director has approved the items attached hereto as Exhibit A.

No action was required, as this was an update to the Board on delegated authority.

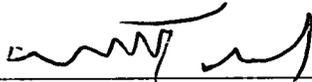
VII. OTHER BUSINESS

A. Five Year Reflection

Staff gave a presentation to the Board regarding IHCD's accomplishments over the past 5 years.

There being no further business the meeting was adjourned at 12:05 p.m.

Respectfully Submitted,



Lieutenant Governor Becky Skillman

ATTEST:



Sherry Seiwert

EXHIBIT A

Wx/OOR Applications Submitted as of May 14, 2012

Proposed Award #	App#	Applicant/Organization	Requested Amount	Recommended Amount
DR2OR-011-023	2012-WX-016	Area Five Agency on Aging & Community Services, Inc.	\$202,500.00	\$202,500.00
DR2OR-011-011	2012-WX-004	Area IV Agency on Aging, Inc.	\$222,317.00	\$222,317.00
DR2OR-011-014	2012-WX-007	Central Indiana Community Action Program (aka JobSource)	\$90,677.00	\$90,677.00
DR2OR-011-019	2012-WX-012	Community & Family Services, Inc. (CFS)	\$129,766.00	\$129,766.00
DR2OR-011-027	2012-WX-020	Community Action of Greater Indianapolis, Inc.	\$261,493.00	\$261,493.00
DR2OR-011-020	2012-WX-013	Community Action of Northeast Indiana (CANI)	\$280,217.00	\$280,217.00
DR2OR-011-012	2012-WX-005	Community Action Program Inc of Western IN (CAPWI)	\$149,300.00	\$149,300.00
DR2OR-011-026	2012-WX-019	Community Action Program of Evansville, Inc.	\$170,016.00	\$170,016.00
DR2OR-011-010	2012-WX-003	Hoosier Upland Economic Development Corporation	\$111,112.00	\$111,112.00
DR2OR-011-013	2012-WX-006	Human Services, Inc.	\$153,146.00	\$153,146.00
DR2OR-011-017	2012-WX-010	Interlocal Community Action Program, Inc. (ICAP) (former ACTION territory)	\$140,515.00	\$140,515.00
DR2OR-011-028	2012-WX-021	Interlocal Community Action Program, Inc. (ICAP) (primary)	\$123,326.00	\$123,326.00
DR2OR-011-009	2012-WX-002	Lincoln Hills Development Corporation	\$59,526.00	\$59,526.00
DR2OR-011-008	2012-WX-001	North Central Community Action Agencies, Inc.	\$146,755.00	\$146,755.00
DR2OR-011-021	2012-WX-014	Northwest Indiana Community Action	\$214,960.00	\$214,960.00
DR2OR-011-018	2012-WX-011	PACE Community Action	\$128,659.00	\$128,659.00
DR2OR-011-016	2012-WX-009	People Working Cooperatively, Inc	\$97,453.00	\$97,453.00
DR2OR-011-022	2012-WX-015	REAL Services, Inc.	\$423,466.00	\$423,466.00
DR2OR-011-025	2012-WX-018	Southeastern Indiana Economic Opportunity Corporation	\$43,350.00	\$43,350.00
DR2OR-011-015	2012-WX-008	TRI-CAP (DuBois, Pike-Warrick Economic Opportunity Committee, Inc. d/b/a)	\$83,416.00	\$83,416.00
DR2OR-011-024	2012-WX-017	Western Indiana Community Action Agency, Inc.	\$125,708.00	\$125,708.00
Total			\$3,357,678.00	\$3,357,678.00

DID NOT APPLY	AMOUNT
South Central CAP	\$205,191.00
Ohio Valley Opportunities	\$89,460.00
Community Action of Southern IN	\$146,978.00
Total	\$441,629.00

Impacted by Ineligible Counties

CFS	Blackford Co.
Area IV	Clinton Co.
ICAP	Delaware Co.
Area V	Howard Co.
CANI	LaGrange
Area V	Miami Co.
CANI	Steuben
Area V	Tipton Co.
CAPWI	Warren Co.
CFS	Wells Co.

Indiana Housing and Community Development Authority ("IHCDA") Weatherization Deferral Repair Program Guidelines

Updated on April 10, 2012

Purpose

These guidelines are provided for Department of Energy (DOE) Weatherization funding recipients. The intent of the program is to eliminate the physical barriers that prevent certain homes from being weatherized and to provide DOE recipients access to IHCDA resources in their designated program counties.

If you have questions regarding this information or otherwise need technical assistance, please contact an IHCDA Weatherization or Real Estate Production staff member at (800) 872-0371.

Strategic Investment Application Process

All DOE funding recipients will have a limited opportunity to apply for funding voluntarily via IHCDA's Strategic Investment Process (SIP). Applications will be accepted from **April 30, 2012 through May 14, 2012**. For more information regarding IHCDA's Strategic Investment Process, [click here](#). You may also contact your regional Real Estate Production Analyst. A map is attached in **Appendix A**.

Forms of Assistance

IHCDA will provide award funds in the form of a grant.

Contract Term

All awards must be fully expended within 18 months of contract execution.

Matching Requirement

1. There is no match requirement for this program; however, matched or leveraged funds are highly encouraged.

2. Any eligible match/leverage used for this program/purpose will be documented. These eligible sources of match/leverage may be used or shared to meet requirements for a future housing activity.

Allocation Method

A preliminary allocation chart of the funds available to current DOE Recipients is included below in Table 1, Allocation Chart. This represents the maximum amount of CDBG-D funding recipients will be eligible for if approved.

Table 1: Preliminary Fund Allocation, by Organization

Agency Name	CDBG-D
AREA IV Agency on Aging	\$222,317.00
Area V Agency on Aging	\$210,295.00
Community Action of Northeast Indiana	\$280,217.00
Community Action of Greater Indianapolis	\$261,493.00
Community Action of Western Indiana	\$149,300.00
Community Action Program of Evansville	\$170,016.00
Community and Family Services	\$129,766.00
Community Action of Southern Indiana	\$146,978.00
Human Services Inc	\$153,146.00
Hoosier Uplands Economic Development Council	\$111,112.00
Interlocal Community Action Program (ACTION)	\$140,515.00
Interlocal Community Action Program (primary)	\$123,326.00
JobSource	\$90,677.00
Northwest Indiana Community Action	\$332,275.00
Lincoln Hills Development Corporation	\$59,526.00
North Central Community Action Agency	\$146,755.00
Ohio Valley Opportunities	\$89,460.00
Pace Community Action Agency	\$128,659.00
People Working Cooperatively	\$97,453.00
Real Community Action Agency	\$423,466.00
South Central Community Action Program	\$205,191.00
Southern Indiana Economic Opportunity Council	\$116,933.00
Dubois-Pike-Warrick Community Action Agency	\$83,416.00
Western Indiana Community Action Agency	\$125,708.00
TOTAL	\$3,998,000.00

Program Benchmarks and Award Conditions

In conjunction with the SIP application process, the following benchmarks have been established for this program.

<u>PROCESS</u>	<u>% OF UNITS at 6 Mo's</u>	<u>% OF UNITS @ 12 Mo's</u>
ER Phase II	30% of the award should be setup	60%
Work Complete	25% should have all work done on building	50%
Inspection	20% must have inspection by IHCD	50%
Claim	0% must be drawn	60%

All recipients will be **required** to complete a full Compliance Training conducted by IHCD staff prior to a Release of Funds. This includes all areas of compliance as well as Funds Management.

Geographic Distribution

IHCD will allocate CDBG-D funds to grant recipients that will repair homes in the 82 counties in Indiana that have been identified as disaster areas. The ten counties that are not eligible to receive CDBG-D-Disaster funds are listed below.

Blackford	Clinton
Delaware	Howard
LaGrange	Miami
Steuben	Tipton
Warren	Wells

Beneficiary Eligibility Requirements

1. The income levels of each program beneficiary must be calculated using the Section 8, Part 5 definition of income as defined by HUD and must be at or below eighty percent (80%) of the Area Median Income (AMI) for the county where the assistance is provided and must be verified and documented in accordance with the procedures set forth in the Strategic Investment Process Award Implementation Manual.
2. Beneficiaries are DOE Weatherization clients that have been deferred due to pre-existing conditions in their home. **All homes to be assisted must be supported by a deferral form/write up. CDBG-D funds must only address the items listed that caused the deferral from Weatherization services.**

3. Priority must be given to above-referenced beneficiaries that are:
 - a. Elderly – IHCD’s definition of elderly is 62 years of age or older.
 - b. Persons with Disabilities is defined as (1) a physical or mental impairment which substantially limits one or more of such person's major life activities, (2) a record of having such an impairment, or (3) being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 802 of Title 21).
 - c. Individuals/families residing in homes that have been documented by local or state official as being a prominent threat to health/safety.
 - d. Families with children under eighteen years old as of the date of income verification.

Eligible Activities and Eligible Costs

The reporting system for CDBG-D funding is different than what we use for our standard CDBG awards. For the purpose of tracking costs and adhering to program budget limitations, award budgets will be initially set up with all of the details. The chart below will show how the funds are pooled together for reporting into the system used for CDBG-D funding (called DRGR). If you have a question about budget development, contact the IHCD Real Estate Production Analyst in your area.

Chart A – Standard Budget Breakdown for an OOR project

BUDGET CATEGORY	AWARD AMOUNT	MAXIMUM RELEASE
Rehabilitation		
Program Delivery		Combined with administration and environmental review, cannot exceed 20% of the total award
Lead Hazard Testing		Cannot exceed \$1,000/home
Administration		Cannot exceed 5% of total award
Environmental Review		Combined with administration and program delivery, cannot exceed 20% of the total award

The following budget line items are not included in the DRGR data entry for CDBG-D. All these costs are included in hard costs and are not stand alone budget line items as they are for regular CDBG-D **Program Delivery, Lead Hazard Testing, and Environmental Review**

Chart B – OOR Budget as it is reported in DRGR

BUDGET CATEGORY	AWARD AMOUNT	MAXIMUM RELEASE
Rehabilitation		
Relocation		
Administration		Cannot exceed 5% of total award
NOTE: Program Delivery, Lead Hazard Testing, and Environmental Review are reported under Hard Costs (or rehabilitation).		

REHABILITATION

Eligible costs include:

- Hard costs associated with rehabilitation activities;
- Mold remediation;
- Lead-based paint interim controls and abatement costs;
- Accessibility modifications, as part of the required rehabilitation; and
- Replacement of gas ranges/stoves

PROGRAM DELIVERY

Program delivery costs are those costs that can be directly tracked by address. The total amount of 1) program delivery costs, 2) administration, and 3) the environmental review cannot exceed 20% of the funding request. Eligible costs include soft costs and client related costs that are reasonable and necessary for the implementation and completion of the proposed housing activity, such as:

- Building Permits
- Engineering/Architectural Plans
- Plans, Specs, Work Write-Ups
- Utilities of assisted units
- Cost Estimates
- Inspections
- Travel to and from site

ADMINISTRATION

The administration line item includes the costs directly related to administering the award and the costs required to comply with regulations that govern these funds. This line item cannot exceed 5% of the funding request. This line item, along with program delivery and environmental review, cannot exceed 20% of the funding request/award amount.

Eligible administrative costs include:

- Affirmative Marketing
- Fair Housing education
- Communication Costs
- Office materials and supplies
- Photocopying
- Postage
- Staff costs and professional services associated with reporting, compliance, monitoring, or financial management.

LEAD HAZARD TESTING

The costs associated with lead hazard testing include Risk Assessment, Paint Tests, Dust Wipes, etc. The maximum amount for this line item is \$1,000 per unit.

ENVIRONMENTAL REVIEW

This line item includes expenses associated with the Environmental Review Release of Funds process. This does not refer to a Phase I Environmental Assessment. This line item, along with program delivery and administration, cannot exceed 20% of the funding request/award amount.

Eligible costs typically include postage, photocopying, professional services and publication costs. **All units must have completed both the Release of Funds process as well as the Section 106 Historic Review before entering into any contracts and/or starting any activity.**

For further information, refer to the [Environmental and Historic Review Handbook](#) or contact the IHCD Environmental Officer at (800) 872-0371 for further guidance.

Ineligible Activities and Ineligible Costs

INELIGIBLE REHABILITATION ACTIVITIES

1. Rehabilitation of homes located within the boundaries of the 100-year floodplain.
2. Rehabilitation of homes that pose threats outside of the scope of typical construction activities, such as insect or rodent infestation.
Rehabilitation of rental units.

INELIGIBLE COSTS

The following costs are ineligible for reimbursement.

1. Application and preparation costs.
2. Purchase or installation of luxury items, such as swimming pools.
3. Purchase or installation of equipment, furnishings, tools, or other personal property that is not an integral structural feature, such as window air conditioner units or washers and dryers. Allowable exceptions to this prohibition, however, include stoves and refrigerators.
4. Funds spent on a house that is not brought to the stricter of the Indiana State Building Code or local rehabilitation standards must be returned to HCDA.

Homeownership Requirements for Eligibility

1. The occupant must own the property and use it as his or her permanent residence. This includes any owner-occupied single-family property or a condominium unit.
 - a. Ownership must be in the form of fee simple title or 99-year leasehold.
 - b. If there is a 99-year lease on the property, it must be recorded in the County Recorder office of the county in which the property is located.
2. Award recipients will be required to provide proof that there is adequate builder's risk insurance as well as property insurance and/or contractor liability insurance during the construction period **and** property insurance following construction for the assisted property for one year.
3. If the housing is manufactured, it must be a single dwelling unit designed and built in a factory and installed as a permanent residence. The resident must provide proof certifying that it was built in compliance with the [Federal Manufactured Housing Construction and Safety Standards](#) law.
4. Manufactured housing must meet the following specifications. If a manufactured or mobile home does not meet the criteria listed above, it is not eligible to receive rehabilitation assistance.
 - a. It was constructed after January 1, 1981;
 - b. Square footage must exceed nine hundred fifty (950) square feet of occupied space [per I.C. 36-7-4-1106 (d)];
 - c. The house is attached to a permanent foundation of masonry construction and has a permanent perimeter enclosure constructed in accordance with the One and Two Family Dwelling Code;
 - d. The wheels, axles and towing chassis have been removed;
 - e. The roof is pitched;
 - f. The house consists of two (2) or more sections which, when joined, have a minimum dimension of 20' X 47.5' enclosing occupied space; and
 - g. The house is located on land held by the beneficiary in fee-simple title, or 99-year leasehold and is the principal residence of the beneficiary.

Best Practices

Use the following items to determine the total number of units (homes) and the total overall program cost.

- a. Start with the full list of deferrals and select homes that meet the program priorities of being elderly, disabled, having children under age 18, or has been documented a case of health/safety issue(s).
- b. From that list, begin to remove households that are not included in any of the categories referenced above as ineligible. Flood plain maps for each of your service area counties will be helpful.

Rehabilitation Requirements

1. Any major household system repaired or replaced as part of the rehabilitation process must meet the stricter of the Indiana State Building Code or local building codes.
2. Funds may be used to remedy conditions that, while they may not pose an immediate threat to health and safety, represent an ongoing threat to the structural integrity of a building and may eventually result in an emergency situation.
3. Rehabilitation activities may be completed to incorporate accessibility design. Accessibility upgrades as a stand-alone measure will not be an allowable expense under this grant.
4. DOE recipients may utilize existing staff to complete the rehabilitation work.
5. Recipients are required to competitively procure for contracted services.
6. All units must be inspected by a licensed, independent, third-party inspector that has the expertise to enforce local and/or state building code.
7. If the rehabilitation work is being performed by staff of the recipient, a third-party (outside and independent) inspector must be used. Conversely, if the rehabilitation work is completed by an outside procured contractor, the recipient may use its own staff/crew to complete the final inspections.

Subsidy Limitations

1. CDBG-D dollars used for rehabilitation, lead-based paint, environmental review, and program delivery combined cannot exceed \$12,000 per unit.
2. On a case-by-case basis, IHCD will entertain requests to exceed the per unit subsidy limitations. In addition, any unit receiving assistance in excess of \$12,000 will be required to record a lien/restrictive covenant on the property for a period of three years.

Program Provisions

1. All regulatory requirements listed must be met. IHCD is bound to these regulations and may require additional information. Click [here](#) for access to IHCD's Strategic Investment Process Award Implementation Manual
2. Award recipients will be required to provide proof that there is adequate builder's risk insurance as well as property insurance and/or contractor liability insurance during the construction period **and** property insurance following construction for the assisted property for one year.
3. All construction on properties must begin at least 60 days prior to the end of the contract term.

Regulatory Requirements

1. All recipients of CDBG-D funding through this program are required to abide by the rules and regulations outlined in the [Strategic Investment Process Award Implementation Manual](#)
2. CDBG-D funds disbursed through this program will be regulated by the regulatory requirements listed in [24 CFR Part 570](#).
3. Recipients of a CDBG-D award must follow competitive procurement procedures for contracted services intended to be reimbursed by the award.
4. Recipients of a CDBG-D award are subject to the requirements of the Uniform Relocation Act. For guidance on the regulatory requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), view Federal regulations at [49 CFR Part 24](#) and the requirements of [Section 104\(d\) of Title I of the Housing and Community Development Act of 1974, as amended](#).
5. If the proposed scope of work involves any accessibility upgrades/improvements, the housing must meet the accessibility requirements of [24 CFR Part 8](#), which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and covers multifamily dwellings, as defined at [24](#)

[CFR 100.201](#). It must also meet the design and construction requirements at [24 CFR 100.205](#), which implement the Federal Fair Housing Act Amendments of 1988 (42 U.S.C. 3601-3619). .

6. Recipients of a CDBG-D award are subject to the HUD requirements of dealing with lead-based paint hazards required by [24 CFR Part 35](#). If a risk assessment is required, then all lead-based paint issues must be addressed. The limit for costs associated with lead hazard testing (Risk Assessment, Clearance Test, etc.) is \$800-\$1,000 per unit.
7. Recipients of CDBG-D awards are required to perform an environmental and historic review on all assisted properties. Applicants may not enter into any contracts or begin work on any property to be assisted with CDBG-D funds until the environmental and historic review process has been completed.
8. For the regulatory requirements of environmental and historic review found in [24 CFR Part 58](#), see the Environmental Review and Historic Review User Guides or contact the IHCA Environmental Officer at (800) 872-0371 for further guidance.
9. All recipients of CDBG-D funds are required to conduct a public hearing prior to final application submission and one at program completion, for the purpose of obtaining citizens' input and responding to proposals and questions about the project. A legal notice must be published to announce the meeting with minutes from the hearing retained for review at monitoring. It is acceptable to conduct the hearing during any regularly held public meeting, such as a town council meeting, provided all other requirements are met. Additional instructions that include boilerplate newspaper publication language can be found in **Appendix B**.
10. Duplication of Benefits - Community Development Block Grant Disaster Recovery Program
 - a. The Robert T. Stafford Disaster Assistance and Emergency Relief Act (Stafford Act), prohibits any person, business concern, or other entity from receiving financial assistance with respect to any part of a loss resulting from a major disaster as to which he has received financial assistance under any other program or from insurance or any other source.
 - b. A Duplication of Benefits situation would occur if a household received funds from FEMA, Insurance, SBA, or another source to fix damage caused by the disaster; and then also applied for and received funding under the CDBG-D program for the same purpose, to make repairs or replace the damaged home.
 - c. Applicants are required to verify the amount received from other sources, and also how those funds were used to ensure duplication of benefits will not occur.
 - d. The amount of assistance provided to the applicant must be reduced by the amount of assistance received from other sources (FEMA, SBA, Insurance, etc.) for the same need, repair, or loss.
 - e. Each recipient must ensure that each beneficiary assisted under this program executes **Appendix C**. This Appendix must be maintained in the recipient's client files.

Appendix A – Real Estate Production Regional Map/Staff Listing



Chief Real Estate Development Officer
Jacob Sipe
 jsipe@ihcda.in.gov

Deputy Director of Real Estate Production
Jeffrey Isaacs
 jisaacs@ihcda.in.gov

Real Estate Production Analysts

Northwest Region
Matt Hutchinson
 mhutchinson1@ihcda.in.gov

North Central Region
Talisha Bradley
 talbradley@ihcda.in.gov

Northeast Region
Megan Coler
 mcoler@ihcda.in.gov

Southwest Region
Alan Rakowski
 arakowski@ihcda.in.gov

Southeast Region
Carmen Lethig
 cl lethig@ihcda.in.gov

Real Estate Coordinator

Latrina Akins
 lakins@ihcda.in.gov

Real Estate System Specialist

Ryan Splichal
 rysplichal@ihcda.in.gov



*NOTE: Marion County is handled by all Production Staff

statement. A plan to minimize displacement and provide assistance to those displaced has been prepared and is available to the public. The application will be available for review and comment on (date)

Information concerning the proposed development may be obtained from (person - telephone) from (time) to (time) on (days).

The Citizens' Participation Report must be completed and submitted with the application. In addition, a publisher's affidavit with **an original copy of the legal notice, minutes of the hearing, list of attendees, copies of any comments or complaints received, and copies of responses to any comments or complaints must be provided with the application.** The original publisher's affidavit may be submitted after the application due date, but must be received by the IHCDA no later than fourteen (14) days after the application due date.

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Appendix C – Duplication of Benefits Certification

Duplication of Benefits Affidavit (“Affidavit”)

I/We, _____ affirm the following:

1. I/We own real property at _____
(City/Town), Indiana (the “Residence”).
2. I/We is/are executing this Affidavit in connection with the rehabilitation of the Residence by _____ (Organization) through a homeowner rehabilitation project funded under the Indiana Housing and Community Development Authority’s (“IHCDA’s”) Weatherization/Owner-Occupied Rehabilitation Program (the “Program”).
3. I/We have received or will receive the following amounts and types of assistance for rehabilitation of the Residence, structural repair of the Residence or replacement housing:
 - Insurance (Flood Insurance, Homeowner’s, etc.) \$ _____ .
 - Federal Emergency Management Agency (FEMA) \$ _____ .
 - Small Business Administration (SBA) Loan \$ _____ .
 - The American Red Cross (Red Cross) \$ _____ .
 - Other agencies (besides IHCDA) \$ _____ .
4. I/We have received no other assistance funds in the form of for rehabilitation of the Residence, structural repair of the Residence or replacement housing other than that set forth above in paragraph 3.
5. 42 U.S.C. 5155(a) prohibits federal agencies from providing assistance to any person for “any part of such loss” as to which he has received financial assistance under any other program or from insurance or any other source (such as, FEMA, SBA, Insurance, etc.).
6. I/We understand that the amount of assistance received by I/We from IHCDA must be reduced by the amount of assistance received or will be received for rehabilitation of the Residence, structural repair of the Residence or replacement housing, from other sources (such as, FEMA, SBA, the Red Cross, homeowner’s insurance, etc.) for the same purpose.
7. Therefore, I/We understand that if I/We receive assistance from a source other than IHCDA (such as, FEMA, SBA, the Red Cross, homeowner’s insurance, etc.) for the rehabilitation of the Residence, structural repair of the Residence or replacement housing, I/We must repay the assistance received from IHCDA.
8. I/We certify under State and Federal penalties for perjury and fraud that the information provided above is true and accurate and acknowledge that repayment of all assistance received by Me/Us from IHCDA, payment of fines and/or imprisonment may be required in the event that I/We provide false, incomplete or misleading information in this Affidavit or during the rest of this process.

Property Owner _____

Signature of Property Owner _____ Date _____

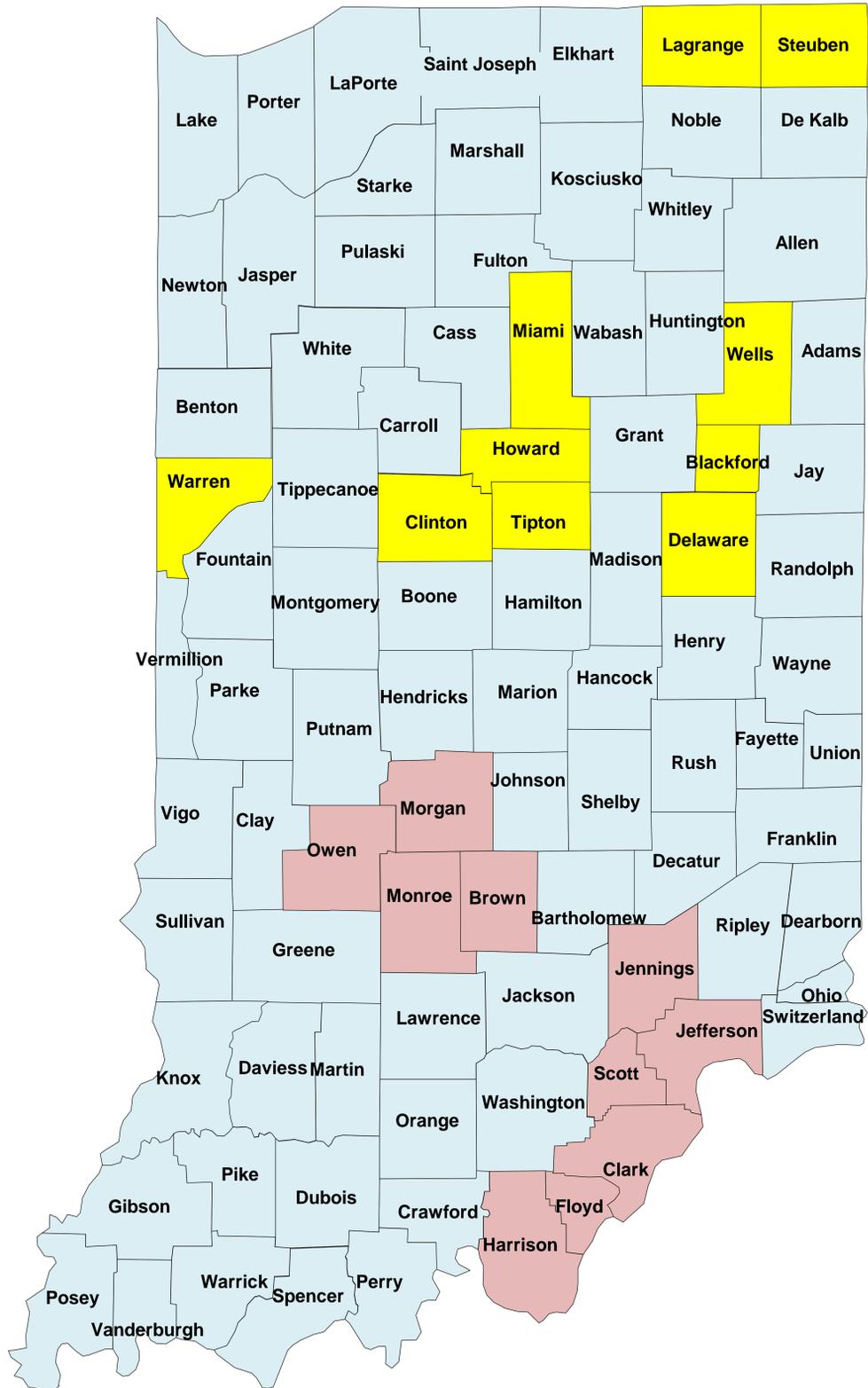
Property Owner _____

Signature of Property Owner _____ Date _____

Weatherization/Owner Occupied Rehabilitation Program - Geographic Distribution Map

June 28, 2012

Proposed Wx/OOR County
Did not receive application for county/service area
County not eligible for CDBG-D funding



Weatherization/Owner-Occupied Rehabilitation Program

June 28, 2012 – IHCDA Board of Directors Meeting

This is the second cycle of this program. The IHCDA Board of Directors approved an allocation of CDBG-D (\$5M) and Development Fund (approx \$222k) in October of 2010.

Listed below are highlights and a brief summary of items that have changed, based on applicant feedback and internal staff discussions.

- A. Comments, concerns, and questions during the previous award period (ongoing)
- B. Wx/OOR Recipient Survey – February 2012
- C. Introductory Program Training Session – April 2012
- D. Updates and reminders provided to all interested applicants at least every 10-14 days.

1. Mandatory Compliance Training

- a. This is the second cycle of this program. Staff saw a definite need to require training for all recipients in order to ensure that they were prepared for the program “front to back”.
- b. All approved recipients will be required to attend a Compliance training session on July 11th. An approved applicant will not have access to funding until all applicable staff has completed this training.
- c. Attendees will include the Directors of each awarded agency, fiscal staff, specialized staff (lead based paint, inspectors), and key program staff that will handle claims and closeout during the life of the award.

2. Benchmarks

- a. Performance benchmarks have been put in place to encourage and enforce timely expenditure of funding and perpetual progression.
- b. Awarded recipients will be required to expend a specific percentage of funding and also have a certain percentage of homes “set up” (meaning the address is identified and a preliminary budget has been established regarding the costs for that address to be completed)

3. Increase Per Unit Subsidy

- a. Feedback from the survey stated that there was not quite enough subsidy provided to get these homes completed. In most cases, lead-based paint costs impacted the amount of funding that could go towards other key items in the home. Based on this feedback, we decided to increase the maximum subsidy per unit to \$12,000. (previous limit was \$10k)

**RESOLUTION OF THE INDIANA HOUSING AND COMMUNITY DEVELOPMENT
AUTHORITY APPROVING AND AUTHORIZING CERTAIN ACTIONS AND
PROCEEDINGS WITH RESPECT TO CERTAIN PROPOSED MULTIFAMILY
HOUSING REVENUE BONDS**

WHEREAS, the Indiana Housing and Community Development Authority (the "Authority") is a public body corporate and politic of the State of Indiana (the "State"), created and existing under the authority of Title 5, Article 20, Chapter 1, of the Indiana Code, as amended (the "Act"). The Indiana General Assembly in 1978 found and declared to be a matter of legislative determination and made further findings that (i) there has existed in the State a need for safe and sanitary residential housing within the financial means of low and moderate income persons and families, a need which if unmet, is a threat to the health, safety, morals, and welfare of State residents and which will require an excessive expenditure of public funds for the social problems thus created; (ii) private enterprise and investment is more adequately able to produce the needed construction of decent, safe, and sanitary residential housing at prices or rentals which persons and families of low and moderate income can afford, or to achieve the urgently needed rehabilitation of much of the present low and moderate income housing; (iii) the provision of decent, safe, and sanitary housing for persons and families of low and moderate income who would otherwise be unable to obtain adequate housing at costs they could afford is a valid public purpose for which public moneys may be spent; and (iv) the provision of money for mortgage loans through the issuance of mortgage-backed bonds, notes, or other securities will assist in meeting the needs identified in the Act; and

WHEREAS, in a case challenging the constitutionality of the Act, the State Supreme Court has determined that the Act comports with the constitution of both the State and the United States of America and that the financing of housing for persons and families of low and moderate income pursuant to the Act is a valid and constitutional public purpose; and

WHEREAS, pursuant to the Act, the Authority has all the powers necessary or convenient to make or participate in the making of mortgage loans to sponsors of multiple family residential housing; and

WHEREAS, Illinois Place, L.P., an Indiana limited partnership (the "Borrower") submitted application materials and other information to the Authority and has advised the Authority that it proposes that the Authority lend proceeds (the "Loan") of a multifamily housing financing to the Borrower for the acquisition, construction and equipping of a 50-unit residential rental development including functionally related and subordinate facilities, located at 3295 N. Illinois Street, in the City of Indianapolis, Indiana (the "Project"); and

WHEREAS, the Act specifically empowers the Authority to issue revenue bonds and make loans of the proceeds thereof in order to carry out and effectuate its purposes, the payment of principal of and interest on such revenue bonds to be paid solely from the revenues derived from operations and loan repayments of a development and in no manner from the general funds of the Authority; and

EXHIBIT B

WHEREAS, the Authority staff has reviewed the application materials and other information submitted by the Borrower and has made a preliminary determination that the Project is eligible for financing with a Loan; and

WHEREAS, any revenue bonds issued to assist in financing the Project (the "Multifamily Housing Revenue Bonds") will not constitute a debt, liability or obligation of the State of Indiana or the Authority or a pledge of the faith and credit of the State of Indiana or the Authority, but shall be payable solely from the revenues of the Project and loan repayments made to the Authority by the Borrower;

NOW, THEREFORE, BE IT RESOLVED BY THE INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY THAT:

1. The legislative findings of the Indiana General Assembly itemized in IC 5-20-1-1, Section 1 of the Act hereby are ratified and confirmed and it is specifically found that:

(a) there continues to exist in the State a need for safe and sanitary residential housing within the financial means of low and moderate income persons and families, a need which if unmet is a threat to the health, safety, morals and welfare of Indiana residents and which will require an excessive expenditure of public funds for social programs thus created;

(b) private enterprise and investment continue to be able to more adequately produce the needed construction of adequate safe and sanitary residential housing at prices which persons and families of low and moderate income can afford or to achieve the urgently needed rehabilitation of the present low and moderate income housing, and that private enterprise and investment be encouraged to sponsor, build and rehabilitate residential housing for such persons and families;

(c) the provision of decent, safe and sanitary housing for persons and families of low and moderate income who would otherwise be unable to obtain adequate housing at a cost they could afford continues to be a valid purpose for which public moneys may be spent; and

(d) there exists a need in the State to stimulate the residential housing industry.

2. The Authority hereby makes the following additional findings and determinations in connection with the prospective Loan to be made by the Authority with proceeds of the proposed Multifamily Housing Revenue Bonds to assist in the financing of the Project:

(a) The Loan to the Borrower would accomplish the purposes of the Authority by permitting the Borrower to provide decent, safe and sanitary housing for persons and families of low and moderate income who would otherwise be unable to obtain adequate housing at a cost they could afford;

(b) Based upon representations made and information presented by the Borrower:

(i) There exists a need for continued safe and sanitary housing within the financial means of persons and families of low and moderate income and within the general housing market area to be served by the proposed Project;

(ii) The financing of the Project will assist private enterprise and investment in providing decent, safe, and sanitary residential housing at rentals which persons of low and moderate income can afford;

(iii) The Borrower will supply well-planned, well-designed residential housing for persons of low and moderate income;

(iv) The Borrower is financially responsible; and

(v) The proposed Project will be of public use and will provide a public benefit.

3. The issuance and sale by the Authority of its Multifamily Housing Revenue Bonds in one or more series in an aggregate principal amount not to exceed \$3,600,000 and the use of the funds therefrom to make a Loan to the Borrower to finance a portion of the costs of the Project in accordance with the Act are hereby determined to be consistent in all respects with the purposes for which the Authority was created and exists.

4. In order to induce the Borrower to proceed with the acquisition, construction and equipping of the Project, the Authority hereby approves, determines, ratifies and confirms that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the Authority and the Borrower; and (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said Multifamily Housing Revenue Bonds; and (iii) it will use its best efforts to assist the Borrower in procuring the issuance of additional Multifamily Housing Revenue Bonds, if such additional bonds become necessary for refunding or refinancing the outstanding principal amount of the Multifamily Housing Revenue Bonds, for completion of the Project and for additions to the Project, including the costs of issuing additional bonds (provided that the financing of such addition or additions to the Project is found to have a public purpose (as defined in the Act) at the time of the authorization of such additional bonds), and that the aforementioned purposes comply with the provisions of the Act.

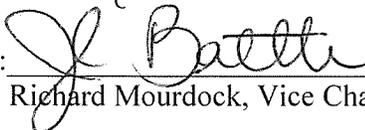
5. All costs of the Project incurred after the date permitted by applicable federal tax and state laws, including reimbursement or repayment to the Borrower of moneys expended by the Borrower for application fees, planning, engineering, a portion of the interest paid during acquisition, construction and equipping, underwriting expenses, attorney and bond counsel fees, acquisition, construction and equipping of the Project will be permitted to be included as part of the Multifamily Housing Revenue Bond issue to finance the Project, and the Authority will lend the proceeds from the sale of the Multifamily Housing Revenue Bonds to the Borrower for the same purposes. Also, certain indirect expenses, including but not limited to, planning, architectural work and engineering incurred prior to this inducement resolution will be permitted to be included as part of the bond issue to finance the Project.

6. This resolution shall constitute "official action" for purposes of compliance with federal and state laws requiring governmental action as authorization for future reimbursement from the proceeds of bonds.

APPROVED AND ADOPTED this 28th day of June, 2012, in Indianapolis, Indiana.

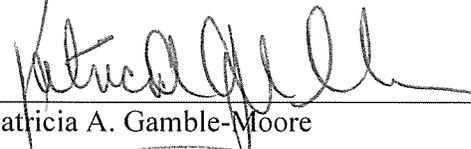
INDIANA HOUSING AND COMMUNITY
DEVELOPMENT AUTHORITY

By: 
Rebecca Skillman, Chair, or her designee

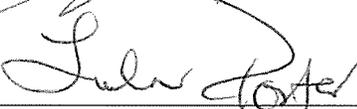
By: 
Richard Mourdock, Vice Chair, or his designee

By: 
Public Finance Director of the State of Indiana,
or designee thereof

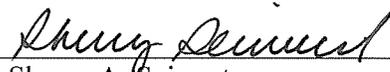
By: 
Thomas K. McGowan

By: 
Patricia A. Gamble-Moore

By: 
David Miller

By: 
Lula Porter

ATTEST:

By: 
Sherry A. Seiwert
Executive Director

RESOLUTION OF THE
INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY
CONCERNING THE DELEGATION OF MAKING OFFICIAL INTENTS

WHEREAS, the Indiana Housing and Community Development Authority (the "Authority") desires to assure that the Authority and borrowers of proceeds of tax-exempt obligations of the Authority ("Borrowers") will be reimbursed from proceeds of tax-exempt bonds and other obligations for any and all original expenditures for capital improvements and related costs and expenses made to, or for the benefit of, capital projects of the Authority and the Borrowers, including, without limitation, multifamily residential rental facilities.

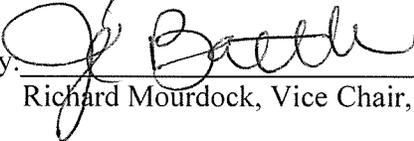
NOW, THEREFORE, BE IT RESOLVED BY THE INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY:

1. In accordance with Indiana Code 8-1-11.1 and Treasury Regulation Section 1.150-2, the Authority authorizes and designates (and directs) the Executive Director and Chief Financial Officer (or either of them) to adopt and make, by and on behalf of the Authority, official intents for any and all such original expenditures described in the recitals above.
2. In adopting and making such official intents, each officer shall comply with Treasury Regulation Section 1.150-2, and may rely on the advice of bond counsel with respect thereto.
3. This resolution shall be effective immediately upon its adoption by the Authority.

APPROVED AND ADOPTED this 28th day of June 2012.

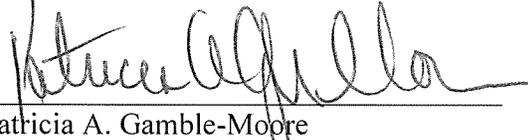
INDIANA HOUSING AND COMMUNITY
DEVELOPMENT AUTHORITY

By: 
Rebecca Skillman, Chair, or her designee

By: 
Richard Mourdock, Vice Chair, or his designee

By: 
Public Finance Director of the State of Indiana,
or designee thereof

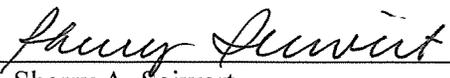
By: 
Thomas K. McGowan

By: 
Patricia A. Gamble-Moore

By: 
David Miller

By: 
Lula Porter

ATTEST:

By: 
Sherry A. Seiwert
Executive Director

RESOLUTION OF THE
INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY
CONCERNING THE ISSUANCE OF
INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY
HOUSING REVENUE BONDS (MORTGAGE-BACKED SECURITIES), 2012 SERIES 1

WHEREAS, the Indiana Housing and Community Development Authority (the "Authority") is a public body corporate and politic of the State of Indiana (the "State"), created and existing under the authority of Title 5, Article 20, Chapter 1, of the Indiana Code, as amended (the "Act"); and

WHEREAS, the Indiana General Assembly in 1978 found and declared to be a matter of legislative determination and made further findings that (i) there has existed in the State a need for safe and sanitary residential housing within the financial means of low and moderate income persons and families, a need which if unmet, is a threat to the health, safety, morals, and welfare of State residents and which will require an excessive expenditure of public funds for the social problems thus created; (ii) private enterprise and investment is more adequately able to produce the needed construction of decent, safe, and sanitary residential housing at prices or rentals which persons and families of low and moderate income can afford, or to achieve the urgently needed rehabilitation of much of the present low and moderate income housing; (iii) the provision of decent, safe, and sanitary housing for persons and families of low and moderate income who would otherwise be unable to obtain adequate housing at costs they could afford is a valid public purpose for which public monies may be spent; and (iv) the provision of money for mortgage loans through the issuance of mortgage-backed bonds, notes, or other securities will assist in meeting the needs identified in the Act; and

WHEREAS, in a case challenging the constitutionality of the Act, the State Supreme Court has determined that the Act comports with the constitution of both the State and the United States of America and that the financing of loans for persons and families of low and moderate income pursuant to the Act is a valid and constitutional public purpose; and

WHEREAS, the Authority has previously adopted an Amended and Restated Indenture of Trust dated as of February 1, 1997, as supplemented and amended (as thereafter supplemented from time to time, the "Single Family Indenture"), between the Authority and The Bank of New York Mellon Trust Company, N.A., (as successor to J.P. Morgan Trust Company, National Association), as Trustee (the "Trustee"), pursuant to which it has previously issued several series of Single Family Mortgage Revenue Bonds and Notes (collectively, the "Prior Bonds"); and

WHEREAS, the Authority proposes to enter into the Housing Revenue Bond Master Trust Indenture between the Authority and the Trustee (the "Master Indenture") and the 2012 Series 1 Supplemental Trust Indenture between the Authority and the Trustee (the "2012-1 Supplemental Indenture," and with the Master Indenture, the "Housing Indenture") in order to issue the 2012 Series 1 Bonds (as defined herein); and

WHEREAS, bonds issued under the Housing Indenture may, from time to time, provide interest rate benefit to the Authority that bonds issued under the Single Family Indenture cannot provide in the tax-exempt market; and

WHEREAS, the Act specifically empowers the Authority to issue refunding obligations for the purpose of redeeming any obligations then outstanding, including the payment of any redemption premium thereon and any interest accrued or to accrue to the date of redemption of such obligations; and

WHEREAS, the Single Family Indenture authorizes the Authority to redeem all or a portion of the Prior Bonds from moneys attributable to prepayments of mortgage loans, excess funds under the Indenture, certain other revenues of the Authority and the proceeds of the sale of refunding bonds; and

WHEREAS, the Authority has obtained interest rate swaps (the "Swaps") for certain series of the Prior Bonds which bear interest at a variable rate, which bonds are the Authority's Single Family Mortgage Revenue Bonds, 2005 Series B-3, 2005 Series C-2 and 2006 Series A-2 (the "Variable Rate Prior Bonds") and the Authority now desires to terminate the Swaps in connection with the refunding of the Variable Rate Prior Bonds by making termination payments for the Swaps from Authority funds not pledged under any indenture; and

WHEREAS, the Authority, prior to the issuance of the 2012 Series 1 Bonds, has implemented the Single Family Mortgage Program (the "Program") and desires to continue to finance or refinance the acquisition of single-family housing for persons and families of low and moderate income, and to issue one or more series of housing revenue bonds under the Housing Indenture to carry out the Program and the operations of the Authority in connection with the Program, all in accordance with the Act and the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Authority has decided to issue bonds under the Housing Indenture in order to strengthen the Program, to reduce interest expense and to terminate interest rate swap agreements to provide housing incentives needed by persons and families of low and moderate income, to refund a portion of the Prior Bonds and to obtain funds at marketable costs in order to fulfill the public purposes of the Program and the Act; and

WHEREAS, the Authority desires to structure a financing whereby additional bonds will be issued under the Housing Indenture to carry out the Program, provided that each series of bonds issued thereunder will be separately secured by the mortgage-backed securities financed by such issue;

NOW, THEREFORE, BE IT RESOLVED BY THE INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY THAT:

1. The legislative findings of the Indiana General Assembly itemized in I.C. 5-20-1-1, Section 1 of the Act hereby are ratified and confirmed and it is specifically found that:

(a) there continues to exist in the State a need for safe and sanitary residential housing within the financial means of low and moderate income persons and families, a need which if unmet is a threat to the health, safety, morals and welfare of Indiana residents and which will require an excessive expenditure of public funds for social programs thus created;

(b) private enterprise and investment continue to be able to more adequately produce the needed construction of adequate, safe and sanitary residential housing at prices which persons and families of low and moderate income can afford or to achieve the urgently needed rehabilitation of the present low and moderate income housing; and

(c) the provision of decent, safe and sanitary housing for persons and families of low and moderate income who would otherwise be unable to obtain adequate housing at a cost they could afford continues to be a valid purpose for which public monies may be spent.

2. The Program and the issuance and sale by the Authority of its Housing Revenue Bonds (Mortgage-Backed Securities), 2012 Series 1 (the "2012 Series 1 Bonds"), in one or more series under the Housing Indenture, and the use of the proceeds therefrom to refund the Variable Rate Prior Bonds, the resulting transfer of the mortgage-backed securities attributable to those Variable Rate Prior Bonds for the benefit of the 2012 Series 1 Bonds and to finance other purposes of the Program.

3. Subject to the provisions of this Resolution, the Authority hereby authorizes any one or all of the following:

(a) entering into the Master Indenture and the 2012-1 Supplemental Indenture;

(b) the issuance of the 2012 Series 1 Bonds pursuant to the Program, in an aggregate principal amount not to exceed Seventy-Five Million Dollars (\$75,000,000), in one or more series, pursuant to the 2012-1 Supplemental Indenture;

(c) the issuance of the 2012 Series 1 Bonds as bonds the interest on which is excludable from gross income for federal income tax purposes or as bonds the interest on which is includable in gross income for federal tax purposes or a combination thereof;

(d) the offering and sale of the 2012 Series 1 Bonds pursuant to one or more Preliminary Official Statements;

(e) the sale and delivery of the 2012 Series 1 Bonds pursuant to one or more Bond Purchase Agreements (together, the "Purchase Agreement") between the Authority and the initial purchasers thereof;

(f) the sale of the 2012 Series 1 Bonds to provide for the financing and refinancing of the operation of the Program in accordance with the requirements of the Act, the Single Family Indenture, the Housing Indenture, the Code and the Program,

subject to the approval of the Chair, the Vice Chair, the Executive Director or the Chief Financial Officer (each, an "Authorized Officer"), consistent with the terms of this Resolution;

(g) the proceeds of the 2012 Series 1 Bonds to be deposited into the accounts and in the amounts set forth in the 2012-1 Supplemental Indenture;

(h) any necessary or proper action to terminate the Swaps including, but not limited to, engaging the services of a swap advisor and paying any Swap termination fee from available funds of the Authority; and

(i) the current refunding or payment of all or a portion of the Variable Rate Prior Bonds and the transfer of the mortgage-backed securities attributable to those Variable Rate Prior Bonds for the benefit of the 2012 Series 1 Bonds and the financing of other purposes of the Program.

4. (a) The forms of the following documents related to the Authority's 2012 Series 1 Bonds are hereby presented to the Authority: (i) the Master Indenture; (ii) the 2012-1 Supplemental Indenture; (iii) the Purchase Agreement; and (iv) the Official Statement (collectively, the "Bond Documents"). The Authority hereby approves such forms of the Bond Documents.

(b) The Authority hereby authorizes any Authorized Officer of the Authority, with the advice of counsel to the Authority, to finalize the Bond Documents, with such changes in form or substance as may be necessary or appropriate to accomplish the purposes of this Resolution as shall be approved by any Authorized Officer of the Authority, such approvals to be conclusively evidenced by the execution thereof or certification as applicable, and to take such further actions necessary or appropriate to approve the sale and issuance of the 2012 Series 1 Bonds, such approvals to be conclusively evidenced by their execution of the 2012 Series 1 Bonds.

5. The Authority hereby delegates to any Authorized Officer of the Authority the authority to execute and deliver the Bond Documents and hereby authorizes any Authorized Officer of the Authority to take such further necessary actions to approve the sale and issuance of the 2012 Series 1 Bonds.

6. The Preliminary Official Statement or Statements of the Authority with respect to the offering, issuance, and sale of the 2012 Series 1 Bonds authorized pursuant to this Resolution (collectively, the "Preliminary Official Statement") are hereby (i) authorized and approved, as the same may be modified and amended pursuant hereto, for distribution as the Preliminary Official Statement of the Authority, (ii) authorized to be deemed and determined by the Chair or the Executive Director, on behalf of the Authority, as of the respective date thereof, to constitute the "final" official statement of the Authority with respect to the 2012 Series 1 Bonds offered thereby, subject to completion as permitted by and otherwise pursuant to Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934 (the "SEC Rule"), and (iii) authorized and approved, consistent with the provisions

of the Purchase Agreement and the SEC Rule, to be placed into final form and distributed and delivered to purchasers and potential purchasers of the 2012 Series 1 Bonds and offered thereby as the final official statement of the Authority, as of the date thereof, with respect to the 2012 Series 1 Bonds (the "Offering Documents").

7. The finalization of such Offering Documents by the Chair, the Executive Director or the Chief Financial Officer is hereby authorized, subject to the provisions of this Resolution.

8. The Authority hereby represents and covenants that it will cause to be delivered to J.P. Morgan Securities LLC (the "Senior Manager"), copies of the Offering Documents for the 2012 Series 1 Bonds in sufficient numbers and within sufficient time from the date of the execution of the Purchase Agreement authorized hereby in order to facilitate compliance with the SEC Rule, and the Authority further authorizes any Authorized Officer of the Authority to enter into such further agreements and to make such further certifications and representations as will evidence or effect compliance with the SEC Rule pursuant to the provisions hereof.

9. The Authority hereby approves a contribution of available Authority funds, in an amount not to exceed (i) Eleven Million (\$11,000,000) for the payment of certain initial costs and expenses in connection with the issuance of the 2012 Series 1 Bonds, the refunding of the Variable Rate Prior Bonds, the termination of the Swaps and the continuation of the Program, including duly authorized costs of issuance, plus (ii) such amounts, if any, as the Authority may be required to set aside in order to satisfy any condition of any rating agency with respect to the rating of the 2012 Series 1 Bonds. In accordance with the foregoing, the Executive Director and the staff of the Authority are hereby directed to finance and implement the Program in the manner provided by the Act, the Single Family Indenture and the Housing Indenture, and consistent with the provisions of this Resolution and the provisions of Section 143 of the Code and the regulations applicable thereto and promulgated pursuant thereto or under predecessor tax provisions (the "Regulations"), without affecting the excludability from gross income of interest received or accrued on the 2012 Series 1 Bonds (if issued on a tax-exempt basis) and the Variable Rate Prior Bonds.

10. Any Authorized Officer of the Authority and the staff of the Authority, together with Ice Miller LLP ("Bond Counsel") and the Senior Manager are hereby authorized and directed to take any and all actions as are necessary, appropriate, or advisable in pursuance of the Program upon such terms and conditions as approved by an Authorized Officer, including, without limitation, the following: the structuring of the Program to identify and accommodate the needs of the Program to the greatest possible extent; the preparation of all necessary program documents, program rules, and financing documents and instruments relating to the Program in order to accomplish (i) the issuance of the 2012 Series 1 Bonds, (ii) the refunding of the Variable Rate Prior Bonds, the termination of the Swaps relating thereto and the transfer of the mortgage-backed securities attributable thereto, (iii) the undertaking of all actions necessary and appropriate in maintaining the collateralization of the mortgage loans financed out of the proceeds of the Variable Rate Prior Bonds, or other possible credit enhancement with respect to such mortgage loans or the 2012 Series 1 Bonds, and (iv) obtaining the highest possible credit rating for the 2012 Series 1 Bonds from the rating agency or agencies as the financing team, in

consultation with the Chair or Executive Director of the Authority, shall deem to be necessary or appropriate.

11. Any Authorized Officer of the Authority is authorized to execute and deliver such other agreements and documents and to take any and all other actions on behalf of the Authority as may be necessary or appropriate to carry out and implement the purposes of this Resolution and to carry out and implement the Program, including, without limitation: (i) amendments to the Program Guide in connection with the Program; and (ii) one or more investment contracts authorized pursuant to the Indenture for investment of the proceeds of the 2012 Series 1 Bonds and any other proceeds made available as a result of the issuance thereof pending their application for the purposes of the Program. Any Authorized Officer of the Authority is hereby authorized to execute and deliver the 2012 Series 1 Bonds by manual or facsimile signature pursuant to the Housing Indenture and to direct the Trustee thereunder to authenticate the 2012 Series 1 Bonds, and to contract for a book-entry-only registration system for all or any portion of the 2012 Series 1 Bonds.

12. The Authority hereby directs any Authorized Officer to take any and all actions and not to fail to take any action necessary or appropriate to preserve the excludability of interest received or accrued on the 2012 Series 1 Bonds if issued on a tax-exempt basis and the Prior Bonds from gross income for federal income tax purposes, including without limitation to the following:

(a) To establish accounting procedures which determine the excess arbitrage earnings allocable to such bonds and to rebate such excess earnings to the United States;

(b) To invest the funds of the Authority attributable to the 2012 Series 1 Bonds only in such amounts and at such yields as will not jeopardize the excludability of interest received or accrued on the 2012 Series 1 Bonds or the Prior Bonds from gross income for federal income tax purposes; and

(c) To operate the Program in accordance with the Code, the Regulations, the Indenture and the Housing Indenture.

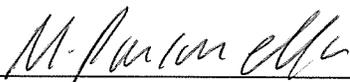
13. The Authority hereby covenants to use its best efforts to establish procedures and documentation sufficient to ensure that interest paid or accrued on the 2012 Series 1 Bonds (if issued on a tax-exempt basis) and the Variable Rate Prior Bonds will remain excludable from gross income for federal income tax purposes under the Code and the Regulations. Any Authorized Officer of the Authority is hereby specifically authorized and empowered to deliver such certificates and enter into such agreements concerning the Authority's compliance with existing, pending, or proposed federal tax legislation as they may, on the advice of counsel, deem appropriate and advisable.

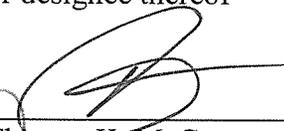
APPROVED AND ADOPTED this 28th day of June, 2012.

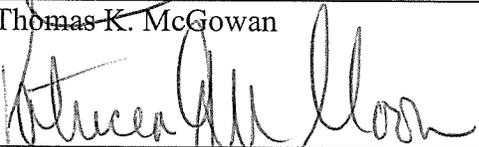
INDIANA HOUSING AND COMMUNITY
DEVELOPMENT AUTHORITY

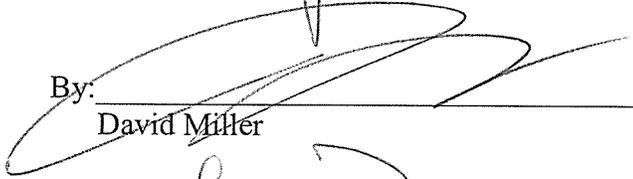
By: 
Rebecca Skillman, Chair, or her designee

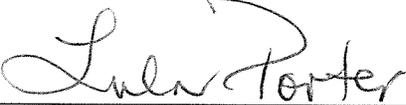
By: 
Richard Mourdock, Vice Chair, or his designee

By: 
Public Finance Director of the State of Indiana,
or designee thereof

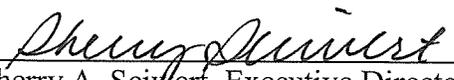
By: 
Thomas K. McGowan

By: 
Patricia A. Gamble-Moore

By: 
David Miller

By: 
Lula Porter

ATTEST:


Sherry A. Seiwert, Executive Director

IHCDA Delegation of Authority

Month	Department	Program	Vendor	Action Taken	Amount	Purpose
June	Asset Preservation	HHF	AMS-Servicing	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf.
June	Asset Preservation	HHF	Cincinnatus Savings and Loan Co.	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf.
June	Asset Preservation	HHF	BMO Harris Bank	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf.
June	Asset Preservation	HHF	First Federal Savings Bank (Evansville)	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf.
June	Asset Preservation	HHF	First National Bank	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf.
June	Asset Preservation	HHF	Aimee Morgan	Professional Services Contract	\$58,500.00	Agreement to provide HHF marketing consulting and strategic planning.
June	Asset Preservation	HHF	Stacey Lee	Professional Services Contract	\$63,000.00	Agreement to provide HHF advertising consulting and strategic planning.
June	Asset Preservation	HHF	Emmis Indiana Broadcasting, L.P.	Professional Services Contract	\$275,000.00	Agreement to provide a radio campaign, online exposure, and phone-a-thon facilities and equipment for HHF and IFPN.

June	Asset Preservation	HHF	Affordable Housing	Professional Services Contract	\$213,657.00	Contract extension to continue staffing and operation of the 1-877-GetHope Helpline
June	Energy	Weatherization	Roeing	New Contract	\$14,600.00	New contract funded by LIHEAP for IWAP database maintenance and support and four IWAP training classes.