



## **NOTICE OF MEETING AND AGENDA**

The Board of Directors of the Indiana Housing and Community Development Authority (IHCDA) will meet on Thursday, October 27, 2016 at 10:00 a.m. at 30 South Meridian Street, Suite 1000, Indianapolis, Indiana 46204.

- I. Approval of Minutes
  - A. Approval of September 22, 2016 Minutes
- II. Real Estate
  - A. Tax Credit Assistance Program – The Retreat at Mineral Springs
  - B. Bond Volume/4% Credits – South Washington Street RCF
  - C. Shamrock Estates, Phase II HOME Grant
  - D. 2016 HOME Investment Partnerships Program Award Recommendations
  - E. Ramp Up Update
- III. Community Programs
  - A. Individual Development Account Program Allocation of 2016 Funds
  - B. Weatherization Update
- IV. Executive
  - A. Executive Update
- V. Other Business

**PROJECT FUNDING SUMMARY SHEET**



**The Retreat at Mineral Springs  
 Martinsville  
 Morgan County**

|  |   |  |   |
|--|---|--|---|
| <b>PROJECT SUMMARY:</b> Rehabilitation project creating 38 units of affordable housing by Flaherty & Collins Properties. |   |  |   |
| <b>PRESENTER:</b> Alan Rakowski, Rental Housing Tax Credit Manager   |   |  |   |
| <b>AMOUNT OF FUNDING REQUESTED:</b>  | \$4,750,000<br>TCAP – Equity<br>Bridge Loan | <b>AMOUNT &amp; SOURCE OF FUNDING RECOMMENDED:</b> | \$4,750,000<br>TCAP – Equity<br>Bridge Loan |



**To:** Indiana Housing and Community Development Authority Board of Directors  
**From:** Real Estate Department  
**Date:** October 27, 2016  
**Re:** Tax Credit Assistance Program – The Retreat at Mineral Springs

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**The Retreat at Mineral Springs, L.P.**

**TCAP-16-001**

**Background**

The American Recovery and Reinvestment Act of 2009 (ARRA) created the Tax Credit Assistance Program (TCAP) to enhance the Section 42 Rental Housing Tax Credit Program. The Indiana Housing and Community Development Authority (IHCDA) was charged with distributing the state’s \$38,048,333 in TCAP funding. In late 2011, IHCDA began to receive repayment of these funds.

In July 2014, IHCDA issued a Revised TCAP Policies and Procedures Manual. IHCDA offers TCAP loans for the following activities:

- Up to \$5,000,000 per development to rental housing tax credit developments as construction loans or equity bridge loans to enhance development strength and encourage investment from traditional syndicator and investor sources.
- Up to \$200,000 per development to not-for-profit organizations as predevelopment loans related to predevelopment costs of a rental housing tax credit development.

Eligible developments are required to have an award of 9% tax credits and must meet one of the following set-aside categories under the QAP:

- Rural;
- Small City; or
- Housing First.

**Project Summary**

The Retreat at Mineral Springs is the adaptive reuse of three historic buildings in Martinsville (110 West Washington, 239 West Harrison, and 110 North Main), creating 38 units of affordable housing. The redevelopment enhances and celebrates the historic character of downtown, which has also received façade improvement funding from the Indiana Office of Community and Rural Affairs (OCRA). Furthermore, the development meets Martinsville’s Comprehensive Plan goal of addressing a growing need for affordable senior housing.

On February 26, 2015, the IHCDA Board of Directors awarded The Retreat at Mineral Springs Rental Housing Tax Credits in the 2015A-C Round. The development team is now requesting an equity bridge loan through TCAP.

{00026078-1}

**Process**

IHCDA staff reviewed the request and determined that the TCAP loan will enhance the development strength and improve the pricing which The Retreat at Mineral Springs will receive. The investor’s equity installments will repay the TCAP loan, allowing IHCDA to continue to recycle those funds.

**Recommendation**

|   |                                |
|---|--------------------------------|
| <b>Project Name:</b>                        | The Retreat at Mineral Springs |
| <b>TCAP Equity Bridge Loan Requested:</b>   | \$4,750,000                    |
| <b>TCAP Equity Bridge Loan Recommended:</b> | \$4,750,000                    |
| <b>Total Project Costs:</b>                 | \$8,886,100                    |
| <b>Location:</b>                            | Martinsville, Morgan County    |
| <b>Developer:</b>                           | Flaherty & Collins             |
| <b>Activity:</b>                            | Rehabilitation                 |
| <b>Award Type:</b>                          | 3%/12 months                   |

**Action Needed**

Staff respectfully requests the Board approve the following resolution:

RESOLVED, that the Board approve a TCAP equity bridge loan to The Retreat at Mineral Springs, L.P. at 3%/12 months, in an amount not to exceed \$4,750,000 for the above referenced request, as recommended by staff.

**PROJECT FUNDING SUMMARY SHEET**



**South Washington Street RCF  
 Kokomo  
 Howard County**

|   |   |  |   |
|---|---|--|---|
| <b>PROJECT SUMMARY:</b> New Construction of 119 units offering assisted living services by Vermilion Enterprises, LLC |   |  |   |
| <b>PRESENTER:</b> Peter Nelson, Rental Housing Tax Credit Specialist  |   |  |   |
| <b>AMOUNT OF FUNDING REQUESTED:</b>   | \$17,000,000<br>Bond Volume;<br>\$720,855 LIHTC | <b>AMOUNT &amp; SOURCE OF FUNDING RECOMMENDED:</b> | \$17,000,000<br>Bond Volume;<br>\$720,855 LIHTC |



**To:** Indiana Housing and Community Development Authority Board of Directors  
**From:** Real Estate Department  
**Date:** October 27, 2016  
**Re:** Bond Volume/4% Credits – South Washington Street RCF

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### **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. This may be accomplished by new construction and rehabilitation of existing structures.

### **Process**

On January 1, 2016, IHCDA began the 2016A-B bond round for multi-family bond volume. The 13<sup>th</sup> application received and reviewed represented a total development cost of \$22,621,615 with \$17,000,000 in bond volume and \$720,855 in annual LIHTCs to create 119 units of affordable housing.

Vermilion Enterprises, LLC is proposing 119 newly constructed apartments in a four-story elevator building that will serve very low and low-income persons ages 65 and older with the option of assisted living services in Kokomo. The facility will contain communal activity rooms, lounges, a fitness room, and a library. The property will provide scheduled transportation and bus stops are adjacent to the site. The location of the property is within walking distance of many retail and restaurant locations and has a clinic, eye doctor, dentist, senior center, and seasonal farmer's market within a half mile of it. The site is also adjacent to Foster Park.

During the round the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the 2016-2017 Qualified Allocation Plan. Additionally, on September 13, 2016 the applicant was given an opportunity to present the development to members of the Executive Committee and the Real Estate Department.

### **Recommendation**

Staff recommends the allocation of \$17,000,000 in bond volume and \$720,855 in annual LIHTC to Kokomo RCF LP.

### **Action Needed**

Staff respectfully requests the Board approve the following resolution:

RESOLVED, that the Board approve awarding \$17,000,000 in bond volume and \$720,855 in annual LIHTC to Kokomo RCF LP for South Washington Street RCF according to the terms of the 2016A-B Application Round, as recommended by staff.

{00026086-2}



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-B Bond Round**

PROJECT NAME: South Washington Street RCF

SITE LOCATION: 408 South Washington Street  
Kokomo, Indiana 46901

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Senior

APPLICANT: Vermilion Enterprises LLC

PRINCIPALS: David Cocagne  
Mark Laubacher  
Martin Obst

| <u># OF UNITS AT EACH SET ASIDE</u> |     | <u>UNIT MIX</u> |     |
|-------------------------------------|-----|-----------------|-----|
| 60% of AMI:                         | 119 | Efficiency:     | 49  |
| 50% of AMI:                         | 0   | One bedroom:    | 70  |
| 40% of AMI:                         | 0   | Two bedroom:    | 0   |
| 30% of AMI:                         | 0   | Three bedroom:  | 0   |
| Market Rate:                        | 0   | Four bedroom:   | 0   |
|                                     |     | Total units:    | 119 |

TOTAL PROJECTED COSTS: \$22,621,615.00

TAX CREDITS PER UNIT: \$6,057.61

CREDIT REQUESTED: \$720,855

CREDIT RECOMMENDED: \$720,855

BOND VOLUME REQUESTED: \$17,000,000

BOND VOLUME RECOMMENDED: \$17,000,000

APPLICANT NUMBER: 2016A-B-013

BIN NUMBER: IN-16-03100

SELF SCORE: 90.0

IHCDA SCORE: 87.0

**PROJECT FUNDING SUMMARY SHEET**



**Shamrock Estates, Phase II  
 Country Village Development, Inc.  
 St. Joseph County**

|  |                         |  |                         |
|--|-------------------------|--|-------------------------|
| <b>PROJECT SUMMARY:</b> New construction of ten rental units in the Town of North Liberty, a 2015 Stellar Community designee. The development will consist of five duplexes for seniors located near North Liberty’s downtown and serve beneficiaries at or below 60% of area median income. |                         |  |                         |
| <b>PRESENTER:</b> Carmen Lethig, Placemaking Manager   |                         |  |                         |
| <b>AMOUNT OF FUNDING REQUESTED:</b>  | \$750,000<br>HOME Grant | <b>AMOUNT &amp; SOURCE OF FUNDING RECOMMENDED:</b> | \$750,000<br>HOME Grant |



**To:** Indiana Housing and Community Development Authority Board of Directors  
**From:** Real Estate Department  
**Date:** October 27, 2016  
**Re:** Shamrock Estates, Phase II HOME Grant

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**Recommendation**

**Country Village Development, Inc.**

**HM-016-008**

**Project Summary**

Country Village Development, Inc. is a 501(c)(3) entity requesting \$750,000 in HOME funding for the new construction of five duplexes, ten units total, for affordable rental senior housing in the Town of North Liberty. North Liberty was designated a Stellar Community in 2015. This development was included in its Strategic Investment Plan and will continue the second phase of Shamrock Estates. All beneficiaries will be ages 55 and older and will be at or below 60% of area median income.

|                                 |  |
|---------------------------------|--|
| <b>Project Name:</b>            | Shamrock Estates, Phase II   |
| <b>HOME Amount Recommended:</b> | \$750,000  |
| <b>Total Per Unit Subsidy:</b>  | \$75,000   |
| <b>Total Project Costs:</b>     | \$1,559,000  |
| <b>Other Funding:</b>           | \$500,000 Federal Home Loan Bank of Indiana<br>\$144,000 Town of North Liberty<br>\$15,000 Country Village Development, Inc.<br>\$150,000 Construction Financing |
| <b>Location:</b>                | North Liberty, St. Joseph County   |
| <b>Developer:</b>               | Walters Family Development, Inc.   |
| <b>Administrator:</b>           | Harmony Housing, LLC   |
| <b>Activity:</b>                | Rental New Construction  |
| <b>Award Type:</b>              | HOME Grant   |

**Action Needed**

Staff respectfully requests the Board approve the following resolution:

RESOLVED, that the Board approve a HOME grant, in an amount not to exceed \$750,000, to Country Village Development, Inc. for Shamrock Estates, Phase II, as recommended by staff.

{00026066-1}



**To:** Indiana Housing and Community Development Authority Board of Directors  
**From:** Real Estate Department  
**Date:** October 27, 2016  
**Re:** 2016 HOME Investment Partnerships Program Award Recommendations

**Background**

The Home Investment Partnerships Program (HOME) provides funding to develop affordable housing for low and moderate income Indiana residents. HOME provides funding for new construction and rehabilitation for homebuyer and rental housing. HOME funding also can be used for capacity building activities of Community Housing Development Organizations (CHDOs). CHDOs are IHCDA-certified not-for-profit housing organizations that meet HOME regulations related to CHDOs and are also eligible to receive HOME funds to use as an operating supplement when carrying out a HOME-funded development. Developments funded with HOME funds have strict requirements on rent limits, income eligibility of tenants, housing development costs, and long-term affordability.

**Process**

The HOME application process was a competitive process with the HOME applications being due on August 17, 2016. IHCDA received a total of eleven (11) rental applications. Each application received by IHCDA was scored by reviewers based on requirements outlined in the respective HOME application policy. Applications were checked for completeness and to determine whether the threshold requirements were met. IHCDA Real Estate Production and Underwriting staff met to review the details of each application including the applicable underwriting to determine whether the proposed development would be a viable and good use of funds. Applicants were given the opportunity to respond to staff questions regarding the applications.

**Summary of Applications Received**

| <b>HOME Development Applications – Rental and Homebuyer Activities</b> |   |                |                           |                |
|--|---|----------------|---------------------------|----------------|
|  | <b>Applications Reviewed &amp; Amount Requested</b> |                | <b>Awards Recommended</b> |                |
| <b>HOME (rental activities)</b>  | 11  | \$8,462,000.00 | 8                         | \$7,156,000.00 |
| <b>Total</b>   | 11  | \$8,462,000.00 | 8                         | \$7,156,000.00 |

Of the eleven (11) applications, six (6) also included requests for CHDO operating support.

| <b>CHDO Operating Supplement Applications</b> |   |              |                           |              |
|---|---|--------------|---------------------------|--------------|
|   | <b>Applications Reviewed &amp; Amount Requested</b> |              | <b>Awards Recommended</b> |              |
| <b>CHDO Operating Supplement</b>              | 6   | \$250,000.00 | 3                         | \$150,000.00 |

Project summaries for all of the applications are attached hereto as Exhibit A.

{00026071-3}

**Recommendation**

**APPLICATIONS RECOMMENDED FOR FUNDING**

Staff recommends the approval of the award of HOME funds and Affordable Housing and Community Development Funds (Development Funds) to the eight applicants as listed below.

| <b>Award Number</b>                     | <b>Applicant Name</b>                            | <b>Application Score</b> | <b>HOME Amount Recommendation Rental</b> | <b>CHDO Operating Supplement Recommendation</b> | <b>Development Fund</b> |
|---|--|--------------------------|--|---|-------------------------|
| CH-016-003<br>CO-016-003                | Four Rivers Resource Services                    | 94.5                     | \$506,000.00                             | \$50,000.00                                     |                         |
| CH-016-004<br>CO-016-004<br>DFL-016-113 | Blue River Services, Inc.                        | 90                       | \$1,285,000.00                           | \$50,000.00                                     | \$150,000.00            |
| CH-016-005<br>CO-016-005                | Hoosier Uplands Economic Development Corporation | 94                       | \$1,119,000.00                           | \$50,000.00                                     |                         |
| CH-016-006                              | Hoosier Uplands Economic Development Corporation | 94                       | \$1,119,000.00                           |   |                         |
| HM-016-004<br>DFL-016-114               | New Hope Services                                | 100                      | \$850,000.00                             |   | \$500,000.00            |
| HM-016-005                              | Bona Vista Programs, Inc.                        | 76.5                     | \$780,000.00                             |   |                         |
| HM-016-006                              | Community Action Program Inc. of Western Indiana | 75                       | \$747,000.00                             |   |                         |
| HM-016-007                              | Housing Opportunities, Inc.                      | 75.5                     | \$750,000.00                             |   |                         |
| <b>Total CHDO Amount</b>                |  |                          | \$4,029,000.00                           | \$150,000.00                                    | \$650,000.00            |
| <b>Total Recommended Amount</b>         |  |                          | \$7,156,000.00                           | \$150,000.00                                    | \$650,000.00            |

**APPLICATIONS RECOMMENDED FOR DENIAL**

The three applications listed below were denied because they did not meet the following: minimum scoring, completeness, and/or threshold guidelines.

| <b>Application Number</b> | <b>Applicant Name</b>   | <b>Application Score</b> | <b>HOME Amount Requested Rental</b> | <b>CHDO Operating Supplement Requested</b> |
|---------------------------|---|--------------------------|-------------------------------------|--|
| 2016-HM-004               | Community Action Program of Evansville and Vanderburgh County | 62                       | \$166,000.00                        | \$50,000.00                                |
| 2016-HM-009               | New Hope Services   | 79.5                     | \$544,000.00                        | \$0.00                                     |
| 2016-HM-011               | New Hope Services   | 80                       | \$634,000.00                        | \$0.00                                     |

**Action Needed**

Staff respectfully requests the Board approve the following resolutions:

RESOLVED, that the Board approve HOME funding in the form of grants in an aggregate amount not to exceed \$7,156,000 to the applicants as set forth in the table above and Exhibit A, as recommended by staff.

RESOLVED, that the Board approve Development Fund loans in an aggregate amount not to exceed \$650,000 to the applicants as set forth in the table above and Exhibit A, as recommended by staff.

RESOLVED, that the Board approve the HOME-CHDO Operating Supplement funding in an aggregate amount not to exceed \$150,000 to the applicants as set forth in the table above and Exhibit A, as recommended by staff.

**EXHIBIT A**  
**APPLICANT SUMMARY SHEET**

**2016 HOME AWARD RECOMMENDATIONS**

|   |  |   |
|---|--|---|
| <b>Four Rivers Resource Services</b>                    |  | <b>CH-016-003, CO-016-003</b>             |
| HOME Amount Requested:                                  |  | \$506,000.00                              |
| <b>HOME Amount Awarded:</b>                             |  | <b>\$506,000.00</b>                       |
| Total Project Costs:                                    |  | \$890,000.00                              |
| Score:  |  | 94.5                                      |
| City/Town:  |  | Linton                                    |
| County:   |  | Greene                                    |
| Activity:   |  | Rental New Construction                   |
| Anticipated # of Units:                                 |  | 6   |
| CHDO Operating Supplement Requested:                    |  | \$50,000.00                               |
| <b>CHDO Operating Supplement Awarded:</b>               |  | <b>\$50,000.00</b>                        |
| <b>Blue River Services</b>                              |  | <b>CH-016-004, CO-016-04, DFL-016-113</b> |
| HOME Amount Requested:                                  |  | \$1,285,000.00                            |
| <b>HOME Amount Awarded:</b>                             |  | <b>\$1,285,000.00</b>                     |
| Total Project Costs:                                    |  | \$2,010,000.00                            |
| Score:  |  | 90  |
| City/Town:  |  | Salem                                     |
| County:   |  | Washington                                |
| Activity:   |  | Rental Rehabilitation                     |
| Anticipated # of Units:                                 |  | 11  |
| CHDO Operating Supplement Requested:                    |  | \$50,000.00                               |
| <b>CHDO Operating Supplement Awarded:</b>               |  | <b>\$50,000.00</b>                        |
| Development Fund Loan Requested:                        |  | \$150,000.00                              |
| <b>Development Fund Loan Awarded:</b>                   |  | <b>\$150,000.00</b>                       |
| Development Fund Loan Terms:                            |  | 3%, 15 years, 30 year amortization        |
| <b>Hoosier Uplands Economic Development Corporation</b> |  | <b>CH-016-005, CO-016-005</b>             |
| HOME Amount Requested:                                  |  | \$1,100,000.00                            |
| <b>HOME Amount Awarded:</b>                             |  | <b>\$1,119,000.00</b>                     |
| Total Project Costs:                                    |  | \$1,387,700.00                            |
| Score:  |  | 94  |
| City/Town:  |  | Loogootee                                 |
| County:   |  | Martin                                    |
| Activity:   |  | Rental Rehabilitation                     |
| Anticipated # of Units:                                 |  | 10  |
| CHDO Operating Supplement Requested:                    |  | \$50,000.00                               |
| <b>CHDO Operating Supplement Awarded:</b>               |  | <b>\$50,000.00</b>                        |
| Development Fund Loan Requested:                        |  | \$19,000.00                               |
| <b>Development Fund Loan Awarded:</b>                   |  | <b>\$0.00</b>                             |
| <b>Hoosier Uplands Economic Development Corporation</b> |  | <b>CH-016-006</b>                         |
| HOME Amount Requested:                                  |  | \$1,100,000.00                            |
| <b>HOME Amount Awarded:</b>                             |  | <b>\$1,119,000.00</b>                     |
| Total Project Costs:                                    |  | \$1,350,300.00                            |
| Score:  |  | 94  |
| City/Town:  |  | Loogootee                                 |
| County:   |  | Martin                                    |
| Activity:   |  | Rental Rehabilitation                     |
| Anticipated # of Units:                                 |  | 10  |
| Development Fund Loan Requested:                        |  | \$19,000.00                               |
| <b>Development Fund Loan Awarded:</b>                   |  | <b>\$0.00</b>                             |

**EXHIBIT A**  
**APPLICANT SUMMARY SHEET**

|   |  |                                    |
|---|--|------------------------------------|
| <b>New Hope Services, Inc.</b>                          |  | <b>HM-016-004, DFL-016-114</b>     |
| HOME Amount Requested:                                  |  | \$850,000.00                       |
| <b>HOME Amount Awarded:</b>                             |  | <b>\$850,000.00</b>                |
| Total Project Costs:                                    |  | \$1,457,750.00                     |
| Score:  |  | 100                                |
| City/Town:  |  | Jeffersonville                     |
| County:   |  | Clark                              |
| Activity:   |  | Rental New Construction            |
| Anticipated # of Units:                                 |  | 10                                 |
| Development Fund Loan Requested:                        |  | \$500,000.00                       |
| <b>Development Fund Loan Awarded:</b>                   |  | <b>\$500,000.00</b>                |
| Development Fund Loan Terms:                            |  | 3%, 15 years, 30 year amortization |
| <b>Bona Vista Programs, Inc.</b>                        |  | <b>HM-016-005</b>                  |
| HOME Amount Requested:                                  |  | \$780,000.00                       |
| <b>HOME Amount Awarded:</b>                             |  | <b>\$780,000.00</b>                |
| Total Project Costs:                                    |  | \$1,449,500.00                     |
| Score:  |  | 76.5                               |
| City/Town:  |  | Kokomo                             |
| County:   |  | Howard                             |
| Activity:   |  | Rental New Construction            |
| Anticipated # of Units:                                 |  | 13                                 |
| <b>Community Action Program Inc. of Western Indiana</b> |  | <b>HM-016-006</b>                  |
| HOME Amount Requested:                                  |  | \$747,000.00                       |
| <b>HOME Amount Awarded:</b>                             |  | <b>\$747,000.00</b>                |
| Total Project Costs:                                    |  | \$1,027,000.00                     |
| Score:  |  | 75                                 |
| City/Town:  |  | Fowler                             |
| County:   |  | Benton                             |
| Activity:   |  | Rental New Construction            |
| Anticipated # of Units:                                 |  | 9                                  |
| CHDO Operating Supplement Requested:                    |  | \$50,000.00                        |
| <b>CHDO Operating Supplement Awarded:</b>               |  | <b>\$0.00</b>                      |
| <b>Housing Opportunities, Inc.</b>                      |  | <b>HM-016-007</b>                  |
| HOME Amount Requested:                                  |  | \$750,000.00                       |
| <b>HOME Amount Awarded:</b>                             |  | <b>\$750,000.00</b>                |
| Total Project Costs:                                    |  | \$881,765.00                       |
| Score:  |  | 75.5                               |
| City/Town:  |  | Portage                            |
| County:   |  | Porter                             |
| Activity:   |  | Rental Rehabilitation              |
| Anticipated # of Units:                                 |  | 8                                  |

**EXHIBIT A**  
**APPLICANT SUMMARY SHEET**

**DENIED 2016 HOME ROUND APPLICATIONS**

| <b>Community Action Program of Evansville &amp; Vanderburgh County</b> |                       | <b>2016-HM-004</b> |
|--|-----------------------|--------------------|
| HOME Amount Requested:   | \$166,000.00          |                    |
| <b>HOME Amount Awarded:</b>  | <b>\$0.00</b>         |                    |
| Total Project Costs:   | \$268,750.00          |                    |
| Score:   | 62                    |                    |
| City/Town:   | Owensville            |                    |
| County:  | Gibson                |                    |
| Activity:  | Rental Rehabilitation |                    |
| Anticipated # of Units:  | 2                     |                    |
| CHDO Operating Supplement Requested:                                   | \$50,000.00           |                    |
| <b>CHDO Operating Supplement Awarded:</b>                              | <b>\$0.00</b>         |                    |
| Development Fund Loan Requested:                                       | \$94,750.00           |                    |
| <b>Development Fund Loan Awarded:</b>                                  | <b>\$0.00</b>         |                    |

  

| <b>New Hope Services</b>              |                         | <b>2016-HM-009</b> |
|---------------------------------------|-------------------------|--------------------|
| HOME Amount Requested:                | \$544,000.00            |                    |
| <b>HOME Amount Awarded:</b>           | <b>\$0.00</b>           |                    |
| Total Project Costs:                  | \$892,100.00            |                    |
| Score:                                | 79.5                    |                    |
| City/Town:                            | Scottsburg              |                    |
| County:                               | Scott                   |                    |
| Activity:                             | Rental New Construction |                    |
| Anticipated # of Units:               | 6                       |                    |
| Development Fund Loan Requested:      | \$243,100.00            |                    |
| <b>Development Fund Loan Awarded:</b> | <b>\$0.00</b>           |                    |

  

| <b>New Hope Services</b>    |                       | <b>2016-HM-011</b> |
|-----------------------------|-----------------------|--------------------|
| HOME Amount Requested:      | \$634,000.00          |                    |
| <b>HOME Amount Awarded:</b> | <b>\$0.00</b>         |                    |
| Total Project Costs:        | \$659,000.00          |                    |
| Score:                      | 80                    |                    |
| City/Town:                  | Elwood                |                    |
| County:                     | Madison               |                    |
| Activity:                   | Rental Rehabilitation |                    |
| Anticipated # of Units:     | 8                     |                    |



**To:** Indiana Housing and Community Development Authority Board of Directors  
**From:** Department of Community Programs  
**Date:** October 27, 2016  
**Re:** Individual Development Account Program Allocation of 2016 Funds

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### **Background**

The Individual Development Account Program (IDA) is a matched savings program designed to assist low income families in developing personal finance skills and building assets. Indiana's program was established in 1997 pursuant to IC §4-4-28 and is one of the oldest asset building programs in the country.

Each year, IHCDA applies for Assets for Independence grant funds from the U.S. Department of Health and Human Services, Office of Community Services, Division of Community Demonstration Programs through a competitive grant process. This year, Indiana received \$731,618 in Assets for Independence ("AFI") funds. AFI funds must be matched with funds from non-federal sources for a total award of \$1,463,236 ("IDA Funding"). AFI and non-federal funds are allocated to community development corporations (CDCs) as mandated by IC §4-4-28-2. The CDCs are charged with program administration, training, technical assistance, and participant recruitment. The income levels of eligible participants may not exceed 200% of the federal poverty level and participants must demonstrate a capacity to save over a four year period and make an asset purchase within five years. Participants must complete financial literacy and asset specific goal training. Funds from federal and non-federal sources are used to support qualified asset purchases which include education, job training, home purchase, owner occupied repair, vehicle purchase and small business development or expansion, as outlined in IC §4-4-28-16. Participants may save up to \$250 per year and will be matched up to \$4 for every \$1 saved. Over a four year period, a participant can save up to \$1,000 with a total match up to \$4,000. To date, the IDA program has assisted nearly 10,000 low income Hoosiers in improving their financial literacy skills and acquiring assets.

### **Process**

In August 2016, IHCDA released its IDA program application to eligible CDCs. The CDCs completed applications and returned them to IHCDA's IDA Community Programs Manager for review. The applications were reviewed to assess the following: the applicant's capacity to support program administrative duties and facilitate participant recruitment, its history of administering similar programs, past IDA program performance, partnerships established with banks, target population, capacity to take on new accounts, and state and federal compliance.

IHCDA received 27 applications, seven of which were new applicants to the IDA program. Program staff recommends that IDA Funding is awarded to 26 applicants. One of the 27 applications was not approved for funding due to non-compliance with IHCDA and federal guidelines. Pending the Board's approval, an additional four counties will receive allocations of IDA Funding, increasing the total number of Indiana counties being funded through the IDA program to 80.

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CDCs will be allocated funds to match new accounts for up to four years and to be used to cover administrative costs. The proposed allocations are attached hereto as Exhibit A.

**Recommendation**

Staff recommends awarding an allocation of IDA Funding in an aggregate amount not to exceed \$1,463,000 to the 26 CDCs listed in Exhibit A and in the amounts described in Exhibit A to be used for providing match funds to new Individual Development Accounts and to administer the 2016-2017 IDA program.

**Action Needed**

Staff respectfully requests the Board approve the following resolutions:

RESOLVED, that the Board approve awarding an allocation of IDA Funding in an aggregate amount not to exceed \$1,463,000 to the 26 CDCs listed in Exhibit A in the amounts described in Exhibit A to be used for providing match funds to new Individual Development Accounts and to administer the 2016-2017 IDA program, as recommended by staff.

**EXHIBIT A**  
**PROPOSED ALLOCATIONS**

| Community Development Corporations  | Requested<br>Accounts | Requested<br>Amount | Allocated<br>Accounts | Allotment<br>Amount |
|---|-----------------------|---------------------|-----------------------|---------------------|
| Affordable Housing & Community Development Corporation                                      | 15                    | \$71,250            | 15                    | \$71,250            |
| Area Five Agency on Aging & Community Services, Inc.  | 20                    | \$95,000            | 20                    | \$95,000            |
| Area IV Agency on Aging & Community Action Programs, Inc.                                   | 5                     | \$23,750            | 5                     | \$23,750            |
| Community Action of Northern Indiana d/b/a Brightpoint                                      | 5                     | \$23,750            | 5                     | \$23,750            |
| Community Action of Southern Indiana (CASI)   | 5                     | \$23,750            | 5                     | \$23,750            |
| Community Action Program of Evansville & Vanderburgh County, Inc.                           | 10                    | \$47,500            | 10                    | \$47,500            |
| Community Action Program, Inc. of Western IN  | 5                     | \$23,750            | 5                     | \$23,750            |
| Community Service Center of Morgan County dba WellSpring*                                   | 15                    | \$71,250            | 5                     | \$23,750            |
| Dubois-Pike-Warrick Economic Opportunity Committee, Inc. d/b/a TRI-CAP                      | 20                    | \$95,000            | 20                    | \$95,000            |
| Interlocal Community Action   | 30                    | \$142,500           | 30                    | \$142,500           |
| John Boner Neighborhood Centers   | 16                    | \$76,000            | 16                    | \$76,000            |
| LaCasa, Inc.  | 30                    | \$142,500           | 30                    | \$142,500           |
| Lincoln Hills Development Corporation (LHDC)  | 10                    | \$47,500            | 10                    | \$47,500            |
| Love Makes Cent\$ Inc./Natco Community Empowerment Center*                                  | 25                    | \$118,750           | 5                     | \$23,750            |
| Mapleton-Fall Creek Development*  | 10                    | \$47,500            | 5                     | \$23,750            |
| Monroe County United Ministries*  | 10                    | \$47,500            | 5                     | \$23,750            |
| Muncie Home Ownership and Revitalization  | 10                    | \$47,500            | 10                    | \$47,500            |
| Northwest Indiana Community Action Corporation  | 15                    | \$71,250            | 15                    | \$71,250            |
| Pace Community Action Agency  | 8                     | \$38,000            | 8                     | \$38,000            |
| Pathfinder Services, Inc.   | 53                    | \$251,750           | 53                    | \$251,750           |
| PathStone Corporation   | 3                     | \$14,250            | 3                     | \$14,250            |
| Stone Soup Community*   | 25                    | \$118,750           | 5                     | \$23,750            |
| Telamon Corporation d/b/a Transition Resources Corporation                                  | 10                    | \$47,500            | 10                    | \$47,500            |
| United Way of Bartholomew County  | 5                     | \$23,750            | 5                     | \$23,750            |
| United Way of Central Indiana*  | 10                    | \$47,500            | 5                     | \$23,750            |
| Wabash County Habitat for Humanity, Inc.*   | 3                     | \$14,250            | 3                     | \$14,250            |
| <b>Total:</b>   | <b>373</b>            | <b>\$1,771,750</b>  | <b>308</b>            | <b>\$1,463,000</b>  |
| *New Agencies (Received a maximum of five accounts.)  |                       |                     |                       |                     |
| \$236 difference between IDA Funding and amount allocated due to uneven number of accounts. |                       |                     |                       |                     |