ABOUT IHCDA

VISION
An Indiana with a sustainable quality of life for all Hoosiers in the community of their choice.

MISSION
To provide housing opportunities, promote self-sufficiency, and strengthen communities.

ROLES
• State housing finance agency
• Balance of State public housing agency
• Collaborative Applicant for the Balance of State Continuum of Care
IHCDA 2017-2021 STRATEGIC PLAN

Values

Fairness: Including people of all demographics in IHCDA programs. Maximizing choice and affirmatively furthering fair housing.

4.2: Develop and strengthen intentional partnerships to reach identified, prioritized populations.

Priority Four
Continuously Improve Program Management Practices and Partnership Building
LIHTC 101
OVERVIEW

- Low Income Housing Tax Credit program
- Designed as public/private partnership
- Awards federal, dollar for dollar tax credits to housing developers to build or rehab affordable rental housing
- Credits generate equity for the developer who can then build the housing utilizing less debt
  - In exchange, agrees to income and rent limits on the property
LIHTC 101
THE PLAYERS

IRS
• Federal oversight authority
• Issues notices and guidance to the state allocating agencies

HFA
• Receives and allocates the federal tax credits and other resources
• Implements a Qualified Allocation Plan (“QAP”)
• Conducts compliance monitoring

Developer
• Applies for credits for a specific development
• Builds and operates
• Responsible for program compliance and reporting to HFA

Investor
• Purchases federal tax credits from developer
• Forms a legal entity (Limited Partnership) with the developer
• Investor is 99.99% owner (LP) and developer is 0.01% owner (GP)
LIHTC 101
COMPLIANCE

Enforced for 30 years through lien against property

Household Eligibility
- Income qualified
- Student status
- Target population if applicable

Affordability
- Rent restricted
- Rights and responsibilities of a renter with lease protections
- No eviction without cause

Housing Quality
- Safe, decent, sanitary housing
- Subject to ongoing inspections

Indiana Housing & Community Development Authority
IHCDA SET-ASIDES

- Credit Ceiling = State population x Credit Ceiling Adjustment
- Ex. 2019 = 6,666,818 x $2.70 = $18,000,408.60
- IHCDA divides its annual credit ceiling into 10 equal “set-asides” to promote different project types

<table>
<thead>
<tr>
<th>IHCDA Set-Asides 2020-2021 QAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Qualified Not-for-profit</td>
</tr>
<tr>
<td>Community Integration</td>
</tr>
<tr>
<td>Preservation</td>
</tr>
<tr>
<td>Workforce Housing</td>
</tr>
<tr>
<td>Housing First</td>
</tr>
</tbody>
</table>
COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS - INTEGRATION

• 20-25% of total development units reserved for occupancy by a household in which at least 1 member is a person with an I/DD

• Cannot reserve more than 25%
  • However, for Fair Housing compliance cannot turn away additional individuals

• Units must be spread throughout the property/building
  • No designated units/floors/wings/buildings/etc.
COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS - AFFORDABILITY

- I/DD reserved units must use, at a max, the 30% LIHTC rent limits
- Example 2019 rent limits included below

<table>
<thead>
<tr>
<th>County</th>
<th>1BR 30% limit</th>
<th>2 BR 30% limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allen</td>
<td>387</td>
<td>465</td>
</tr>
<tr>
<td>Marion</td>
<td>450</td>
<td>540</td>
</tr>
<tr>
<td>Monroe</td>
<td>415</td>
<td>498</td>
</tr>
<tr>
<td>Tippecanoe</td>
<td>396</td>
<td>475</td>
</tr>
<tr>
<td>Vigo</td>
<td>363</td>
<td>435</td>
</tr>
</tbody>
</table>
COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS - NARRATIVE

As part of its LIHTC application, the applicant must include a narrative addressing the following:

• How the developer will seek input from persons with disabilities

• How the development will provide a housing setting that assists in integrating persons with disabilities into the community

• How residents will access necessary supportive services, including transportation options
COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS - MOU

• As part of its LIHTC application, the applicant must include a MOU with a disability organization or non-profit service provider that serves persons with I/DD

• MOU must cover the following:
  • Agreement to refer eligible clients to housing
  • Agreement to connect residents with appropriate supportive services, onsite or in the community
COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS – PROOF OF DISABILITY

Proof of a qualifying disability can be established by any of the following:

• Referral from the identified MOU entity

• Home and Community Based Service Waiver

• Third-party verification following the Fair Housing Act requirements
  • Cannot inquire into the nature of the disability or ask for medical records
  • Third-party can be any reliable entity such as a medical professional, service agency, etc.
# Community Integration Set-Aside 2018 Results

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Reserved Units</th>
<th>Applicant</th>
<th>Service Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Otterbein Commons</td>
<td>Otterbein (Tippecanoe County)</td>
<td>7 of 32</td>
<td>Area IV Area Agency on Aging &amp; Keller Development</td>
<td>The Wabash Center</td>
</tr>
<tr>
<td>Neighborhood Homes &amp; Apartments</td>
<td>Fort Wayne (Allen County) &amp; Columbia City (Whitley County)</td>
<td>12 of 50</td>
<td>SCAN, Inc. &amp; Biggs Development</td>
<td>AWS Foundation</td>
</tr>
<tr>
<td>Slocum Pointe</td>
<td>Fort Wayne (Allen County)</td>
<td>9 of 43</td>
<td>Brightpoint &amp; Keller Development</td>
<td>Turnstone</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>28 of 125</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# COMMUNITY INTEGRATION SET-ASIDE 2019 RESULTS

<table>
<thead>
<tr>
<th>NAME</th>
<th>LOCATION</th>
<th>RESERVED UNITS</th>
<th>APPLICANT</th>
<th>SERVICE AGENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Walnut Square</td>
<td>Terre Haute (Vigo County)</td>
<td>8 of 40</td>
<td>Commonwealth Development Corporation of America</td>
<td>The Arc of Vigo County</td>
</tr>
<tr>
<td>Line Lofts</td>
<td>Indianapolis (Marion County)</td>
<td>13 of 63</td>
<td>TWG Development</td>
<td>Visually Impaired Preschool Services</td>
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<tr>
<td>Parkside at Tarkington</td>
<td>Indianapolis (Marion County)</td>
<td>12 of 60</td>
<td>Vision Communities, Inc.</td>
<td>Goodwill Industries of Central and Southern IN</td>
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<tr>
<td>Posterity Village</td>
<td>Fort Wayne (Allen County)</td>
<td>12 of 58</td>
<td>Joshua’s Hand, Inc. &amp; BWI, LLC</td>
<td>ResCare Inc.</td>
</tr>
<tr>
<td>Southern Knoll</td>
<td>Bloomington (Monroe County)</td>
<td>7 of 31</td>
<td>Milestone Ventures, LLC</td>
<td>LIFEdesigns</td>
</tr>
<tr>
<td>St. Mary’s Senior Housing</td>
<td>Saint Mary of the Woods (Vigo County)</td>
<td>13 of 64</td>
<td>The Sisters of Providence &amp; Flaherty &amp; Collins Development</td>
<td>The Arc of Vigo County</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>65 of 315</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Combined the 2018 & 2019 RHTC awards will create 93 community integration units!
NEXT STEPS

2018-2019 Developments
• All development teams funded in the 2018-2019 community integration set-aside will go through a mandatory training in the fall of 2019
• Partnership between IHCDA, DDRS, and CSH

2020-2021 Developments
• The community integration set-aside was kept in the 2020/2021 QAP
• Additional developments will be funded in 2019 and 2020

Special Initiative—Stay Tuned!
• On August 5th IHCDA will release an RFP announcing a special initiative in collaboration with DDRS and ESN
• Integrated affordable housing for I/DD with a focus on incorporating adaptive and smart home technologies
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