



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

Held: August 27, 2020

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority (“IHCDA” or “Authority”) was held on Thursday, August 27, 2020, at 10:00 a.m. telephonically.

The following individuals were present telephonically: Lieutenant Governor Suzanne Crouch; Mark Wuellner (Indiana Treasurer of State designee); Mark Pascarella (Indiana Public Finance Director designee); Board Member G. Michael Schopmeyer; Board Member Andy Place, Sr.; Board Member J. June Midkiff; Board Member Tom McGowan; J. Jacob Sipe (IHCDA Executive Director); members of the staff of the Lieutenant Governor, members of the staff of the Authority, and the general public.

Suzanne Crouch served as Chair of the meeting, and upon noting the presence of a quorum, called the meeting to order. Shenna Robinson served as Secretary.

I. Approval of Minutes

A. Meeting Minutes

A motion was made by Mark Pascarella to approve the July 23, 2020 Meeting Minutes, which was seconded by J. June Midkiff and the following Resolution was unanimously approved:

RESOLVED, the Minutes of the Board meeting held on July 23, 2020 are hereby approved to be placed in the Minute Book of the Authority.

II. Real Estate

A. Bond Volume/4% Credits – Al Thomas Redevelopment

Chairperson Crouch recognized Peter Nelson, who presented a Bond Volume/4% Credits – Al Thomas Redevelopment.

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

Process:

On January 1, 2020, IHCDA began the 2020A-B bond round for multi-family bond volume. The 14th application received and reviewed represented a total development cost of \$20,908,812 with \$12,000,000 in bond volume and \$709,653 in LIHTCs annually for ten years to preserve 170 units of affordable housing. The project is also requesting \$500,000 in Indiana Housing and Community Development Fund.

Brinshore Development along with the Gary Housing Authority is proposing the rehabilitation of an 8-floor building for seniors age 55 and older in Gary. The project will contain studio, one, and two-bedroom units. All units will have project based vouchers, providing residents with rental assistance. Scope of rehab will include roof replacement, new plumbing, flooring, countertops and cabinets. Some units will be reconfigured to meet accessibility requirements. The project is located

just south of downtown Gary. It is within walking distance to several bus stops, a grocery store, a pharmacy, and the local YWCA.

During the round, the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the 2020-2021 Qualified Allocation Plan. The development summary sheet is attached hereto as **Exhibit A**.

Key Performance Indicators

2020 Bond Approvals

Location	# Affordable Units	Construction Type	Development Type
Indianapolis	159	New Construction	Family
Bloomington	116	Rehabilitation	Family
Washington	150	Rehabilitation	Family
Fort Wayne	94	Rehabilitation	Family
Lafayette	100	Rehabilitation	Family
Goshen	120	New Construction	Assisted Living
New Albany	240	New Construction	Family
Kokomo	335	Rehabilitation	Family
Valparaiso	120	New Construction	Assisted Living
Evansville	120	New Construction	Assisted Living
Jeffersonville	130	New Construction	Assisted Living
Marion	107	New Construction	Assisted Living
Indianapolis	134	Rehabilitation	Family
New Albany	219	Rehabilitation	Family
Whitestown	126	New Construction	Assisted Living
Total Units:	2,270		

Following discussion, a motion was made by G. Michael Schopmeyer to approve awarding \$12,000,000 in bond volume, \$709,653 in annual LIHTC, and \$500,000 in Development Fund to BrinGHA, LP for AI Thomas Redevelopment according to the terms of the 2020A-B Application Round, as recommended by staff. The motion was seconded by Andy Place, Sr. The motion passed unanimously.

RESOLVED, that the Board approve awarding \$12,000,000 in bond volume, \$709,653 in annual LIHTC, and \$500,000 in Development Fund to BrinGHA, LP for AI Thomas Redevelopment according to the terms of the 2020A-B Application Round, as recommended by staff.

B. Plymouth Permanent Supportive Housing Supplemental National Housing Trust Fund Request

Chairperson Crouch recognized Chris Nevels, who presented a Plymouth Permanent Supportive Housing Supplemental National Housing Trust Fund Request.

Background:

IHCDA partners annually with the Corporation for Supportive Housing (“CSH”) to offer the Indiana Supportive Housing Institute (“Institute”). The Institute provides training and technical assistance to help supportive housing partners learn how to navigate the complex process of developing housing with supportive services to prevent and end homelessness.

Process:

Teams who successfully graduated from the 2017 Institute are eligible to apply for funding on a rolling basis through IHCDA’s HOME Investment Partnerships Program (“HOME”), the National Housing Trust Fund (“NHTF”) and the Indiana Affordable Housing and Community Development Fund (“Development Fund”). Teams can also apply for Project Based Vouchers through IHCDA.

Eligible supportive housing projects must meet all federal requirements of the HOME and NHTF programs. The housing proposed must also incorporate the housing first model, which includes eviction prevention and harm reduction strategies. Comprehensive case management services must be accessible by the tenants where they live and in a manner designed to maximize tenant stability and self-sufficiency.

Project Summary

Garden Court, Inc., a 2017 Institute graduate, submitted an application for HOME and NHTF funding for Plymouth Permanent Supportive Housing on January 16, 2019. The development consists of the new construction of 4 one-bedroom, 10 two-bedroom, and 4 three-bedroom Permanent Supportive Housing Units to be located at 1804 W. Jefferson Street, Plymouth, Marshall County, Indiana. Plymouth Permanent Supportive Housing was funded with a \$1,000,000 HOME award (award number HM-018-002) and a \$787,500 NHTF award (award number HTF-018-004) on May 23, 2019. However, due to construction bids coming in over budget, Garden Court, Inc., is requesting an additional \$400,000 of NHTF to cover costs. Garden Court, Inc., is requesting that all 18 units now be designated NHTF units targeting 30% AMI.

Garden Court, Inc. and its consultant, Neighborhood Development Associates, LLC, have taken a number of steps in addition to this request to make the project feasible including: value-engineering to save costs, eliminating all Developer’s Fees from the HOME and NHTF budgets, leveraging additional private debt, and securing additional donations. As a result of this request, Garden Court, Inc. will be prohibited from applying for additional IHCDA funds for one year. Additional information about the development is below, and a project funding summary sheet is attached hereto.

Project Name:	Plymouth Permanent Supportive Housing
HTF Amount Requested:	\$400,000
HTF Amount Recommended:	\$400,000
Original IHCDA Per Unit NHTF Subsidy (Rehabilitation, Relocation, Program Delivery):	\$60,576
Final IHCDA Per Unit HTF Subsidy (Rehabilitation, Relocation, Program Delivery):	\$65,972
Original Project Costs:	\$2,858,000
Final Project Costs:	\$3,458,500
Other Funding:	HOME Grant: \$1,000,000 Lake City Bank Permanent Financing: \$300,000 Lake City Bank Donation: \$6,000 Marshall County Community Foundation Grant: \$50,000 City of Plymouth Grant: \$300,000 AHP: \$500,000 Poor Handmaids of Jesus Christ Donation: \$115,000
Location:	1804 West Jefferson Street Plymouth, Marshall County, IN
Developer:	Garden Court, Inc.
Activity:	Rental New Construction

Award Type:

NHTF Grant

Following discussion, a motion was made by Andy Place, Sr to approve allocating National Housing Trust Fund funding in the form of a grant in an amount not to exceed \$400,000 to Garden Court, Inc., as recommended by staff. The motion was seconded by J. June Midkiff. The motion passed unanimously.

RESOLVED, that the Board approve allocating National Housing Trust Fund funding in the form of a grant in an amount not to exceed \$400,000 to Garden Court, Inc., as recommended by staff.

C. Anchor Employer Workforce Housing Demonstration Program

Chairperson Crouch recognized Samantha Spergel, who presented the Anchor Employer Workforce Housing Demonstration Program.

Background:

A lack of affordable workforce housing is a growing problem for employers and the talent they are looking to retain or attract. When businesses consider relocating or expanding operations, the access to a robust and skilled workforce is a key determinant as to where and if they can grow. One central mitigating factor to accessing talent is a lack of affordable housing. To retain or attract the appropriate talent that employers need, housing must be available to support and house their workforce.

Indiana is currently facing a lack of affordable, entry-level housing in many communities across the state. Indiana's unemployment rate remains below the national average. Employers in many communities have more open positions than people to fill them and do not have sufficient housing available to attract new residents.

In response to this issue, in 2019 IHCD launched the Anchor Employer Workforce Housing Demonstration Program to create public-private partnerships with anchor employers to invest in workforce housing. For the purposes of this program, anchor employers are defined as employers that have operated within the target geography for a minimum of five years and that are one of the top ten employers in the target geography by total employment (excluding government and education institutions).

IHCD released a Request for Proposals ("RFP") to select eligible anchor employers on June 3, 2019 to invest up to \$4,000,000 (with a maximum of \$1,000,000 to any one selected employer) of non-Federal IHCD funds to Indiana anchor employers to promote workforce housing. As required under the RFP, each selected employer must also invest by matching or exceeding IHCD's investment.

Four anchor employers were selected through the RFP and were required to participate in a collaborative workshop in November 2019. Each team has continued to participate in monthly meetings to report progress and move toward implementation.

IHCD and the employer will enter into an agreement regarding the terms of their respective investments. The terms stipulated for each party's investment will be the same, including project risk and return. In no event will IHCD's share of risk exceed its initial investment.

Summary of Project

OCEDP Investments Inc. ("OCEDP"), in partnership with the French Lick Resort who will act as developer, will build a minimum of ten new houses in Orange County. The houses will be sold and mortgage loan funds made available at an affordable rate to individuals who are employees or prospective employees of businesses located in French Lick or West Baden, Indiana. As part of the co-investment strategy, the team has acquired and donated 20 acres of land for Phase I of the development and will match \$750,000 to support the construction and sale of the homes.

Financial Investment Structure

IHCD will support an open revolving line of credit with OCEDP. The open revolving line of credit distributions are to be made to cover incurred costs. OCEDP may submit monthly claims to IHCD according to the agreed terms and schedule.

IHCD will advance \$20,000 to fund initial expenses. Reimbursement of incurred costs under \$5,000 will be made via periodic monthly requests to IHCD. Expenditures over \$5,000, such as home purchases, large development costs, etc., will be requested in advance by OCEDP from IHCD. OCEDP will acquire, market, and sell the completed homes.

The following “revenue waterfall” describes the distribution of proceeds, to the extent available, from the sale of the home.

- 1) A 2% fee to OCEDP for administering the credit facility.
- 2) Repayment of IHCDAs credit facility advances. Any remaining funds flow to Developer and IHCDAs to offset deficiencies, if any, from previous transactions.
- 3) Any remaining funds shall be placed into an account held by OCEDP with restrictions indicating that the money may be used by the Developer to develop, build, and sell additional single-family homes.

Any margin on these homes will go into a revolving loan fund that will be used to fund and build additional new affordable housing for additional employees and prospective employees. As part of the terms of the IHCDAs investment, the Revolving Line of Credit will mature five years from the date of the executed agreement between IHCDAs and OCEDP. The Term Sheet for the Revolving Line of Credit is attached hereto.

Mark Wuellner asked about whether renewals of the Revolving Line of Credit will be brought back to the Board for approval or if there will be a limit on the number of renewals that can be requested. J. Sipe responded that the executive director’s delegated authority would allow renewal, unless the Board wanted to do it differently for this particular project. Mark Wuellner stated implementing a limit on renewals or using an outcome measure would be good. Samantha Spergel stated IHCDAs would be identifying metrics for each project. Chairperson Crouch asked that IHCDAs come back each year and inform the Board if the project is extended and provide metrics to the Board. J. Sipe stated IHCDAs would provide updates for this project and for the other anchor employer projects.

Following discussion, a motion was made by Tom McGowan to approve awarding an open revolving line of credit in an amount not to exceed \$1,000,000 to OCEDP Investments Inc. under the Anchor Employer Workforce Housing Demonstration Program, as recommended by staff. The motion was seconded by J. June Midkiff. The motion passed unanimously.

RESOLVED, that the Board approve awarding an open revolving line of credit in an amount not to exceed \$1,000,000 to OCEDP Investments Inc. under the Anchor Employer Workforce Housing Demonstration Program, as recommended by staff.

III. Community Programs

A. Emergency Solutions Grant, Fiscal Year 2020-2021 Allocation

Chairperson Crouch recognized Elby Hilton, who presented an Emergency Solutions Grant, Fiscal Year 2020-2021 Allocation.

Background:

The Emergency Solutions Grant (ESG) is a federal formula grant that is administered by the U.S. Department of Housing and Urban Development (HUD) and is allocated according to population and other demographic factors to eligible jurisdictions nationwide. IHCDAs is the designated recipient for Indiana. This award covers 91 counties, excluding Marion County which is covered within its own Continuum of Care (CoC) and receives ESG awards directly from HUD for its jurisdiction.

IHCDAs ESG method of distribution recognizes three categories of activities: ESG Shelter Program (ESG/S), ESG Outreach (ESG/O), and Rapid Re-Housing and Homelessness Prevention (RRHP). The ESG/S component provides funding to help operate the shelters and provide essential services to shelter residents. The ESG/O allows qualified agencies to provide services and case management to people experiencing homelessness who are currently living on the streets. The RRHP component rapidly re-houses individuals and families by providing short term to medium term rental assistance, financial assistance, and funds to help prevent individuals and families from becoming homeless.

Applicants responded to a Request for Proposals (RFP) in May 2020. The applicant’s responses were scored in May.

Process

The Indiana State ESG program received \$3,934,320 for program year 2020. The selection process and allocation plan are included in IHCDAs Consolidated Plan which will be submitted to and approved by HUD. IHCDAs plans to allocate monies in accordance with HUD regulations as follows:

TABLE A

Admin (7.5% of overall total)	\$295,074
Operations & Outreach	\$2,183,547
Rapid Rehousing and Homelessness Prevention	\$1,310,297
Unallocated to allow for budget adjustments, if needed	\$145,402
Total HUD Awarded	\$3,934,320

The final award amount was determined by the average score, the amount requested, and the availability of ESG funds.

The maximum request amount allowed per applicant for ESG/S was \$60,000 for current sub-recipients. New applicants were limited to a first-time request of \$25,000. The maximum request amount allowed for ESG/O was \$50,000 for current sub-recipients. New applicants were limited to a first-time request of \$25,000. The maximum request amount allowed per applicant for the ESG/RRHP was \$250,000 for current sub-recipients. New applicants were limited to a first-time request of \$50,000.

ESG/S sub-recipients received an average of 83 percent of their requested amount. ESG/O sub-recipients received an average of 51 percent of their requested amount, and ESG/RRHP sub-recipients received an average of 59 percent of their requested amount. Allocations for each program are set forth on Exhibit A (ESG/S), Exhibit B (ESG/O), and Exhibit C (ESG/RRHP), attached hereto.

Following discussion, a motion was made by Mark Wuellner to approve awarding an allocation of 2020-2021 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$2,031,405.28 for the Shelter Program to the organizations set forth in Exhibit A, as recommended by staff. The motion was seconded by G. Michael Schopmeyer. The motion passed unanimously.

RESOLVED, that the Board approve awarding an allocation of 2020-2021 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$2,031,405.28 for the Shelter Program to the organizations set forth in Exhibit A, as recommended by staff.

Following discussion, a motion was made by Mark Wuellner to approve awarding an allocation of 2020-2021 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$188,750 for Outreach to the organizations set forth in Exhibit B, as recommended by staff. The motion was seconded by G. Michael Schopmeyer. The motion passed unanimously.

RESOLVED, that the Board approve awarding an allocation of 2020-2021 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$188,750 for Outreach to the organizations set forth in Exhibit B, as recommended by staff.

Following discussion, a motion was made by Mark Wuellner to approve awarding an allocation of 2020-2021 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$1,416,536.95 for Rapid Re-Housing/Homeless Prevention to the organizations set forth in Exhibit C, as recommended by staff. The motion was seconded by G. Michael Schopmeyer. The motion passed unanimously.

RESOLVED, that the Board approve awarding an allocation of 2020-2021 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$1,416,536.95 for Rapid Re Housing/Homeless Prevention to the organizations set forth in Exhibit C, as recommended by staff.

B. Housing Opportunities for Persons with AIDS 2020-2021 Program Year Funding

Chairperson Crouch recognized Elby Hilton, who presented a Housing Opportunities for Persons with AIDS 2020-2021 Program Year Funding.

Background:

The Housing Opportunities for Persons with AIDS (HOPWA) program is a formula grant provided by the U.S. Department of Housing and Urban Development (HUD) for low-income individuals and families who are living with HIV or AIDS. HOPWA funding is used for long and short-term rent, mortgage assistance, utility assistance, facility-based assistance, housing information, supportive services, permanent housing placement services, and a small allowance for administrative operations.

Process:

IHCDA received \$1,591,363 from HUD for the 2020-2021 program year, which is an increase of 8.5% above the 2019-2020 program year allocation. From that total, IHCDA will retain \$47,740.89 for administration of the program. This dollar amount represents 3% of the grant which is the maximum amount allowed for administration. IHCDA then has \$1,543,622.11 to allocate to its partners across the state.

HOPWA applications were reviewed as part of an application process in order to ensure that applicants who are selected to receive HOPWA funds meet the basic threshold criteria listed below, including designation as an Indiana State Department of Health (ISDH) care coordination site. Funding allocations were determined based on the amount of funds requested, previous program success, epidemiology figures from ISDH, the amount of households that were served, and funding availability.

The threshold criteria are listed below.

- The applicant must be a private nonprofit organization (defined as a tax-exempt secular or religious organization described in section 501(c)(3) of the Internal Revenue Code).
- The applicant cannot have any unresolved findings from IHCDA or HUD.
- A staff or board member affiliated with the organization must have attended Regional Planning Council on the Homeless meetings.
- The applicant must be a Care Coordination site with the ISDH.
- The applicant must have a Certificate of Consistency with the State of Indiana Consolidated Plan in the areas that its program will serve.
- The applicant must have standards of financial accountability that conform to 2 CFR 200.302 “Financial Management” and 2 CFR 200.303, “Internal Controls”, which includes systems and software that allow for effective control and accountability for all funds, property, and other assets.
- Applicants and recommended award amounts are set forth in Table A. ¹

TABLE A: Allocation Totals			
<u>Applicants</u>	<u>Service Area(s)</u>	<u>Amount Requested</u>	<u>Amount Recommended</u>
AIDS Ministries	South Bend	\$165,000	\$200,670.87
AIDS Resource Group	Evansville	\$280,000	\$108,053.55
Northeast Indiana Positive Resource Connection (f/k/a Aids Task Force NEI)	Fort Wayne	\$170,000	\$185,234.65
AIDS Task Force (Aliveness Project)	Merrillville	\$200,000	\$355,033.09
Aspire Indiana	Lafayette, Kokomo, Muncie, Richmond	\$225,000	\$339,596.86
Hoosier Hills AIDS Coalition	Jeffersonville	\$25,000	\$185,234.65
IU Health Positive Link	Bloomington/Terre Haute	\$185,000	\$169,798.43
<i>Sub-recipient Total:</i>		\$1,250,000	\$1,543,622.11
<i>IHCDA Administrative Total</i>			\$47,740.89
Total Request			\$1,591,363.00

¹ Region 7 and some Region 11 counties are outside of IHCDA’s HOPWA jurisdiction: Boone, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan, Putnam, Brown Shelby County, Scott, Washington, Clark, Floyd, and Harrison Counties.

Exhibit A, attached hereto, contains a map showing the regions recommended for funding. Exhibit B, attached hereto, contains a list of the total number of individuals living with HIV/AIDS per region.

Key Performance Indicators

At the end of 2018, 385 Hoosiers living with HIV were served by the 2018-2019 HOPWA funding, which represents a 14% increase of Hoosiers served compared to 2017-2018. Key Performance Indicators for this program are the number of qualifying individuals served per program year.

Following discussion, a motion was made by Andy Place, Sr to approve allocating an aggregate amount not to exceed \$1,591,363 in HOPWA funds to the applicants, as set forth in Table A for the 2020-2021 program year, as recommended by staff. The motion was seconded by J. June Midkiff. The motion passed unanimously.

RESOLVED, that the Board approve awarding an aggregate amount not to exceed \$1,591,363 in HOPWA funds to the applicants, as set forth in Table A for the 2020-2021 program year, as recommended by staff.

IV. Finance

A. Glasswater Creek of Whitestown, LLC

Chairperson Crouch recognized Rich Harcourt, who presented a Glasswater Creek of Whitestown, LLC.

Background:

The purpose of this memo and the attached resolution is to request the approval for the issuance of the Series 2020 Multifamily Housing Revenue Notes (Glasswater Creek of Whitestown Project) (not to exceed \$20,850,000) (the "Bonds").

Process:

The Bonds will be issued on behalf of Glasswater Creek of Whitestown, LLC, an Indiana limited liability company (the "Borrower"). The Indiana Housing and Community Development Authority (the "Authority") will serve as a conduit issuer for the Bonds; thereby, loaning the proceeds to the Borrower to finance the new construction of a residential rental development. **The Bonds are backed solely by the revenues derived from the development and will not constitute a debt, liability, or obligation of the Authority or the State of Indiana.**

CRF Affordable Housing, Inc is proposing the new construction of a four-story mixed use/mixed income senior living facility. With the Authority serving as the issuer of the bonds, an additional approval by the Board, in addition to the approval of the allocation of tax credits and bond volume is necessary.

Following discussion, a motion was made by J. June Midkiff to approve the issuance of the Series 2020 Multifamily Housing Revenue Bonds (Glasswater Creek of Whitestown Project), pursuant to the attached Resolution, as recommended by staff. The motion was seconded by G. Michael Schopmeyer. The motion passed unanimously.

RESOLVED, that the Board approve the issuance of the Series 2020 Multifamily Housing Revenue Bonds (Glasswater Creek of Whitestown Project), pursuant to the attached Resolution, as recommended by staff.

V. Executive

A. Executive Update

Chairperson Crouch recognized J. Jacob Sipe, who presented the Executive Update.

1. CARES Act: Indiana COVID-19 Rental Assistance Fund

- a. J. Sipe gave the Board a background of the rental assistance program. He mentioned that IHEDA received \$40M to implement a statewide emergency rental assistance program.
- b. J. Sipe mentioned that the rental assistance program has been open for 45 days and covers 91 counties.
- c. J. Sipe mentioned that Marion County has a separate rental assistance program which they are administering. IHEDA does the program for the Balance of State.
- d. J. Sipe mentioned that the application deadline was August 26th and IHEDA have received 36,610 applications.

- e. J. Sipe mentioned that IHCDAs have been making payments to landlords and as of this morning, just over 1 1/2 million dollars have gone out to pay landlords.
- f. J. Sipe mentioned that there is an opportunity on indianahousingnow.org where Hoosiers can put their email addresses and their counties in so that when IHCDAs are aware of housing assistance or resources that become available IHCDAs will send out messages to make them aware of housing resources.
- g. J. Sipe mentioned that a good example is the energy assistance program that will begin accepting applications on September 14 through the network of Community Action Agencies and also here in Indianapolis that will be going through the John H. Boner Center. When the time comes IHCDAs will notify those who registered.
- h. J. Sipe mentioned that another example is when housing choice vouchers in certain counties become available, IHCDAs will send out a notice to those who signed up during the pandemic to make them aware of when housing resources become available.
- i. J. Sipe mentioned that IHCDAs are continuing to go through the applications and will concentrate on reviewing the applications and working with the renters and landlords. There is a lot of communication that has to take place. The team is doing great work in getting those applications turned around.
- j. J. Sipe mentioned that the amount of assistance that IHCDAs are providing is \$500 per month for four months and that can be arrears or that could be going forward. The maximum is two thousand dollars per household.
- k. J. Sipe paused for any questions.

Chairperson Crouch asked whether the \$40 million will satisfy every request that is actually qualified. J. Sipe responded that he thinks that IHCDAs will be a little bit short based on the amount of applications and the amount of funding IHCDAs have. J. Sipe mentioned that he thinks the average benefit now is just around \$1900, and there will be more applications than resources. He mentioned as IHCDAs go through the applications and understand a little more about the average benefit, there will be a better idea on where IHCDAs are and how many people submitted their application who were eligible but whom IHCDAs were not able to assist.

2. **Executive Director Delegation Update:**

- a. J. Sipe mentioned that during the pandemic the delegation authority was provided to himself the Executive Director to make funding decisions and other types of decisions that normally would have to go through the board for approval that was specifically related to COVID-19. J. Sipe mentioned that since the last board meeting, he has not taken any action.
- b. J. Sipe mentioned that he will not ask for an extension on the delegation authority and will let the current delegation authority expire.
- c. J. Sipe mentioned that there is one other program that IHCDAs have with some CARES Act money that needs to be awarded, the Emergency Solutions Grant (ESG), which should be aligned well with the September board meeting.
- d. J. Sipe mentioned that no action is needed on the delegation authority and no request for an extension is needed.

3. **Indiana Housing Conference & Lt. Governor's Excellence in Affordable Housing Awards**

- a. J. Sipe mentioned that the Indiana Housing Conference was held on August 14th, and this year the conference was done virtually. As done in previous years, it was a partnership with the Indiana Affordable Housing Council.
- b. J. Sipe mentioned that usually there is a luncheon for the Lieutenant Governor's excellence and affordable housing awards, but this year, it was all virtual.
- c. J. Sipe mentioned the awards that IHCDAs made, and there were four categories on developments:
 - i. **Urban: H38 in Lafayette** – Partnership with Area IV Development and RealAmerica in Lafayette. It was focused on breaking the cycle of generational poverty and in a great location.
 - ii. **Rural: Campaign Quarters & The Windsor** - In Rushville, a Stellar Community. Both of these buildings are historic and in the heart of the downtown of Rushville. They have been able to preserve these structures with partnerships they had with the Southern Indiana Housing and Community Development Corporation and Milestone Ventures. Not only was affordable housing created, the history and culture were preserved.
 - iii. **Senior Housing: Kinnley Court** - Plainfield continues to grow and continues to need housing that is affordable. This project had a tremendous amount of support at the local level, with Keller Development being the developer.

- iv. **Special Needs Housing: Union Place** - In the City of Lafayette, this project came out of the Indiana Permanent Supportive Housing Institute. The project was related to creating permanent supportive housing for people experiencing homelessness, with LTHC Homeless Services. It is a mixed-use development, so they are providing the housing and the services there on site, with office space for a not-for-profit. They have been able to adapt during the pandemic to continue to provide permanent supportive housing and address some of the homelessness issues in Tippecanoe County on that site with integrated social services that were really needed. It is a great example of a development that came out of the Permanent Supportive housing Institute and the positive impact it has had.
- v. **Outstanding Resident Volunteer Award:** Ms. Willie Dearing is the Board President for South Bend Mutual Homes Cooperative, another development IHCDA has worked closely with in South Bend. Ms. Dearing showed leadership from the beginning when there was just an idea to bring the neighborhood together, understanding there were single-family homes that were blighted, demolishing them as part of IHCDA's Blight Elimination Program, and re-using those lots to create single-family homes. She was a great leader and community organizer. The award helps recognize what she has done for several years now in the neighborhood.

Chairperson Crouch stated that the housing inventory study is on hold and that several people have speculated that with COVID 19 and people working from home, some working from home may continue into the future. If that is the case, then in a lot of the high rises in Indianapolis and all across the state and country, there will be a lot of empty office space available. Several people have mentioned that maybe that is something to think about for the future, including how that space is potentially converted to living space because there is such a need for housing inventory throughout the state. Chairperson Crouch stated that housing inventory may be important to move forward with that, and she stated that Tom McGowan indicated that was something that he may give consideration to later this fall. She asked the Board Members if they had any thoughts or whether now is the time to really look at the housing inventory study.

Tom McGowan stated that one thought may be to allow this to play out and that nationally there may be some downsizing because of rotations because of the flexible schedules. Some big corporations say that they may move to create a flexibility point of one week over a month, so there will likely be some movement. He stated that at that point, as it plays out, there will be a determination of how much space that actually includes. Tom stated that the next part of the question would be the cost of the conversion in comparison to new construction and understanding, from a cost standpoint, the conversion of the office building shell. Tom stated it is definitely worth keeping an eye on and looking for ways to reinvigorate some of the small towns in Indiana that may have an office supply that quickly deteriorates. Tom stated that he thinks that Chairperson Crouch made a very good point.

4. **August's IHCDA Board Meeting Location:**

- a. J. Sipe mentioned that the next Board meeting is September 24th.
- b. He mentioned that it will be another virtual Board Meeting at 10 a.m. on September 24th.

VI. Other Business

There being no further business, a motion was made by G. Michael Schopmeyer to adjourn the meeting, which was seconded by Andy Place, Sr; the motion passed unanimously, and the meeting was adjourned at 10:59 a.m.

Respectfully submitted,

Suzanne Crouch

[Suzanne Crouch \(Sep 24, 2020 12:18 EDT\)](#)

Lieutenant Governor, Suzanne Crouch, or her designee

ATTEST:



J. Jacob Sipe

Executive Director for IHCDA









August 27 2020 Board Minutes.DOCX

Final Audit Report

2020-09-24

Created:	2020-09-24
By:	David Stewart HCD (DStewart2@ihcda.IN.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAC9aSen7GlhxjmsGXws5qPUyIVRuC0W-W

"August 27 2020 Board Minutes.DOCX" History

-  Document created by David Stewart HCD (DStewart2@ihcda.IN.gov)
2020-09-24 - 2:44:25 PM GMT- IP address: 108.59.55.252
-  Document emailed to Suzanne Crouch (kfrick@lg.in.gov) for signature
2020-09-24 - 2:50:47 PM GMT
-  Document emailed to Jacob Sipe HCD (jsipe@ihcda.in.gov) for signature
2020-09-24 - 2:50:48 PM GMT
-  Email viewed by Jacob Sipe HCD (jsipe@ihcda.in.gov)
2020-09-24 - 3:03:13 PM GMT- IP address: 108.59.59.224
-  Document e-signed by Jacob Sipe HCD (jsipe@ihcda.in.gov)
Signature Date: 2020-09-24 - 3:03:19 PM GMT - Time Source: server- IP address: 108.59.59.224
-  Email viewed by Suzanne Crouch (kfrick@lg.in.gov)
2020-09-24 - 4:18:28 PM GMT- IP address: 108.59.59.226
-  Document e-signed by Suzanne Crouch (kfrick@lg.in.gov)
Signature Date: 2020-09-24 - 4:18:48 PM GMT - Time Source: server- IP address: 108.59.59.226
-  Agreement completed.
2020-09-24 - 4:18:48 PM GMT