



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

Held: February 28, 2019

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority (“IHCDA” or “Authority”) was held on Thursday, February 28, 2019 at 10:00 a.m. at 30 South Meridian Street, Suite 900, Indianapolis, Indiana 46204.

The following individuals were present at the meeting: Erin Sheridan (Lieutenant Governor Designee); Treasurer Kelly Mitchell (Indiana Treasurer of State); Mark Pascarella (Indiana Public Finance Director designee); Board Member, Andy Place, Sr.; 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. Board Members, Tom McGowan, Sr. and J. June Midkiff, were not in attendance.

Erin Sheridan 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 January 24, 2019 Meeting Minutes, which was seconded by Andy Place Sr. The following Resolution was unanimously approved:

RESOLVED, the Minutes of the Board meeting held on January 24, 2019 are hereby approved to be placed in the Minute Book of the Authority.

II. Real Estate

A. 2018 Community Development Block Grant Owner Occupied Rehabilitation Award Recommendations

Chairman Sheridan recognized Evan Thie, who presented the 2018 Community Development Block Grant Owner Occupied Rehabilitation Award Recommendations.

Background:

Each year, IHCDA receives an allocation of Community Development Block Grant (“CDBG”) funding from the Indiana Office of Community and Rural Affairs to rehabilitate affordable housing in the rural, non-entitlement areas of the State. For the 2018 CDBG program year IHCDA has \$2,561,384 in CDBG funding that is available to cities, towns, and counties to develop and support Owner Occupied Rehabilitation (OOR) projects.

IHCDA received 11 applications during this round of the 2018 CDBG program year. IHCDA is recommending 9 awards for funding which will assist a projected total of 103 households. The Project Funding Summary Sheet is attached hereto as **Exhibit A**.

APPLICATIONS RECEIVED		AWARDS RECOMMENDED	
No. of Applications	Amt. Requested	No. of Awards	Amt. Recommended
11	\$3,270,500	9	\$2,561,384

Process

Each OOR application was scored by a reviewer based on the requirements outlined in the 2018 CDBG OOR application policy. Applications were checked for completeness and threshold requirements. There was no minimum score for this round.

Key Performance Indicators

IHCDA will track the following Key Performance Indicators in relation to this CDBG funding round:

1. The total number of households assisted with CDBG funds. IHCDA currently anticipates serving 103 households.
2. The number of applications from applicants that have never received an IHCDA CDBG award or that have not received one in the past five years. Six of the eleven applications IHCDA received in the 2018 CDBG Round were from applicants that had not received an IHCDA CDBG award in the previous five years. These applicants included the cities of Knox, Vincennes, and Huntingburg; the towns of Monroe City and Oaktown; and Dearborn County.
3. The total number of households served containing targeted populations (individuals with disabilities, families with children six and under, aging in place households, veterans, and single parent households). IHCDA currently anticipates that 84 of the 103 households served will be owned by or have a household member belonging to a targeted population.

Recommendation

Staff recommends

City of Knox		HD-018-002
Amount Requested:	\$195,500	
Amount Recommended:	\$195,500	
Total Project Costs:	\$215,050	
Score:	58.5	
Primary Project County:	Starke	
Housing Activity:	Owner Occupied Rehabilitation	
Anticipated Number of Assisted Units:	10	
Administrator:	Neighborhood Development Associates	
City of Vincennes		HD-018-003
Amount Requested:	\$350,000	
Amount Recommended:	\$350,000	
Total Project Costs:	\$389,000	
Score:	56	
Primary Project County:	Knox	
Housing Activity:	Owner Occupied Rehabilitation	
Anticipated Number of Assisted Units:	11	
Administrator:	Southern Indiana Development Commission	
Town of Monroe City		HD-018-004
Amount Requested:	\$275,000	
Amount Recommended:	\$275,000	
Total Project Costs:	\$316,138	
Score:	56	
Primary Project County:	Knox	
Housing Activity:	Owner Occupied Rehabilitation	
Anticipated Number of Assisted Units:	11	

Administrator: Southern Indiana Development Commission

County of Dearborn	HD-018-005
Amount Requested:	\$350,000
Amount Recommended:	\$350,000
Total Project Costs:	\$420,268
Score:	55.5
Primary Project County:	Dearborn
Housing Activity:	Owner Occupied Rehabilitation
Anticipated Number of Assisted Units:	15
Administrator:	Southeastern Indiana Regional Planning Commission

County of Switzerland	HD-018-006
Amount Requested:	\$350,000
Amount Recommended:	\$350,000
Total Project Costs:	\$420,268
Score:	52.5
Primary Project County:	Switzerland
Housing Activity:	Owner Occupied Rehabilitation
Anticipated Number of Assisted Units:	14
Administrator:	Southeastern Indiana Regional Planning Commission

City of Huntingburg	HD-018-007
Amount Requested:	\$350,000
Amount Recommended:	\$350,000
Total Project Costs:	\$389,000
Score:	52
Primary Project County:	Dubois
Housing Activity:	Owner Occupied Rehabilitation
Anticipated Number of Assisted Units:	14
Administrator:	Southern Indiana Development Commission

City of Bicknell	HD-018-008
Amount Requested:	\$275,000
Amount Recommended:	\$275,000
Total Project Costs:	\$316,138
Score:	51
Primary Project County:	Knox
Housing Activity:	Owner Occupied Rehabilitation
Anticipated Number of Assisted Units:	11
Administrator:	Southern Indiana Development Commission

Town of Oaktown	HD-018-009
Amount Requested:	\$275,000
Amount Recommended:	\$275,000
Total Project Costs:	\$316,138
Score:	50
Primary Project County:	Knox
Housing Activity:	Owner Occupied Rehabilitation
Anticipated Number of Assisted Units:	11
Administrator:	Southern Indiana Development Commission

County of Fountain	HD-018-010
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Amount Requested:	\$350,000
Amount Recommended:	\$140,884
Total Project Costs:	\$350,000
Score:	41
Primary Project County:	Fountain
Housing Activity:	Owner Occupied Rehabilitation
Anticipated Number of Assisted Units:	6
Administrator:	Community Action Program of Western Indiana

The following applications are not being recommended for funding as there was more funding requested than there was available:

Applicant	Amount Requested	Applicant Score
County of Orange	\$250,000	34.5
County of Washington	\$250,000	31.5

Recommendation

Staff recommends that the Board approve awarding CDBG grant funds for Owner Occupied Rehabilitation to the 9 applicants listed above, in an amount not to exceed \$2,561,384.

Following discussion, a motion was made by Kelly Mitchell to approve awarding CDBG grant funds for Owner Occupied Rehabilitation to the 9 applicants listed above, in an amount not to exceed \$2,561,384, as recommended by staff. The motion was seconded by Mark Pascarella.

RESOLVED, that the Board approve awarding CDBG grant funds for Owner Occupied Rehabilitation to the 9 applicants listed above, in an amount not to exceed \$2,561,384 as recommended by staff.

B. Affordable Housing and Community Development Fund Loan - Aberdeen Clubhouse

Chairman Sheridan recognized Jerri Bain, who presented a recommendation regarding the Affordable Housing and Community Development Fund Loan - Aberdeen Clubhouse.

Background:

IHCDA is empowered to oversee the Affordable Housing and Community Development Fund (“the Development Fund”). The purpose of the Development Fund is to provide financing options for the creation of safe, decent, and affordable housing and for economic development projects in Indiana communities.

Process:

New Hope Services, Inc. has requested a Development Fund loan in the amount of \$237,749 to be used to construct a Resident Community Facility that will serve all phases of Aberdeen Apartments. This apartment community primarily serves grandparents raising grandchildren and is marketed as a senior living community. This on-site facility will allow for support groups and resident activities. The facility will include a social gathering area, a full kitchen, computer/internet business learning center, game room and children’s play area.

Aberdeen consists of six phases that have been built over the last six years (Phase 6 is currently under construction) and contains 58 units designed as two and three bedroom duplexes. The completed units are fully-occupied and there is a waiting list of 113 households. All phases have been built using Development Fund and Home Investment Partnerships (“HOME”) funds from IHCDA. The Project Funding Summary Sheet is attached hereto as **Exhibit B**.

New Hope Services, Inc. is requesting for the funds to be used as a construction loan and then convert into a permanent loan. Funds will be used to purchase the land and for hard construction costs for the facility. The annual loan payments will be made from cash flow from the 58 units.

Key Performance Indicators

In order to measure the success of IHCDAs investment in this community facility, IHCDAs will require that New Hope Services submit an annual summary of events and activities held in the facility during the year at the time it submits its annual payment. The summary will be reviewed by staff and will identify the number of tenant events and community events held in the IHCDAs funded community facility.

To track the success of the Development Fund program as a whole, IHCDAs will track the following key performance indicators:

Default rate of loan portfolio: A low default rate indicates that IHCDAs is performing strong underwriting and loan servicing, and demonstrates that IHCDAs is receiving loan payments to recycle and invest into future developments.

# Loans currently in default	# Loans in DF portfolio	% in Default
1	201	.49%

Percent of Development Fund awarded to non-profit organizations: In accordance with IC 5-20-4-11, at least 50% of the cumulative funds awarded by IHCDAs through the program must be allocated to recognized nonprofit corporations under Section 501(c) of the Internal Revenue Code. This indicator tracks IHCDAs compliance with this requirement and demonstrates that the Development Fund is being utilized to build non-profit capacity and further the mission of Indiana non-profits. Currently, 58.12% of all awards made under Development Fund have been allocated to non-profit organizations and local units of government.

Recommendation

Staff recommends that the Board approve awarding a Development Fund loan to New Hope Services, Inc. in an amount not to exceed \$237,749 for the construction of a Resident Community Facility to be used by all phases of the Aberdeen Apartments in Jeffersonville, Indiana.

Following discussion, a motion was made by Andy Place Sr. to approve awarding a Development Fund loan to New Hope Services, Inc. in an amount not to exceed \$237,749 for the construction of a Resident Community Facility to be used by all phases of the Aberdeen Apartments in Jeffersonville, Indiana, as recommended by staff. The motion was seconded by Kelly Mitchell.

RESOLVED, that the Board approve awarding a Development Fund loan to New Hope Services, Inc. in an amount not to exceed \$237,749 for the construction of a Resident Community Facility to be used by all phases of the Aberdeen Apartments in Jeffersonville, Indiana, as recommended by staff.

III. Executive

A. Executive Update

Chairman Sheridan recognized J. Jacob Sipe, who presented the Executive Update.

1. **Annual Report:**

- a. J. Sipe provided the Board with a copy of the 2018 Annual Report that IHCDAs is required by statute to issue every year. The 2018 Annual Report will be released on March 1, 2019. This year an Annual Report committee was organized by B. Meadows. The committee worked throughout the year in order to identify areas where IHCDAs was having an impact that supported IHCDAs mission. The committee focused on the following three (3) parts of IHCDAs mission: (1) providing housing opportunities, (2) promoting self-sufficiency and (3) strengthening communities. These are the main three (3) areas that support IHCDAs mission and strategic plan. J. Sipe walked the Board through each page of the Annual Report and discussed IHCDAs accomplishments that are contained in it. The 2018 Annual Report is attached hereto as **Exhibit C**.

2. **IHCDAs...the Magazine:**

- a. J. Sipe told the Board that the winter addition of IHCDAs...the Magazine is available and that it is issued every quarter.

3. **QAP Update:**

- a. J. Sipe told the Board that IHCDA is in the final stretch regarding completing its Qualified Allocation Plan (“QAP”). IHCDA released its second draft of the QAP on February 15, 2019 and held its public hearing on February 26, 2019. IHCDA is making the final changes to the QAP based on the comments that were received. The QAP is the tool that is used to allocate the tax credits every year, and multifamily bonds.
- b. IHCDA is planning to present a recommendation for the final QAP to the Board at the March Board meeting.

4. **Capital Magnet Funds:**

- a. J. Sipe made the Board aware that IHCDA and Community Investment Fund of Indiana (“CIFI”) did not receive any Capital Magnet Funds. Last fall, IHCDA partnered with CIFI, a not-for-profit, which has been designated as a Community Development Financial Institutions by the U.S. Department of Treasury to apply for the Capital Magnet Funds.
- b. CIFI was seeded at IHCDA but is now operating independently. J. Sipe stated that it is doing great work, it has multiple partnerships with financial institutions and five (5) of its board members, are making financial commitments to CIFI.
- c. IHCDA and CIFI applied for about 12 million dollars in Capital Magnet Funds that would have been used to support the multifamily development with gap financing.
- d. Even though IHCDA did not get the award, J. Sipe is really proud of the work that IHCDA did in partnering with CIFI, applying for the Capital Magnet Funds and continuing to identify ways that IHCDA can work with CIFI to leverage and attract capital to Indiana to support affordable housing.
- e. The U.S. Department of Treasury only awarded 25% of the applications and all the amounts requested were also reduced. The maximum that could be requested was 20 or 25 million. IHCDA applied for 12 million but most of the awards were around three million.
- f. J. Sipe stated that IHCDA will continue to look for opportunities there.

5. **Moving Forward RD Update:**

- a. J. Sipe provided an update on the three teams, which are:
 - i. Justus Properties, which is based in Nappanee;
 - ii. Biggs Development, which is in Decatur;
 - iii. Woda Cooper, which is based in Columbus, OH
- b. Each of these teams are required to identify ten (10) properties, at a minimum, and are currently in the process of identifying these properties.
- c. J. Sipe indicated that IHCDA is progressing very well and thanked Evan Thie for his leadership.
- d. IHCDA participates in bi-weekly phone calls with the teams that also include USDA headquarters in D.C and its Indiana Office.
- e. J. Sipe stated that one of the things that has come out of this process, is an evolving assessment tool that hopefully IHCDA will be able to share with other organizations that are looking to rehabilitate these properties. This tool will allow developers to conduct a better high-level assessment upfront before the developer actually gets into some of the details.
- f. One of the things the discussions are focused on is cost control. So one way to control costs is issuing one RFP for example, for an appraiser. Rather than requiring each development team to procure its own appraiser to conduct a small number of appraisals, procure one to conduct them all and the economies of scale can help drive down the cost.
- g. J. Sipe said that using the Moving Forward RD initiative, the developers can do things as a team that they could never do individually, they are also being innovative and he’s really proud of the work that is being completed.
- h. IHCDA’s goal is 30 developments, but working with the teams, indications are that they may be pushing closer to 40 or 42 properties. The final numbers haven’t been determined. However, if IHCDA gets around 40 properties, then they are looking at around 960 units in Indiana’s rural communities.
- i. J. Sipe mentioned that he presented the Moving Forward RD initiative to the Indiana Rural Housing Caucus on February 13, 2019 over at the Statehouse to give them an update.

5. **Key Award:**

- a. J. Sipe stated that the work that IHCDA staff has performed is great, specifically regarding homeless issues and permanent supportive housing.
- b. J. Sipe showed the Board and discussed the Key Award that IHCDA won earlier this month from Prosperity Indiana for Program of the Year. He stated, that it was an honor to be able to be recognized for the Indiana Permanent Supportive Housing Institute (“IPSHI”) and the 10 years that IHCDA has been involved in it and

to have it recognized for the impact that it is having, not only on homelessness but also by bringing wrap around services to these residents to ensure that they do not become homeless.

c. J. Sipe is proud of the team and the work that they performed in being recognized for IPSHI.

7. **March Board Meeting Location:**

J. Sipe announced that the next Board Meeting will be held on March 28, 2019 at IHCD's offices.

No action is required, as this is an update to the Board

IV. Other Business

There being no further business, a motion was made by Mark Pascarella to adjourn the meeting, which was seconded by Andy Place Sr.; the motion passed unanimously and the meeting was adjourned at 10:37 a.m.

Respectfully submitted,



Lieutenant Governor, Suzanne Crouch, or her designee

ATTEST:



J. Jacob Sipe
Executive Director for IHCD



PROJECT FUNDING SUMMARY SHEET



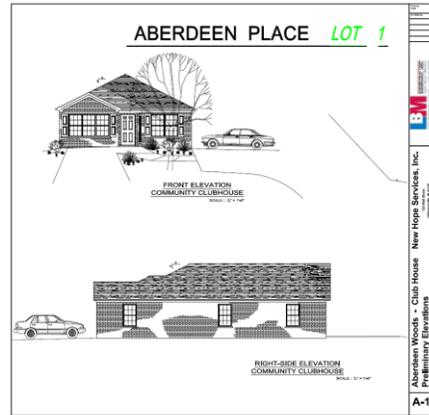
**2018 Community Development Block Grant
Owner Occupied Rehabilitation Round
Award Recommendations**

PROJECT SUMMARY: FY 2018 CDBG Owner Occupied Rehabilitation Program Round awarded to 9 recipients. The program will target a total of 103 homes in need of general repair.			
PRESENTER: Evan Thie, Real Estate Production Analyst			
AMOUNT OF FUNDING REQUESTED:	\$3,270,500.00 CDBG Grant	AMOUNT & SOURCE OF FUNDING RECOMMENDED:	\$2,561,384.00 CDBG Grant

EXHIBIT B



PROJECT FUNDING SUMMARY SHEET



**Aberdeen Clubhouse
Jeffersonville
Clark County**

PROJECT SUMMARY: New Hope Services, Inc. has requested an Affordable Housing and Community Development Fund (“Development Fund”) loan to construct a Resident Community Facility that will serve all six phases of the Aberdeen Woods affordable housing development. This apartment community primarily serves grandparents raising grandchildren and is marketed as a senior living community.

PRESENTER: Jerri Bain, Director of Real Estate Lending

AMOUNT OF FUNDING REQUESTED:	\$237,749 Development Fund Loan	AMOUNT & SOURCE OF FUNDING RECOMMENDED:	\$237,749 Development Fund Loan
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2018 | Annual Report



Celebrating 40 Years of Empowering Hoosiers



providing housing opportunities • promoting self-sufficiency • strengthening communities

Celebrating 40 Years



a note from
Jake's desk

Artwork by Gracie Sipe

Celebrating 40 Years of Empowering Hoosiers

To provide housing opportunities, promote self-sufficiency and strengthen communities, the mission at IHCD has stood the test of time. And under the leadership of Lieutenant Governor Suzanne Crouch, the agency continues to closely align all of our work with these three key functions.

Providing Housing Opportunities

We know that our success as an agency would not be possible without a dedicated and talented staff working closely with our outstanding partners. Together, we were able to invest over \$350 million into affordable homeownership opportunities which allowed us to help more than 2,800 Hoosiers become homeowners—many of them first-time homeowners. We also launched the **Honor Our Vets homebuyer program** specifically designed to recruit to the State of Indiana.

On the multifamily side, we financed the creation or preservation of over 4,000 affordable rental units. Using a highly collaborative Qualified Allocation Plan (QAP) process, these new units help to address the specific housing needs of veterans, seniors and persons experiencing homelessness. In addition to the Rental Housing Tax Credit (RHTC) program, programs like the **HOME Investment Partnerships Program (HOME)** allow us to assist communities in providing quality affordable housing to Hoosiers.

Promoting Self-Sufficiency

Our goal is to provide education and resources for each program recipient outside of just a monetary benefit. This includes working with

developers and property managers of affordable housing developments on the **Interest in Education program** to create 529 accounts for children and grandchildren. We also provide Energy Education to individuals that use **Indiana's Energy Assistance Program (EAP)**.

Then there is the **Individual Development Account (IDA) program**, a matched-savings program that allows Hoosiers to work towards a major asset purchase; Hoosiers like LaQuanda Delaney used the program to save up for a down payment on a home.

Strengthening Communities

Working strategically with local, state and federal partners we have helped to transform a number of Indiana communities. While we are usually in the business of helping to finance the construction or preservation of housing, one thing we constantly hear is the need to remove vacant and blighted structures. Working alongside more than 60 Indiana communities, we developed **Indiana's Blight Elimination Program (BEP)**. Through this program we have been able to demolish more than 2,500 vacant and blighted homes. This has led to increased property values, decreased foreclosure rates and improved quality of place in these targeted areas.

And then there are communities like Kokomo. From luxury and market-rate apartments across from the new \$16 million YMCA facility, to several new affordable housing developments, housing across all income levels is a priority in Kokomo. Instead of focusing on developing and expanding their footprint, they are focused on improving existing buildings, infill and

integrated housing and strategically investing along Wildcat Creek.

While we focus a lot on our multi-million dollar investments, which are extremely important, using placemaking we have found faster, quicker and cheaper ways to improve the quality of place in communities. Using a model that requires communities to raise the first half of the project funding through a community crowdfunding campaign, our **Creating Places program** has helped to support more than 60 placemaking projects in our state. From park enhancements, streetscape beautification and public plaza development, to bike and pedestrian paths and making communities more walkable, these campaigns have together raised more than \$2 million in public support that have been matched by more than \$1.6 million in IHCD investment.

As we celebrate the agency's accomplishments in 2018, as well as our 40th anniversary, we are looking to 2019 and beyond. Under the direction of our **2017-2021 Strategic Plan**, we will be focused on continuing our mission-driven efforts and close collaboration with key partners.

Jacob Sipe

Jake

Executive Director
jsipe@ihcda.in.gov

Contents

Celebrating Homeownership	4
Outstanding Resident of the Year	5
Rental Housing	6
The Mercantile	7
Faces of HOME.....	8
Moving Forward RD	9
Winchester House Offers a New Beginning for Women Suffering from a Drug Addiction	10
Point-In-Time Homeless Count	11
Setting Roots in the United States.....	12
Lead Protection Program.....	13
Living the American Dream: About the IDA Program	14
Real Grille Food Truck Gives Back to the Community.....	15
Response to Flooding	16
Opportunity Zones	17
Placemaking = Fair Housing?	18
TED: Trolley of Evansville Districts.....	19
Hoosiers ‘Ramp Up’ Their Independence.....	20
Supporting the Next Generation	21
Impact of Indiana’s Blight Elimination Program (BEP)	22
Staff Investment	23

Strategic Plan Year One Accomplishments

With a focus on pursuing innovation in all programs and services, providing thought leadership, emphasizing continued quality of service, continuous improvement in program management and partnership building, we are committed to our vision of an Indiana with a sustainable quality of life for all Hoosiers in the community of their choice. Click [here](#) for a complete listing of our accomplishments for year one of our 2017-2021 Strategic Plan.

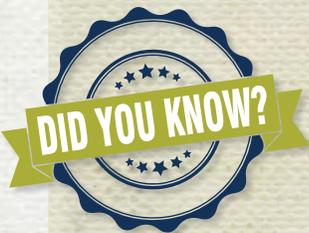


Providing Housing Opportunities



Celebrating Homeownership

Lt. Governor **Suzanne Crouch** took time to recognize organizations for their commitment to homeownership opportunities in Indiana. A special event was hosted at the site of two home builds being led by the **Greater Indy Habitat for Humanity**.



\$350 Million
Provided by IHCD



to



2,800
Support Hoosiers for
affordable
homeownership



10,000th
Homeowner was assisted
with mortgage payment
assistance through
**Indiana's Hardest Hit
Fund (HHF) program**

Providing Housing Opportunities



Outstanding Resident Volunteer of the Year

Navy Veteran. Leader. Kokomo resident. These are just a few things that describe Lottie Shaffer. They also each contributed to her being named the Outstanding Resident Volunteer Award winner at the **2018 Indiana Housing Conference**.

Lottie lives at **Jackson Street Commons (JSC)**, a 27-unit permanent supportive housing development for homeless veterans in Kokomo. There she has emerged as a leader in developing the Resident Council and has served as President for the past two years. She has coordinated many activities to promote resident bonding

and works with the council to improve the quality of life at JSC. But, for those who know her best, helping people is something she has done her whole life.

Lottie dreamed of becoming a meteorologist and delivering the weather on TV. This is what led her to joining the United States Navy. However, the meteorology course was closed after she was close to completing boot camp. While her military service did not go as originally planned, Lottie went on to Airman Apprenticeship training and at one point was stationed in

Keflavík, Iceland. Throughout her service she was focused on helping people—something she continues to do today.

While in Iceland, she met her husband and got married. Unfortunately, marriage with her husband did not last as he was very abusive. This led her to a series of events that led her to become homeless. Despite these challenges, Lottie continues to have a positive attitude and does all she can to serve those not only living at Jackson Street Commons, but anyone in need in the Kokomo community.



Mark Nicholson served as the luncheon keynote speaker on the first day of the conference. Mark, a formerly homeless veteran and board member of Hoosier Veterans Assistance Foundation (HVAF), accepted a check from the conference on behalf of HVAF for \$40,000. HVAF was the beneficiary for the 2018 Indiana Housing Conference.

Providing Housing Opportunities



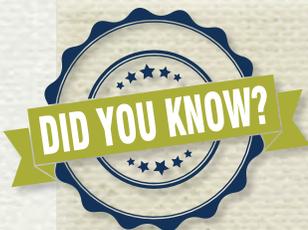
Leaders are gathered in Lafayette for the groundbreaking ceremony for the Solutions Beyond Shelter Engagement Center. In addition to providing permanent supportive housing, the center will serve as the primary entry point for people experiencing a housing crisis by providing case management, meals, limited medical services, job placement and other services.

Rental Housing

The availability of affordable housing remains a necessity for economic development in the state. During 2018, the agency made commitments to provide financing for the creation or preservation of 4,000 affordable rental units. Financing was obtained by housing developers to support various affordable housing projects

across Indiana. Generally, these projects are required to guarantee 10-30 years of affordability in exchange for public financing at favorable terms. Rental units were funded through a number of funding sources, including the **Indiana Affordable Housing and Community Development Fund**, the **Federal HOME Investment**

Partnership Program (HOME), the federal **Low-Income Housing Tax Credit (LIHTC) program**, and other federal housing programs. In addition to financing the development of affordable housing, IHCDA oversees tenant-based (5,200 vouchers) and project-based (almost 30,000 units) **Section 8** programs.



4,000

Rental units developed or preserved in 2018



30,000

Project and tenant-based Section 8 Vouchers

Providing Housing Opportunities



The Mercantile

Since the closing of Cox Supermarket in August 2014, residents living in Alexandria had to rely on convenience stores to purchase groceries in town. Or, they had to travel many miles to go to Wal-Mart in Anderson or Elwood. However, Milestone Ventures had a vision to create something new—the first affordable housing development featuring a grocery store in Indiana.

The new supermarket was developed as part of a multi-use property by Milestone Ventures, who was awarded tax credits under IHCD's innovation round. Horner's, which opened the grocery store in February 2018, signed a 10-year lease and employs 30 employees. The project is part of the Town of Alexandria's Mercantile project which includes a business incubator at the glove factory site across the street.



Above are pictures of Cox Supermarkets in 2014 just prior to closing and a picture of the current site taken in March of 2018.



Above are pictures from the Horner's Midtown Market Grand Opening on February 28, 2018. Horner's gave gift cards away at the ceremonial ribbon cutting ceremony. Hundreds of partners and Alexandria residents were in attendance.

Providing Housing Opportunities



Partners are gathered at the Grand Opening celebration for Meridian Park.

Faces of HOME

The **HOME Investment Partnerships Program (HOME)** also known as HOME provides quality and affordable housing to Hoosiers through funding supplied by the **United States Department of Housing and Urban Development (HUD)**.

Over the past 25 years, IHCD has disbursed over \$260 million in HOME funds to complete affordable housing projects across Indiana, and funded over 24,000 units, through rental and homebuyer

construction, down payment assistance and tenant-based rental assistance. As a recent recipient of HOME funding, **Bona Vista**, has utilized support in establishing three affordable local housing projects: The Vistas, Laguna Commons, and Meridian Park located in Kokomo, Indiana.

The most recent project, Meridian Park, involved a high level of collaboration between Bona Vista and the City of Kokomo. The City of Kokomo donated the property

to Bona Vista, and assisted in the façade design of the building.

Residents boast that living at Bona Vista creates an environment to be involved in the community. With a park across the street, residents of Meridian Park are able to socialize with one another and cultivate an inclusive and welcoming community. A Meridian Park resident stated they enjoyed the newness of the housing, and how residents enjoy the nearby park.

2013-2018 HOME Awards

YEAR	PROJECTS	# OF UNITS	AMOUNT AWARDED
2013	16	325	\$6,511,687
2014	15	317	\$8,145,737
2015	11	276	\$6,676,765
2016	19	251	\$14,574,639
2017	11	248	\$7,154,000
2018	4	123	\$3,155,000
TOTAL	76	1,540	\$46,217,828



Providing Housing Opportunities



Development teams selected to participate in Moving Forward RD took part in an intensive two-day workshop led by Energy Systems Network (ESN).

Moving Forward RD

Throughout rural Indiana there are 472 properties that are reaching the end of their USDA Rural Development (RD) affordability periods. This means more than 12,000 units of much-needed affordable housing is at risk of being lost. Using the Moving Forward Initiative model, IHCD is using the 10% set-aside in Indiana's Qualified Allocation Plan (QAP) to award 9% Tax Credits to Developers with the goal of preserving a total of 30 of these properties at risk of losing their USDA RD affordability by 2020.

To do this, we are using an innovative financing strategy for the three developers selected that couples the competitive 9% tax credits with the underutilized 4% multi-family bond credits. Additionally, IHCD will start three rural housing trust funds with \$1 million each that will be loaned into these developments and once repaid will be recycled back into the local rural community to create or preserve additional affordable housing.



BEFORE



AFTER

IHCD awarded Rental Housing Tax Credits and a Development Fund loan to Neighborhood Development Associates for the acquisition and rehabilitation of Oak Ridge Place Apartments in Huntingburg, Indiana. The USDA RD property managed by Valenti Real Estate Services has 62 units.

Providing Housing Opportunities



Nationally Recognized IHCD received a national award in special needs housing from the **National Council of State Housing Agencies (NCSHA)** for their response to the opioid crisis.



Winchester House Offers a New Beginning For Women Recovering from Drug Addiction

This summer **Volunteers of America (VoA) Ohio and Indiana** opened a 23-bed center called Winchester House for women in East Central Indiana living with substance use disorders. The VoA, who runs a similar facility in Indianapolis, has announced plans for other Fresh Start Recovery Centers in Evansville and Columbus.

The Fresh Start Recovery program is different from others around the state in that it allows women to have their children younger than 5

years live at the facility with them; the program allows for up to two children from each family. While the Winchester House does not allow men to stay in the facility, it does open its doors for family counseling and other group gatherings for women who are in need of the services.

According to the VOA president, John Von Arx, the program has a completion rate around 61 percent, which he said is high for programs of this intensity. Women who do not complete the program on the first attempt, or need to return

to go through the program again, are permitted to do so, he said.

Von Arx said he is hopeful those around the state will be able to look at the Winchester House, as well as VOA's Theodora House in Indianapolis (the organization's first Fresh Start center), and see them as models of how they could go about trying to address opioids and other addictive substances, while supplementing them with other programs.

Providing Housing Opportunities



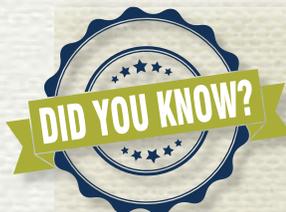
Indiana Lt. Governor Suzanne Crouch visits with local partners in Evansville at a homeless encampment.

“ **Coordinated Entry truly changes the Indiana Balance of State Continuum of Care from a project-focused system to a people-focused system,”** said Lt. Governor Suzanne Crouch who serves as the board chair for the Indiana Housing and Community Development Authority (IHCDA). ”

Point-in-Time Homeless Count

The Indiana Balance of State Continuum of Care conducted the 2018 Point-in-Time Count on January 24, 2018. Among the findings was a two percent decrease in the overall homeless population.

Agency officials attribute the continued reduction to the state’s BoS homeless population to coordination both regionally and at the local level on implementing strategies to reduce homelessness. This includes the collaboration and partnership on a statewide Coordinated Entry system.



In January 2019, HUD announced \$18 million in funding to aid Indiana homeless programs. The award included new funding for Coordinated Entry expansion and rapid rehousing for victims of domestic violence.

2018 BoS PIT Key Findings



3,576
People identified as homeless*

*2% decrease from 2017.



8%
Decrease in individuals identified as chronically homeless



18%
Increase in homeless adults identifying themselves as having a substance abuse disorder



14%
Increase in available rapid rehousing units

Promoting Self-Sufficiency



Pat Burke, Weatherization Auditor for Brightpoint is pictured with Sabah Hakim outside of his home in Fort Wayne.

Setting Roots in the United States

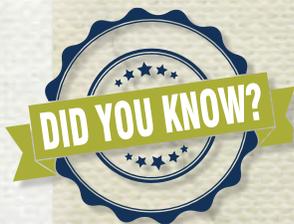
Sabah Hakim came to the United States as a refugee from Iraq in 2002. With much of his family still in the country, Sabah was thankful for help in finding a job. Strongly skilled, Sabah worked in the automotive industry for several years in Fort Wayne. However, layoffs forced him to lose his job. Falling on hard times, he contacted **Brightpoint** to see if they could assist him.

After signing up for the **Energy Assistance Program (EAP)**, he expressed interest in the **Weatherization Assistance Program (WAP)**. After an audit was conducted, it was determined that although his house was pink it

wasn't pretty. There was a lot of work that needed to be done to the home for Sabah to continue living there.

The WAP work provided Sabah with a new water heater, sump pump, duct work and insulation both in the attic and basement. This has helped to significantly reduce Sabah's monthly water and utility bills.

"I'm very thankful to Brightpoint and all they have done for me," said Hakim. "My bills have gone down so much."



103,000

Households served during 2017-18 Winter Assistance period



\$600

Average benefit provided



25%

Average energy savings for home weatherized

Promoting Self-Sufficiency

Lead Protection Program

ICHDA and the Indiana State Department of Health (ISDH) were awarded substantial funding to conduct lead hazard control activities including risk assessments. Combined, there are three lead programs that are being administered by these agencies that each have specific requirements and locations where these activities must be conducted.

To avoid duplication of these efforts and confusion amongst both homeowners and contractors, the **Lead Protection Program** was created as the State of Indiana's initiative to remediate lead-based paint hazards in targeted households in the state.

Funding secured by ICHDA and ISDH will allow for the identification, hazard control activities and remediation of lead in more than 500 homes in targeted areas in Indiana.



Promoting Self-Sufficiency

10508

Living the American Dream

LaQuanda is a single mother raising one son in Fort Wayne. Before enrolling in the **Individual Development Account (IDA) program**, they lived in a not so safe part of the city, and LaQuanda was working a day job at Walmart. After fast tracking through the IDA program in two years, she was able to purchase her first home. LaQuanda and her son now live in a safer neighborhood, and LaQuanda has a new job working at St. Joseph Hospital. She would recommend the program to anyone who wants to change their life for the better. She says she feels like it is an American dream to own a home, and she now gets to experience this first hand because of the IDA program.

About the Program

The IDA program assists low-moderate income Hoosiers attain their goals through matched-savings incentives and financial education. Operating behind the rationale that income alone, is not enough for individuals to break trends of generational poverty, the IDA program focuses on asset building as a key component towards family and self-sufficiency. Qualified participants set savings goals and make regular savings deposits. Every dollar a participant saves is matched to help them make their major asset purchase.



Promoting Self-Sufficiency

THE REAL GRILLE

The Real Grille, which is run and operated by Real Services, made its debut in 2018.

“ We were doing catering already...So, we took their idea seriously and we ran with it. ”

George Hawthorne, Real Services Director of Food and Transportation

Real Grille Food Truck Gives Back to The Community

About three years ago, Real Services president Becky Zaseck and director of food and transportation George Hawthorne presented a proposal to a business class at the University of Notre Dame. The agency, which provides independent living assistance, needed fundraising ideas to provide the services it offers on a daily basis. Students suggested a food truck.

Three years and \$160,000 of fundraising later, including the **Community Services Block Grant (CSBG) program**, the Real Grille Food Truck is open for business. The 20-foot food truck has no deep fryer, but comes with state-of-the-art kitchen equipment that allow food truck chef Paul Como to be versatile in what and how he cooks.

In addition to operating during the daily lunch rush in and around South Bend, the truck is also available for private events. When customers find the food truck they can expect to purchase items for about \$10. All proceeds go to the Meals on Wheels program Real Services provides.



Chef Paul Como is the man behind the new Real Grille Food Truck. He gives a tour of the kitchen inside the 20-foot truck and plans on incorporating a familiar menu.



The 20-foot Real Grille Food Truck features menu items such as grilled cheese, tomato soup and potato bites. All of the proceeds from the truck will go to fund Meals on Wheels in St. Joseph County.

Strengthening Communities



Response to Flooding

In February and March, a rash of storms led to widespread flooding in parts of Northern and Southern Indiana. This led the State of Indiana to open Local Disaster Assistance Centers—or one-stop shops—in several locations.

The centers, which collectively served hundreds of Indiana families, helped flood victims with anything from short-term hotel rentals to replacing lost or destroyed documents. In addition to IHCD, agencies represented at the centers included the Indiana Department of Homeland Security, Family and Social Services Administration, Department of Workforce Development, Indiana State Department of Health, Department of Insurance, Bureau of Motor Vehicles, Indiana State Board of Animal Health and the Indiana State Department of Agriculture. The Indiana Office of Technology and the Indiana State Police provided additional support.

Local Disaster Assistance Center

Residents impacted by flooding get assistance at a Local Disaster Assistance Center at the DeMotte Town Hall.

DID YOU KNOW?



4

Local Disaster Response Centers supported in Utica, Lake Station, Elkhart and Demotte.

100+

Families provided with housing assistance (rental assistance and/or hotel vouchers)



Strengthening Communities



Members of the Opportunity Investment Consortium of Indiana are pictured at a launch event on November 16, 2018. The group was presented with a \$100,000 check from Fifth Third Bank.

Opportunity Zones

In April, Indiana Governor Eric Holcomb submitted nominations to the U.S. Secretary of Treasury for 156 census tracts for a newly-created Opportunity Zone designation. All of the census tracts nominated by Governor Holcomb were certified and designated Opportunity Zones by Treasury.

The federal program, created with the passage of the Tax Cuts and Jobs Act, provides tax incentives to attract private investment to low-income communities. To help more intentionally encourage the transformation of the Opportunity Zone neighborhoods, the **Opportunity Investment Consortium of Indiana** was developed.

The consortium is comprised of a public/private collection of investors and community partners poised to support and invest in Opportunity Zones through the facilitation of this online pairing tool. In addition, stakeholder roundtables meet regularly to discuss support for advancing projects, and the training and professional resource partners further assist the effort by providing access to critical legal and financial services, training and information.

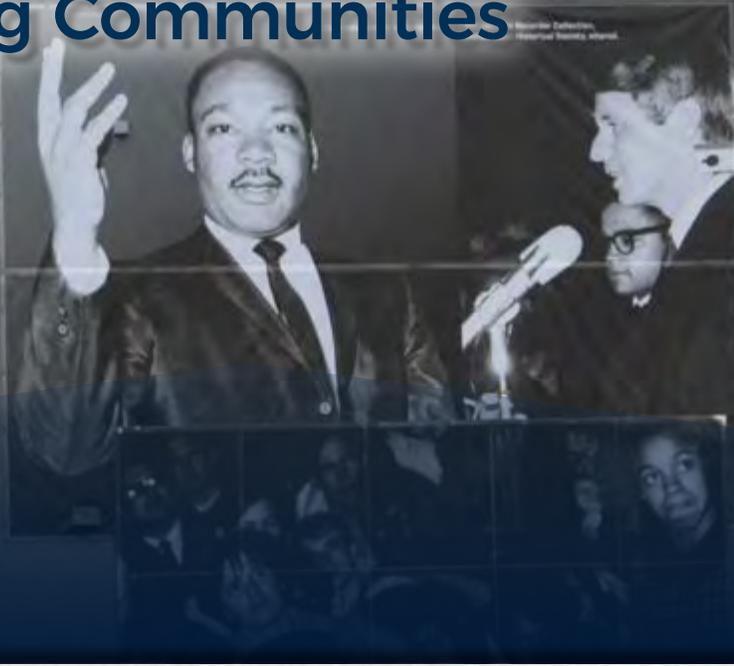
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Promise Zone Investment

In October, Joseph P. Galvan, HUD Midwest Regional Administrator, awarded a Comprehensive Counseling Grant Program award to IHCD. This grant will directly support the housing counseling services Indiana residents living in the Indy East and Evansville Promise Zones need in order to attain or retain their home.

Strengthening Communities



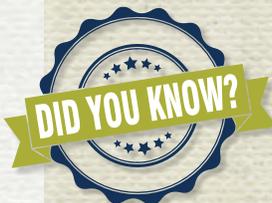
Placemaking = Fair Housing?

In most instances placemaking and ensuring Fair Housing are separate projects. However, the **King Park Kennedy King Memorial Initiative Project** helped to change that thought process. On April 6, 1968 on the corner of 17th and Broadway in Indianapolis, Robert F. Kennedy delivered an improvised statement informing a gathered crowd of the assassination of Dr. Martin Luther King, Jr. Within the powerful speech, Kennedy reminded listeners of what Dr. King stood for, and urged racial reconciliation, forgiveness and speech.

To celebrate the 50th anniversary of that night, when the legacies of Dr. King and Robert F. Kennedy became forever entwined, the **Kenedy King Memorial Initiative** (KKMI) had visions of public art. Using IHCD's CreatINg Places program, KKMI raised over \$60,000 that was matched by \$50,000 from IHCD.

Thanks to this campaign, Martin Luther King Park and the Kennedy King Memorial, "Landmark for Peace" will continue to hold a special place of honor in Indianapolis. They bring a vision of a unified community and signifies the legacy that began with Kennedy's speech.

CREATING
PLACES



Since the **CreatINg Places' program** started in 2016, more than **60 projects** have been successfully completed. Together they have raised more than **\$2 million** in public funding that have been matched by **more than \$1.6 million** from IHCD.

Strengthening Communities



TED

After listening to the members in their community, **Growth Alliance for Greater Evansville** developed a collaborative effort between several civic organizations to bring greater connectivity to Evansville. And thus the idea of **TED: Trolley of Evansville Districts** was born.

With a goal to raise \$25,000, **Franklin Street Events Association**, Haynie's Corner Art District Association and Growth for Greater Evansville set forth on their CreatINg Places' program campaign for TED. With more than 140 patrons donating, they raised just over \$30,000—surpassing their goal. These funds were matched by \$25,000 from IHCD.

Launched in May of 2018, TED is open to everyone and currently provides yearly passes as well as same day ticket purchases.

Strengthening Communities



Hoosiers 'Ramp Up' Their Independence

Imagine being trapped in your own home, unable to go anywhere unassisted and unable to escape in the event of an emergency. That is the unfortunate reality faced by individuals in need of an accessibility ramp to safely enter and exit their home.

Through IHEDA's **Ramp Up Indiana program**, the **Interlocal Community Action Program (ICAP)**, with guidance from **Working with Servants at Work (Saws)**, was able to install 11 ramps. This has allowed these Hoosiers to regain their independence.

One of the other homeowners receiving a ramp had the goal of being able to get around a nearby park on her own. With her new ramp, she now can leave her house and enjoy the park.

Another ramp recipient, a paraplegic gentleman, had no way to leave the back of his home. In the event of a fire, he could have been trapped. He now can safely go in and out of the back of his home.

“

It's a lot safer than the one I had before. For someone who is handicapped this is great. You don't have to worry about falling. Even if you did fall, you have a way to get yourself back up. I appreciate it.

”

Mary Bryant, disabled senior, ramp recipient

Strengthening Communities



High school students participating in the **My Community, My Vision (MCMV) Program** presented their community vision plans during a luncheon in April.

Supporting the Next Generation

The MCMV program was developed with the belief that young people in Indiana should not have to leave their hometowns in order to achieve their dreams. For several months, students participating in the 2017-18 program from LaPorte, Cass County, Logansport and Indianapolis worked closely with IHCDA staff, graduate mentors and their city leaders to outline their ideas for enhancing the development and quality of life in their hometowns.

Now in its fifth year, previous MCMV participating groups have developed community vision plans that lay the groundwork for student entrepreneurship opportunities, community gardens, bike-share programs, farmer's markets and other programs students wanted to see brought to their hometown. Others have raised grant funding and in-kind donations to implement projects developed in the MCMV planning process.

www.in.gov/myihcda

“*These students identified opportunities for their communities to invest in their future, said IHCDA Executive Director Jacob Sipe. We look forward to supporting these students and municipalities as they implement all or portions of these plans.*”



The **Interest in Education** program was created to allow IHCDA Development Fund borrowers to defer existing annual interest payments to CollegeChoice 529 accounts for the children and grandchildren of eligible residents living in their affordable housing properties. To date, more than \$100,000 has been committed for this program.

Strengthening Communities



Impact of Indiana's Blight Elimination Program (BEP)

IHCDA invested \$75 million of **Indiana's Hardest Hit Funds (HHF)** to demolish blighted and abandoned homes that are beyond repair. The goal of creating the country's first statewide **Blight Elimination Program (BEP)** was not simply to demolish abandoned homes, but to stabilize property values in Indiana communities. The partnership between IHCDA and Indiana municipalities has led to the demolition of more than 2,500 blighted properties. There is a variety of end uses for the newly cleared properties, including green space and redevelopment.

To better understand the economic impact of these statewide demolitions, IHCDA **commissioned an impact study** to evaluate the economic effect of the recent demolitions. In order to evaluate the impact, Sagamore researchers used property sales data and foreclosure data to develop an economic model to estimate the impact Indiana's efforts.

Key findings of the study include:



INCREASE IN PROPERTY VALUES

A single-family home sale occurring within BEP target areas and after a completed intervention sold with an increase in value in most communities.



DECREASE IN FORECLOSURES

Communities that received BEP funding showed a decreasing trend in their mortgage foreclosure rate.



IMPROVED QUALITY OF PLACE

Overall perceptions of quality of place improved after BEP intervention.



Click [here](#) for more information on the impact of Indiana's Blight Elimination program.

Strengthening Communities

Staff Investment



Our Front Desk Coordinator Zaneta Scott was named the 2018 IHCD Employee of the Year.



Vinya Dunbar, Accounting Director and Contoller, and John Ruiz, Manager of Financial Reporting, participated in the NCSHA Leadership Academy in November.



Throughout 2018, IHCD staff participated in a "Customer Service with a Purpose" training facilitated by the University of Indianapolis.



In 2018, we held five IHCD board meetings at affordable housing developments throughout the state.



In August, we co-hosted a Statewide Housing & Homelessness Conference with CHIP.



Several staff members volunteered alongside Jimmy and Rosalynn Carter for their Habitat for Humanity build in Mishawaka.



Together, IHCD staff conducted more than 150 trainings and workshops in 2018.



IHCD staff participated in the **Indiana Construction Competition**. Together they donated and constructed using more than 1,000 canned goods that were later donated to the **Hoosier Veterans Assistance Foundation (HVAF)**.



BKD identified no compliance findings or adjustments to the actual financial statements. This is the second year in a row we have had a "clean audit".



ihcda   

Indiana Housing & Community Development Authority

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