

# ihcda



FALL ISSUE 2018

the magazine



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**Lottie Shaffer**

2018 Outstanding  
Resident Volunteer





a note from  
Jake's desk

Artwork by Gracie Sipe

Mark Nicholson, an attorney and HVAF board member, served as the keynote speaker for the 2018 Indiana Housing Conference.

## Serving Those That Serve Us

The theme for this year's Indiana Housing Conference was "Serving Those That Serve Us." It began with the conference planning committee selecting Hoosier Veterans Assistance Foundation (HVAF) as the conference beneficiary. That led to our selection of Mark Nicholson as our keynote speaker. Mark, in addition to being a current HVAF board member, is a military veteran who benefitted from HVAF services after finding himself homeless.

HVAF assisted with the opening plenary session that focused on resources and the need to support our military veterans after their service. Panelists shared what currently is being done in our state to help our most vulnerable veterans and discussed challenges that still exist. Challenges including the 539 homeless veterans living in Indiana that were identified in the 2018 Point-in-Time Count. While I am pleased to report the number of homeless veterans in our state has gone down by 32% since 2014, the work will not be done until that number is zero.

Then there is Lottie Shaffer, once herself a homeless veteran living in Indiana, who was selected as this year's Outstanding Resident Volunteer. A lifelong resident of Kokomo, Lottie served in the United States Navy and was stationed in—of all places—Iceland before returning to Kokomo.

She, like Mark, found herself in a housing crisis which led her to Jackson Street Commons, a permanent supportive housing development in Kokomo. She now does all she can to serve those not only at Jackson Street Commons as the leader of the resident council, but finds any opportunity to be involved and support others in need in Kokomo.

At IHCD we are committed to serving those who served us. Which is why we continue to work closely with Governor Eric Holcomb and Lt. Governor Suzanne Crouch on their **Next Level Veterans** program. This program is focused on attracting veterans leaving the military to Indiana to fill open positions.

Through this new initiative, and our efforts to assist those that served and are already living in Indiana, we hope to make Indiana the most welcoming state for our veterans to live, work and play. 🏠

Jake  
Executive Director  
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Lottie Shaffer: 2018 Outstanding Resident Volunteer

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As a quasi-state agency, the Indiana Housing and Community Development Authority is committed to serving the entire spectrum of housing, from homelessness to homeownership.

Our charge is to provide housing opportunities, promote self-sufficiency and strengthen communities, in order to build an Indiana with a sustainable quality of life for all Hoosiers in the community of their choice.

As part of the Lt. Governor’s Family of Business, we work with other state agencies, private and not-for-profit entities and local units of government to help develop innovative solutions for housing and comprehensive community development.

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Former President Jimmy Carter and his wife Rosalynn were among the many nationally-known celebrities and public officials that were a part of this historic Habitat event in Mishawaka.

# Indiana Hosts the 35th Annual Jimmy and Rosalynn Carter Work Project

**Brian Philips**, Senior Communications Specialist & Brand Ambassador

On August 26th, the horn sounded to mark the start of one of **Habitat for Humanity's** (HFH) most ambitious efforts to date—the 35th Annual Jimmy and Rosalynn Carter Work Project in Mishawaka. Joining the former President and First Lady were several notable celebrities including Garth Brooks, Trisha Yearwood and Indiana's own David Letterman.

They joined volunteers from across the country to build 26 homes in a newly developed subdivision in Mishawaka. Among the volunteers were future homeowners like Annelise who, along with her three

“  
We are still in awe of the love and dedication that was shown to our future homeowners.  
- Jim Williams  
President and CEO for Habitat for Humanity

children, worked side-by-side with skilled volunteers to construct their new homes.

“One of the greatest motivators is people working together to help other people,” said Trisha Yearwood. “Every year it is an honor and a privilege to work with everyone at Habitat for Humanity on the Carter Work Project. When we all work together, amazing things happen.”

The build was led by Habitat for Humanity of Indiana and their local affiliate in St. Joseph County. Together, with support of volunteers, they created a lasting legacy and a new neighborhood that will benefit generations to come.



Pictured is Anneliese, Skyler, Nathaniel & Isabella with Brian Philps and Gina Leckron inside their new home. The group and other volunteers helped to construct their new home.



Pictured are country music singers Trisha Yearwood and Garth Brooks with former President Jimmy Carter and First Lady Rosalynn.



“

This has been the best organized, most pleasant and well prepared that we have ever experienced, and we have had some good ones!

- Former President Jimmy Carter



Volunteers from across the country teamed up to build 26 homes in a newly developed subdivision as part of the 35th Annual Jimmy and Rosalynn Carter Work Project in Mishawaka.

“We are still in awe of the love and dedication that was shown to our future homeowners,” said Jim Williams, President and CEO for Habitat for Humanity of St. Joseph County. “We are thankful that we have been given the opportunity to make their dreams become a reality.”

The first of the new homeowners from the build have already started moving into their homes. It is expected that 16 of the 28 families will be moved in before the holiday season. 🏠

# 2018 INDIANA HOUSING CONFERENCE

## HIGHLIGHTS

The Indiana Housing Conference, hosted annually by the Indiana Affordable Housing Council (IAHC), is Indiana's "must attend" event for affordable housing professionals. More than 500 people took part in this year's conference which was held September 26-27, 2018 at the Indianapolis Marriott Downtown. Proceeds from this year's conference were provided to Hoosier Veterans Assistance Foundation (HVAF).

### ABOUT THE IAHC

The Indiana Affordable Housing Council (IAHC) is a membership organization founded in 2012. The organization was created to promote the preservation and expansion of affordable housing for individuals and families throughout the State of Indiana. IAHC works to encourage and promote the professionalism, excellence and value of the affordable housing industry and the organization's members. IAHC advances its mission through education, information and constructive relationships with state, local and federal officials.

IAHC's membership is comprised of organizations involved in all aspects of affordable housing. Members include both non-profit and private companies including owners, property managers, developers, financial institutions, investors, builders, local government, attorneys, accountants, civic organizations, and consultants.



## EXHIBIT HALL

Dozens of sponsors lined the hallway at the Indianapolis Downtown Marriott providing information throughout the two day conference to attendees.



### KEYNOTE SPEAKER: MARK NICHOLSON

Mark Nicholson served as the luncheon keynote speaker on the first day of the conference. Mark, a 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 IHC.



### RURAL HOUSING DEVELOPMENT TRACK

Featured at the 2018 Indiana Housing Conference was a track dedicated to rural housing. Topics included: HOME Investment Partnerships Grant 101, Broadband Strategies for Rural Communities, Policies and Procedures in Fair Housing Choice, State of Indiana Lead Protection Program, Strategic Decision Making and a Fireside Chat with Indiana Community Housing Development Organizations.



# INDIANA HOUSING CONFERENCE HIGHLIGHTS

## GENERAL SESSIONS

More than 20 sessions took place at the 2018 IHC offering a number of opportunities for both new and experienced affordable housing industry professionals to get education and updates.



# INDIANA HOUSING CONFERENCE

## HIGHLIGHTS

### WOMEN IN AFFORDABLE HOUSING NETWORK

The purpose of the session was to learn about the Indiana Women in Affordable Housing Network and to create the vision for the Indiana Women in Affordable Housing Network. The steering committee invited other individuals to join the session to learn more about initial identified goals and provide feedback/ideas on implementation and programming.

#### STEERING COMMITTEE

**Janine Betsey** - President and CEO , Merchants Affordable Housing Corp

**Monica Chavez** - National Account Manager, First American Title

**Lori Edwards** - Development Manager, The Annex Group

**Jennifer Green** - President, Insight Development

**Julia Kaercher** - Vice President of Program Development, Merchants Affordable Housing Corp

**Ashley Prendergast** - Tax Partner, Tidwell Group LLC

**Samantha Spergel** - Director of Real Estate Production, IHEDA

#### INTERESTED IN JOINING?

If you are a woman working in the affordable housing industry and are interested in joining the Indiana Women in Affordable Housing Network please contact Julia Kaercher at [julia@merchantsaffordablehousing.org](mailto:julia@merchantsaffordablehousing.org) or (317) 805-4362.



# Lt. Governor Suzanne Crouch Presents 2018 Excellence in Affordable Housing Awards

## THIS YEAR'S AWARD RECIPIENTS ARE:



### Senior Housing – North Harrison Senior Apartments – Shelbyville, IN

North Harrison Senior Apartments was created to provide senior housing with lower monthly rent and utility costs, while creating an inviting atmosphere where friends socialize and help each other out. This community is located in a walkable area to other necessities, provides educational opportunities for both work and personal enrichment, and assists in finding necessary social services to help the residents live independently for as long as possible.

*(Development specifically designed for use by elderly tenants.)*



### Special Needs Housing – Oliver Apartments – South Bend, IN

The development location for Oliver Apartments was selected after considering 10 potential sites and several existing buildings. The South Bend Heritage board and staff also attended numerous neighborhood meetings and community forums to ensure they garnered feedback from stakeholders. What has resulted is a development that houses 32 formerly homeless individuals (both male and female) while at the same time achieving an Emerald Level Energy rating from the National Green Building Council.

*(Development is specifically designed for use by special needs populations which includes persons with physical or developmental disabilities, mental impairments, single parent households, victims of domestic violence, abused children, persons with chemical addictions and homeless persons.)*



### Rural Housing – The Mercantile – Alexandria, IN

Based on innovative funding round criteria, creating a mix-use housing/retail development allowed for a project that would deliver maximum community impact. Market studies supported the need and potential sustainability for both businesses. Saving an iconic downtown building has contributed significantly to maintaining Alexandria's cultural and historical identity. This project has been transformational, providing access to healthy food and affordable housing downtown, and providing solutions to real needs as well as a significant economic boost.

*(Located within the corporate limits of a City or Town with a population less than 14,999 or the development is located in an unincorporated area of a county that is located beyond 2 miles of the city or town's jurisdiction.)*



### Urban Housing – South Bend Mutual Homes – South Bend, IN

In partnership with Neighborhood Development Associates, South Bend Heritage built 24 new single family homes as part of a special funding round by IHCD that encouraged "innovative" development. South Bend Mutual Homes offers a unique opportunity for those with lower incomes to live in brand new housing. These homes are located in the Lincoln Park Neighborhood, just west of downtown South Bend.

*(Development is located within a metropolitan area with a population greater than 15,000.)*

“ Safe, decent and affordable housing is imperative to move this state, and the Hoosiers who call it home, to the Next Level. These developments have and will continue to make a profound impact within their communities. ”



- Lt. Governor Suzanne Crouch, Board Chair IHCD

# 2018 INDIANA HOUSING CONFERENCE

## HIGHLIGHTS



### TOUR OF JACKSON STREET COMMONS

During their visit to Kokomo, Lottie took IHCDIA intern Lauren Anderson and Deputy Executive Director Matt Rayburn on a tour of Jackson Street Commons. Also pictured is Angie Ciski.

# Lottie Shaffer: 2018 Outstanding Resident Volunteer

**N**avy 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 last month.

Lottie, a lifelong resident of Kokomo, lives at **Jackson Street Commons (JSC)**, a 27-unit permanent supportive housing development for homeless veterans. 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.

## Military Service

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 got married and became pregnant with her first son. She would have a second son with him just 14 months later. This led her to leaving the Navy. However, since her husband was also in the Navy, she would be a Navy dependent until 1990.

## After the Military

Unfortunately, marriage with her husband did not last. He was very violent and threatened to kill her so she decided to leave. 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. 🏠



Pictured with Lottie is IHCD Executive Director Jacob Sipe, IAHC President Dawn Gallaway and Chief of Staff for Lt. Governor Suzanne Crouch Tracy Barnes.



*Keflavík, Iceland (Iceland) – Keflavík is a town in the Reykjanes region in southwest Iceland. As of 2016, its population when combined with the nearby town Njarðvík, is 15,129. In 1995 it merged with Njarðvík and Hafnir to form a municipality called Reykjanesbær with a population of 15,233.*



Darrell Mitchell is pictured with IAHC President Dawn Galloway accepting the 2018 Leadership Award.

## Darrell Mitchell Awarded with the Leadership Award

**D**arrell Mitchell was named the winner of the Leadership Award presented by IHCD and the Indiana Affordable Housing Council (IAHC) during the Awards Luncheon at the 2018 Indiana Housing Conference.

Darrell Mitchell is the founder of INARR, the Indiana Affiliation of Recovery Residences. In his role as the INARR founder, Darrell advocated for legislation to ensure that Recovery Homes were providing quality services. The legislation was passed in July 2016 requiring Recovery Residences to be certified to the NARR (National Alliance for Recovery Residences) by INARR.

Darrell is also the Chief Executive Officer of Progress House, Indiana's oldest and largest Recovery Home. Founded in 1961, today Progress House is home to 148 men. Darrell's tireless commitment and passion to Recovery Housing has been a game changer in Indiana and he continues



Darrell Mitchell is pictured with key Indiana leaders, stakeholders, legislators and policymakers to discuss INARR standards and what next steps are needed in delivering quality Recovery Housing solutions (2016 – picture courtesy of Indiana Affiliation of Recovery Residences).

to influence policy and activity on the State and Federal level. According to his nomination, "There is no finer role model than Darrell Mitchell." 🏠



Winchester House, the former site of First United Methodist Church on 313 S. Meridian Street in Winchester, started accepting referrals this summer.

## Winchester House Offers a New Beginning For Women Suffering from a Drug Addiction

Women in East Central Indiana suffering from substance abuse problems now have a place to go to beat their addiction. This summer Volunteers of America (VoA) Indiana opened a 23-bed center called Winchester House in Winchester. 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 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.

"The program is all about finding a balance for these women, to help them reach a point where they can manage not only their own lives, but the responsibilities of being a parent," said Devon Jones, who oversees VOA Indiana's Fresh Start programs. "This program is meant to be a tool to help them continue to grow and develop, and we really think we are equipping them well to do that."

The program itself includes two phases: the first, which lasts for 21 days, is focused on stabilization, treatment, parenting and life skills, and bonding with their children. The second is keyed in on sobriety maintenance, treatment and advanced life-skills training and lasts for up to 54 days.



Pictured from left to right is State Health Commissioner Dr. Kristina Box, IHEDA Executive Director Jacob Sipe, Executive Director for Drug Prevention, Treatment and Enforcement Jim McClelland, Winchester Mayor Shon Byrum, Volunteers of America Indiana President John Von Arx, FSSA Secretary Dr. Jennifer Walthall and Director of the Indiana Department of Child Services Dr. Terry Stigdon at the ribbon cutting ceremony for Winchester House in August.

According to the VOA Indiana 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. 🏠



# Think You Know Kokomo?

**T**he City of Kokomo has experienced natural disasters over the past several years. Many people are aware of the tornados in 2013 and 2016, but the community has also experienced two major floods in the past 15 years. This has led Greg Goodnight—who has been Kokomo’s Mayor for the past 11 years and a lifelong resident—to adjust his strategy.

“These natural disasters forced us to think about our footprint,” said Goodnight. “Instead of developing and expanding our footprint, we are focused on improving existing buildings, infill housing and integrated housing (variety of income levels) that doesn’t require new infrastructure and road development, saving taxpayers money.”

## Housing continues to be a priority

From luxury and market-rate apartments across from the new \$16 million YMCA facility and the 198-luxury unit apartment homes at 306 Riverfront District, to several new affordable housing developments, housing across all income levels is a priority in Kokomo. This is due in large part to an estimated 9,000 people that work in Howard County but don’t live in the county.

To utilize vacant lots, many created by the City’s removal of more than 100 homes through the Blight Elimination Program, they established an “Urban Infill” program. This involves the city taking these now vacant lots and building new market rate homes.

“It’s less expensive for taxpayers because the infrastructure is in place,” Goodnight added. “The sewers, sidewalks, the streets, all those things—we’re already going down those alleys and picking up trash so it’s very inexpensive.”

## A Walkable City

In addition to meeting the housing needs in Kokomo, Goodnight is focused on making Kokomo a more walkable city. These efforts have centered on Wildcat Creek. The Industrial Heritage Trail from the Wildcat Creek through downtown has increased the connectivity of the trail system. They’ve also focused on improving street traffic by narrowing

roads, adding islands and removing more asphalt than they are adding.



Opened in 2015, Kokomo Municipal Stadium seats 4,000 and serves as the home field for the Kokomo Jackrabbits of the college summer Prospect League and the Kokomo Wildcats high school baseball team.

## The Stadium

In 2013, a neighborhood in Kokomo flooded for the second time in 10 years. Not only was it extremely dangerous to live in this area, but many of the homes were beyond repair. So the City worked with local partners to acquire properties in this neighborhood.

At the same time, they knew their high school baseball stadium was in need of repair, too. So plans for a new stadium were constructed. In addition to serving as the home field for the Kokomo Wildcat high school baseball team, it also plays host to the Kokomo Jackrabbits college summer baseball team, as well as IUK Baseball and Women’s Soccer.

## A Necessary ‘Face Lift’

Through all of their projects and redevelopment the City has focused on being “good neighbors” and doing what is best for the community. Understanding many people will only walk or drive past buildings, they focus very heavily on the aesthetics of the outside. Not just to ensure they are visually appealing, but that they fit-in with the other buildings within the neighborhood. These efforts will continue.

“Partnerships are critical,” added Goodnight. “I am willing to take risks and do what I can to serve the residents of Kokomo.” 🏠

# City of Kokomo

Mayor Greg Goodnight



## Depot District

Brewery, sidewalk cafes, public park, and fabulous restaurants line the former railroad depot station showcasing public art and an enhanced streetscape.



## The Residences at Washington Street

This \$9 million downtown revitalization project consisting of 54 one- and two-bedroom apartment homes is designed specifically for residents over the age of 55.



## Parking Garage & Apartments

The 4-story garage provides over 400 new spaces for downtown visitors. A private developer has provided urban living in a walkable neighborhood by building 35 upscale apartments on the 5th floor.



## Industrial Heritage Trail

This urban trail extends the Industrial Heritage Trail from the Wildcat Creek through downtown Kokomo while also increasing the connectivity of our trail system.



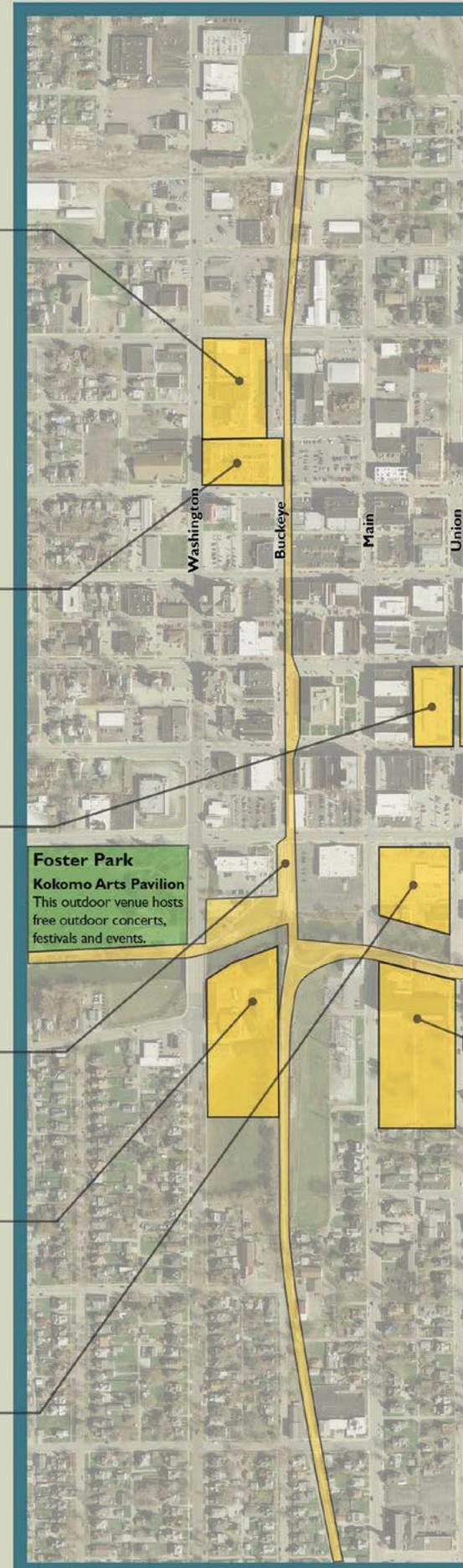
## Silver Birch of Kokomo

This \$20 million development features studio & 1 bedroom units. It provides assisted living for residents who need a level of care between senior living & skilled nursing care.



## Hotel & Conference Center

This \$26 million, 6 story Hilton Garden Inn and Conference Center features 123 guest rooms, 21,000 square feet of conference and event space, office space, and the Kokomo Automotive Museum. This project's completion is expected in 2020.



## Foster Park

**Kokomo Arts Pavilion**  
This outdoor venue hosts free outdoor concerts, festivals and events.



**Anderson Way Apartments**

This \$9.5 million development includes a 3-story 64-unit apartment, five 3 bedroom townhouses.



**Historic YMCA Redevelopment**

This \$10.3 million redevelopment and new construction will transform the former YMCA building and neighboring property into 73 market rate apartments. With the use of historic tax credits, this construction is slated to begin early 2019.



**Mulberry & Apperson Townhomes**

This \$2 million infill project includes eight single-family detached townhomes along Apperson Way. Each unit includes 3 bedrooms, balconies, and a one-car attached garage.



**Market Street Townhomes**

This project provides eight townhomes, three condos & corner retail space within the same block as the new YMCA.



**New Downtown YMCA**

This \$16 million YMCA is a 70k square-foot facility including a new pool, basketball courts, a party room and a cafe.



**Transit Center**

The city's relocation of the free-to-ride trolley to this location is set to be complete by fall 2018. The City Line offers 4 fixed-route lines and operates 12 hours/day, M-F.



**306 Riverfront District**

This \$32 million mixed use development will feature 198 luxury apartment homes with resort-style amenities and retail in an urban configuration.



**Meridian Park Development**

The \$1.5 million development includes 13 units for intellectually & physically challenged adults.



Staff, investors and other partners of TWG Development are pictured at the grand opening event for Morton School Apartments in 2017.

# Historic Buildings: An Integral Thread To the Fabric of Neighborhoods

*Examining the life of former Oliver P. Morton School #29 in Indianapolis which now is Morton School Apartments*

By **Ryan Hamlett**, Real Estate Production Analyst – South Region

*Merely mentioning the phrase “historic preservation” can send shivers down the backs of even the most stalwart and seasoned developer. Talk to them about redeveloping old buildings and they are apt to tell tales of design review delays, unplanned rehabilitation expenses, and other unforeseen complications. However, adapting old buildings to fit new uses is often more challenging and costly than new construction, the long term value of bringing a century old building, whose character adds to its surrounding community cannot be discounted. Revitalized old buildings provide a sense of place, keep tons of building material out of landfills, and have an economic impact that exceeds the initial investment to return a historic resource to service. This four-part series highlights a few buildings that our partners have saved from the wrecking ball in recent years.*

**W**hen one thinks of the buildings that directly led to the development of their communities, images of a historic courthouse, the town’s first commercial district, or the elaborate house of an early industrialist or politician might come to mind. Less often do we consider our early school buildings and think about how, over the years, they shaped the young minds that shaped our communities. Often, Indiana’s early school buildings were razed to build newer, larger schools to accommodate the changing needs of their students.

However, in the past few years, several of Indiana’s surviving but underutilized historic school buildings have

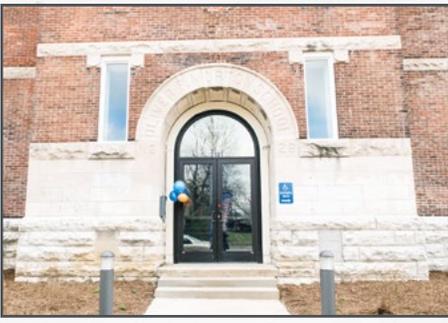
found a new purpose via the Rental Housing Tax Credit Program. One such school building, the Oliver P. Morton School #29, helped anchor Indianapolis’ northward expansion as the city approached the dawn of the 20th century.

Indianapolis at the end of the 19th century was a city on the brink of a population explosion. During the rapid expansion of 1890 through 1930, the city would see its population triple in size. As the city expanded beyond Alexander Ralston’s original city plans, the White River to the west, swampy land to the south, and the working class neighborhood that would become Lockerbie Square to the east forced the city’s elite to head northward.

In 1890, land that had once been Camp Morton, a Civil War era Confederate prisoner-of-war camp, and had since served as the State Fairgrounds, was re-platted for residential expansion. The neighborhood, first known as Morton Place,



Built in 1890, the former Oliver P. Morton School #29 in Indianapolis sat vacant for decades prior to being developed into affordable housing by TWG Development. Seen pictured above is the graduating class of 1908.



Oliver P. Morton School #29 helped to anchor Indianapolis' northward expansion as the city approached the dawn of the 20th century.

quickly began to fill with the elaborate new homes of Indy's young professionals and their families. To serve the influx of students, the city's school board constructed an Italianate two-story, four-room schoolhouse in 1890, facing what is now 21nd Street. However, the neighborhood grew so quickly that a second, eight-room building facing College Avenue was added to the site three years later.

Some accounts attribute this second building, designed in the Romanesque Revival style, to Bernard Vonnegut, grandfather of the famed Indy author Kurt Vonnegut Jr. However, the school board had been stockpiling plans from a variety of local architects to build schools as needed to keep pace with the expanding city. Therefore, it's difficult to say for sure who designed either building. It is known that neither building initially provided any bathroom facilities for students. That was until 1916, when the school district constructed a nondescript power house building that featured restrooms, perhaps in response to a 1915 neighborhood petition insisting the board of school commissioners replace both buildings due to lack of modern amenities.

As the city continued to expand outward, the number of school-aged children in Morton Place diminished, as did the enrollment at School #29. The older building, which ceased housing classrooms in 1933, became a Depression era Works Project Administration (WPA) project site during the depression, where WPA workers refurbished textbooks. After the WPA was dissolved in 1943, the building was used as the City Schools Woodcraft Center.

By the early 1950s, the "newer" building, which now included a five classroom addition, housed nearly 400 primarily African-American students within its thirteen classrooms. A 1953 *Indianapolis Star* exposé referred to both the school and its students as "forgotten" and described pupils "sloshing through rain, sleet, and snow" to the unattached facilities, a third of which were not

operational. Two years later, the school board approved a new addition, linking the circa 1890 and 1893 buildings, adding six classrooms and a gym, and finally provided restrooms that didn't require an outside excursion.

Though the Indiana General Assembly passed a law requiring the state schools systems to begin racially integrating their classrooms, the Indianapolis Public School system failed to comply with that requirement until they were sued by the U.S. Justice Department in 1968. Oliver P. Morton School 29 was one of four elementary schools that closed in 1973 when IPS began bussing its students around the city to desegregate its schools.

Fast forward to 2015. The 1890 building, which had sat vacant for decades, had neither a roof nor an upper level floor and was on the verge of collapsing in on itself. The 1893 building and its 1956 addition had been turned into a sprawling private residence. That year, Indianapolis based developer TWG presented an application for Rental Housing Tax Credits that would rehabilitate the three conjoined classroom buildings of School 29 and construct a new building on the site of the 1916 power house, creating 52 units of affordable housing for seniors.

The project, which retained many of the remaining features that had survived a century of use, was awarded the necessary tax credits that would help the school buildings serve a new generation of residents of Herron-Morton Place. The Morton School Senior Apartments project was completed in 2016 and has been one of TWG's most well received developments to date.

"We believe that historic buildings are an integral thread in the fabric of their neighborhoods," says TWG Development Director Jonathan Ehlke. "Preserving historic buildings also gives us a chance to retain and celebrate architecture that we might otherwise lose. TWG is very proud of the renovations we have done." 

*“We believe that historic buildings are an integral thread in the fabric of their neighborhoods.”*  
- Jonathan Ehlke  
TWG Development Director



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

# New Real Grille Food Truck Plans to Feed and Give Back to Community

By **Mary Shown**, South Bend Tribune

**A**bout 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.

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

After three years of fundraising, the Real Grille Food Truck is now open for business. The 20-foot food truck has no deep fryer, but comes with state-of-the-art kitchen equipment that allows food truck chef Paul Como to be versatile in what and how he cooks.

“I can program (the oven) to do different things like braise a piece of meat and then have it hold it warm for me until I can get to work on it,” Como said. “I can also steam and sous vide food. This is one of the most expensive food trucks I’ve ever worked in, so it’s pretty crazy. This is just really nice.”



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.

Como and a maximum of three other employees can work in the truck, creating a variety of

menu items including potato bites, gourmet grilled cheeses, tomato soup and a burger. Como is quick to point out that the menu is subject to change.

“We also have the advantage that we are not a traditional restaurant, so we can change the menu at will,” Como said. “So in the wintertime, I can do chilis, soups, hot chocolate and things like that and then in the summertime, we can change the menu. We are very flexible.”

The truck will also be available for private events and the chef can create a specialty menu.

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.

Como, who is from Greensboro, N.C., sees an emerging mobile culinary market in South Bend similar to that in his hometown.

“They just revitalized (Greensboro’s) downtown and it just blew up with microbrews and food trucks,” Como said. “I see that starting here. It’s going to be pretty cool to be on the ground floor of that.” 🏠



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.



# 2018 AHAIN Affordable Housing Conference and Annual Meeting

*Soaring, Training and Growing for 35 Years!*

The 2018 Affordable Housing Association of Indiana (AHAIN) Conference was held on October 17-18, 2018 at the Embassy Suites by Hilton in Noblesville. The conference, which featured local, state and national experts in affordable housing, had a record 540 in attendance. The conference offered specific tracks for property managers, developers/owners, asset management, maintenance and administration.



The keynote speaker for the conference was Toni Blake. Blake, a popular International speaker, consultant, author and comedian, has inspired thousands of multifamily apartment industry professionals in her career. Her “laugh

while you learn” approach was on full display on day 2 of the conference and it was clear why Toni is one of the most sought-after experts in her field.

Other featured speakers included Indiana Lt. Governor Suzanne Crouch, her Chief of Staff Tracy Barnes, Scott P. Moore and Agelita Fisher. IN total, of 60 speakers and

presenters helped to facilitate over 40 sessions.

For many years a staple of the AHAIN conference has been the silent auction. Proceeds from the auction went to the AHAIN Scholarship Fund. The scholarship supports AHAIN member residents and staff who are pursuing post-secondary education on a part-time or full-time basis. 🏠

## About AHAIN

The Affordable Housing Association of Indiana (AHAIN) is a state non-profit trade organization. For 34 years, AHAIN has served as Indiana’s premier association for participants in the affordable housing profession, including: builders, owners, developers, managers, non-profits, housing authorities, syndicators, accountants, architects, attorneys, bankers and companies that supply goods and services to the industry. AHAIN’s membership includes more than 100 management companies, 18,000 affordable housing apartment units and 85 associate members.



AHAIN truly sees advocacy, collaboration and education as the key pieces that make them valuable to their members and for the state of Indiana’s presence in the affordable housing world. Every connection made results in someone being better positioned in the industry to make Indiana a better place for Hoosiers to live. These efforts uphold the mission statement and include but are not limited to: advocacy, collaboration and education.



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