

ihcda



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the magazine



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Emmy Hildebrand

CEO
HVAF of Indiana



Jan Booher Pearson, right, and her partner in their home in Tipton, Indiana; Emmy Hildebrand, CEO, HVAf of Indiana; Greensburg CreatINg Places Projects revitalize their community; the Lt. Governor's Excellence in Affordable Housing Awards honor outstanding developments and individuals.

From Jake's Desk: Looking Forward and Looking Back

As I look back and reflect on 2022 so far, I am very proud of the progress made throughout the Hoosier State. This would not have been possible without our vast network of partners like you to advance our mission to provide housing opportunities, promote self-sufficiency and strengthen communities.

Throughout this issue of *IHCDA...the Magazine*, we will see a few ways individuals, communities, and our partner organizations work to transform their communities. We'll meet Emmy Hildebrand, Chief Executive Officer of Helping Veterans and Families, and learn about their mission. We'll learn how two Community Action Agencies pivoted to serve Hoosiers through the pandemic and beyond. We'll visit Greensburg, whose local leadership has worked strategically to make their town a better place for

its residents of all ages. We'll hear how affordable housing in Tipton helped one resident who returned to the town after many years. We recognize a few outstanding housing developments who are innovating what affordable housing can be to its residents and communities. Finally, we honor Rhonda Seward, who is using her lived experience to improve the lives of those around her.

The stories in this issue of *IHCDA...the Magazine* represent different stages of progress for these individuals and communities. We are so proud of what has been achieved and look forward to the continued partnerships to make housing more affordable, accessible, and stable across our state. 🏡

Jake

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Emmy Hildebrand, CEO, HVAF of Indiana

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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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Neighbors Again!

By **Lou Ann Millett** – Tribune Correspondent

Southwood Villas: five affordable, two-bedroom rental homes, built with universal design for senior citizens, now occupy the west end of Southwood, a small one-street housing development adjacent to the northeastern part of Tipton High School in Tipton, Indiana. These houses were completed in early spring of 2022 and have been occupied since late spring.

The five families who call Southwood Villas home now were thrilled to move into a brand new house. Some had been in apartments that had ever-increasing rent. Some had moved to be closer to their children; one couple just needed an affordable place to live. The Villas residents are making themselves at home, meeting their neighbors, and getting to know Tipton.

This is a story about Jan Booher Pearson who agreed to talk with me, her childhood neighbor. Jan and I grew up in the 400 block of Columbia Avenue. Some seventy-five years ago, this street, like all the others on the northwestern side of Tipton, was full of families with young children, stay-at-home mothers, and dads who, for the most part, worked in Tipton.

Families were finally together; World War II was over. Soldiers (both of our dads) returned home, married, and started their families. In talking with Jan, I found out her house had been moved from West Street to Columbia Avenue and set on the concrete blocks positioned in the exact shape of the house. Jan's family had chosen this lot because her grandparents lived just across the alley behind her house. Interestingly enough, our in-between-us



Jan Booher Pearson, right, and her partner and their pet in their home in Tipton, Indiana

neighbors, the Wesner boys, also had their grandparents living right across the alley from them.

Jan is one year older than I am. She has a younger sister, as do I. Being older, Jan and I tried to avoid having to hang out with our younger siblings. For us, the entertainment of choice was to play Cowboys. Each of us had cap pistols complete with holsters; our bicycles were our imaginary horses. During summer evenings we would run, hide, chase, and ambush each other, and generally have a wonderful time just being kids.



Lou Ann and Jan as young girls

The neighbor between our two houses had two boys who were more our sisters' ages. Sometimes, we let them play with us. On Christmas mornings the boys would hold up the Christmas gifts at a window that faced our house. We, in turn, appeared at our window and showed our favorite gifts to them.

All of us walked to Jefferson Elementary School (now known as the C. W. Mount Building), at a time when we walked home for lunch and then returned for the afternoon lessons. When we were in Tipton Junior High, we all walked to school at the corner of N. Main Street and North Street. Jan, being older of the two of us, even started high school in the upstairs of that junior high building.

The baby boomers following the war overflowed the schools in that building. A new high school, Tipton High School, opened in the fall of 1961. It was located across from the Tipton City Park and the Tipton County Memorial Hospital, on the south side of Tipton. Our moms car-pooled in the mornings to get us to school. Then we walked home after school, maybe stopping at Carney's Drug Store, the Blue Front Drug Store, or the Rexall Drug Store to get a Coke to give us enough energy to get the rest of the way home.

Jan and I didn't see each other much after high school. She went to Purdue University; a year later I started Butler University. Jan worked at Delco Electronics in Kokomo and met her husband-to-be. They lived in Elwood, Indiana, and had two boys, Corey and Kyle. I finished Butler, worked in the Tipton County Courthouse for a couple of years, went to Ball State, earned a

teacher's license, and was offered a job at Tipton Middle School. Eventually, I married another Tipton teacher and we had one daughter.

It wasn't until the late 1990's that my husband and I often ran into Jan. We had a card shop, first on our front porch, and then in downtown Tipton. Jan would come from Elwood to trade and buy baseball cards. (She says she still has her Ryne Sandburg cards!)

When we closed the card shop, we didn't see Jan for a long time. Over the years, she had divorced. When it was time for retirement, Jan and her partner moved to Mexico where Lake Chapala is. This is Mexico's largest lake; it is home to an art colony full of North American and international residents.

After a few years there, Jan decided she needed to be nearer to her family. She moved to the Castleton area in an apartment which was not far from her sister Barb and her husband in Cicero.

Barb, Jan, and I would run into each other when they came for pizza at Tipton's Pizza King. That also was our meeting place when my sister arranged a get-together for the Booher and Allen girls and Nick Wesner, the older of the two boys who lived in the house between Jan and I.

Jan said she had been looking to move back to Tipton since 2021. Housing is tight in Tipton; nothing was affordable for her. Then she heard information disseminated by HAND, a non-profit in Noblesville. HAND, with a grant from the Indiana Housing and Community Development Authority, built five small houses for senior citizens on a limited income. Not long after Jan saw the information from HAND, I sent her information about the development. She immediately filled out the application and waited to hear from Bradley Properties, the property manager.

Jan and her sister visited the newly completed houses, even before she was offered one of the houses. They would peek in the windows—just to get an idea of how the house was arranged. They could see a vaulted ceiling in the living room/kitchen. The house came complete with refrigerator, stove, dishwasher, garbage disposer, washer and dryer—all with a 5 Star Energy rating. The kitchen cabinets even have dovetail construction. There were two nice size bedrooms with ceiling fans, and lots of closet space. There's even an outdoor storage closet just off the front patio.



Jan's home in Tipton

Jan reported she was almost in tears when she unlocked the door and actually saw her new home! It was beyond her most hopeful dreams. Her furniture goes well with the natural colors of the rooms. There is ample wall space for her to hang all her mementos from Lake Chapala as well as her own decorative creations. She anticipates starting up her woodworking projects again.

Not only was Jan happy with her house; she knew she would be returning to her church, West Street Christian Church, where the three adjacent neighboring families had all been active members. Recently Jan and I have shared many memories of church activities and how the ministers and teachers in our church led us in our faith development.

A bonus for Jan and I: we are neighbors again! I live across the railroad track from her, just two minutes away. Already there have been long conversations about growing up in Tipton on Columbia Avenue and about how similar the lives of our families have been.

I am so thankful that Dr. JoAnn Burke and Bill Gossard looked down Southwood, from their home a few years ago, and imagined the five lots at the end of the street could have at least five, affordable, senior rentals built to offer additional housing opportunities for seniors. I am so thankful Andrea Davis and her board members at HAND were persistent in their efforts to get at least five houses built. Most of all, I cherish my renewed friendship with Jan—we are neighbors again! 🏠



IHCDA presents Lincoln Hill Development Corporation with the inaugural Trailblazer Award for their innovative efforts to serve clients safely

Unprecedented Times, Unprecedented Service

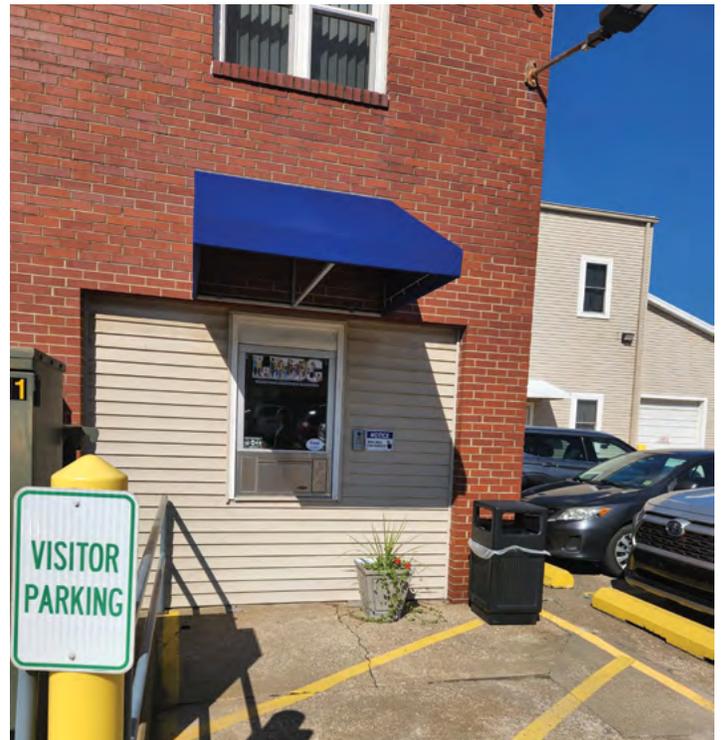
By **Alexa Carr** – IHCDA Community Programs Graduate Assistant

By now, we have all heard the term “unprecedented times” regarding the COVID-19 pandemic, and this is certainly true. The pandemic has led to unseen, increased need throughout the state. Despite this, Community Action Agencies have met this need head on to continue serving their communities with support from CSBG Coronavirus Aid, Relief, and Economic Security Act funds.

In the early stages of the pandemic, Community Action Agencies knew that their main priorities were continuing to provide high levels of service, and ensuring safety of their staff and clients. To do this, there needed to be innovation, determination, and dedication; all of which the Community Action Agencies embodied.

We talked to two Community Action Agencies, Lincoln Hills Development Corporation and Western Indiana Community Action Agency, about how their service evolved throughout the pandemic.

Lincoln Hills Development Corporation implemented several new programs this year to serve their community



Lincoln Hill Development Corporation's teller window

“

One afternoon, very shortly after the installation of the teller window at our main office was completed, I encountered two elderly ladies as I was leaving the building. They waved to get my attention. When I stopped, they told me how much COVID scared them because of their ages and thanked me for installing the window because it allowed them to access the services they needed while remaining safe.

While the story isn't 'flashy,' the feedback provided evidence that the folks we serve supported the change and reassured me that we would be able to continue our work in our communities despite the challenges presented by the pandemic.

- Randy Denison, CEO of Lincoln Hills

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and work to keep them safe and healthy. Because of this, IHCD presented them the inaugural Trailblazer Award at the IN-CAA Conference for their innovation in this area. Most notably, Lincoln Hills installed teller windows in their locations so they could keep meeting with their constituents in a way that kept their employees and community safe. These windows have also created a new, innovative way to continue serving their community in perpetuity. Though this shift in service may seem small, the impact of helping their community while keeping them safe throughout the pandemic was immeasurable.

Western Indiana Community Action Agency also changed the way they connected with their community throughout the pandemic. Given that seniors were at a high risk for serious illness with COVID-19, and as a

result were isolated, their top accomplishment was providing Foster Grandparent volunteers Chromebooks. Many programs were available to provide food and utility assistance, but the emotional effects from the quarantine presented numerous challenges, especially for those over age 55. The Chromebooks and subsequent training allowed this group an opportunity to connect with the schools and children where they volunteered. The realized need for connection, especially for seniors, and the follow-through action was a perfect example of unprecedented service during unprecedented times.

Though these shifts were begun to address the increased and altered needs, many of the changes will continue to have positive implications for their communities for years to come. 🏠

“

One volunteer called us in tears—so overwhelmed with happiness—her teacher had started including her in the video calls with the students, and they sang her a song they had been practicing for her birthday.

Keeping the seniors connected to the people in their lives that they valued so dearly kept many of them from developing the depression and increased health complications that became so common amongst their demographic in the past two years.

*- Donna Fullhart, Senior Program Director
Western Indiana Community Action Agency*

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An Interview with Emmy Hildebrand, CEO, HVAF of Indiana, Inc. (Helping Veterans and Families)

By **Brian L. Philps**, Senior Communications Specialist/Brand Ambassador, IHEDA



COVER
STORY





A native of Greencastle, Indiana, Emmy Hildebrand stayed local as she furthered her education at DePauw University, majoring in History. She had aspirations of being a high school history teacher. The push from DePauw to experience internships led her to other opportunities including now serving as the CEO of Helping Veterans and Families (HVAF of Indiana, Inc.), previously the Hoosier Veterans Assistance Foundation.

Her first internship involved classroom teaching, which she realized was not where she wanted to be. The next internship was with the Putnam County Veterans Affairs office during junior year. “I really liked it there. They are on the front lines in making an impact. We assisted with claims and getting veterans enrolled for VA health care, amongst other services.”

At the end of that internship, the County Service Officer suggested that she do her next internship with Senator Richard Luger’s office, where she could make a bigger impact. Once introductions were made, the stage was set

for her to intern there beginning in January of senior year. Things went so well, she was asked to extend through spring semester and then got hired after graduation.

One of the first projects that planted the seeds for her future was her involvement in a collaboration between Senator Luger’s office and the Library of Congress, which was to launch the Veterans History Project in Indiana. This oral history program gathers stories about their experience in the military. Emmy worked in this program for ten years and interviewed more than 10,000 veterans, which was the program’s largest donation when Luger retired in 2012.

During her time there, she got to work in Constituent Services which afforded her the opportunity to assist veterans, military and their families in a multitude of ways. “It’s great to see the level of commitment and devotion to duty that our veterans have. That really instilled a passion to assist those who served our country, especially during hard times.”

After Senator Luger’s retirement, the search began for the next venture. At that time, HVAF was looking to get into lobbying and advocacy. It felt like a great fit, so she joined HVAF in October of 2012 as their first Public Policy Coordinator (PPC).

As PPC, Emmy worked on what eventually became the grant for veteran services that the Indiana Department of Veterans Affairs offers. “In cities around the country that have been effective, it has been a collaborative effort—federal, state, and local—with local not for profits on the ground doing the work.”

There were no state dollars dedicated to serving homeless veterans, so when that grant was created, its intention was to support agencies that are supporting veterans facing homelessness.

First Housing Development: Central State Campus

HVAF is almost 30 years old! The team and staff there have learned a lot, starting with one house on Arlington Avenue that had room for five veterans. It’s been more than 20 years since the city deeded six houses along Warman Avenue to HVAF, providing 45 beds to veterans, giving them temporary housing with services available until they get back on their feet. There has been a massive transformation, especially over the last few years. HVAF has partnered with Woda Cooper Companies, building their first Low-Income Tax Credit development, Proctor Place, was completed in October 2022. Their Grand Opening took place on November 9th.

Proctor Place offers sixty-one integrated supportive housing units, with fifteen set aside for veterans facing homelessness. It is a great addition to the campus on Warman Avenue and is close to the VA, presenting a great opportunity for veterans to find permanent housing.

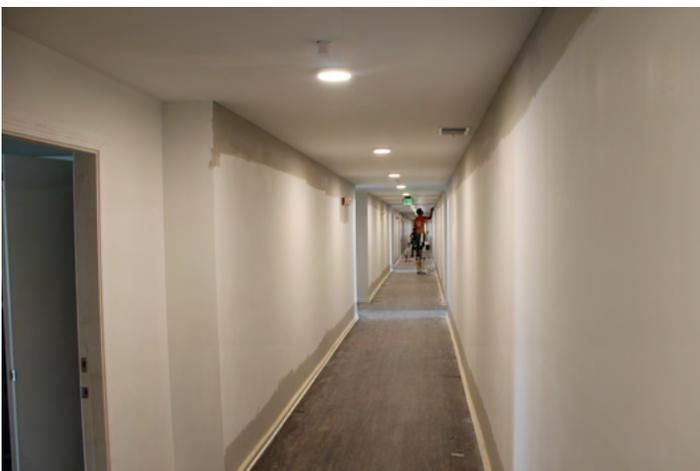


More Than Just Housing

In addition to transitional housing, HVAF administers rapid rehousing as well as permanent supportive housing. A vital missing piece to housing stability is employment. Outside of voucher support, income is key. HVAF is adding a workforce development program committed to sustaining housing. This includes employment services for veterans who need a job right now, focusing on assisting them with resume development, job searching, interview skills. Vet Works was funded by the Lilly Endowment in 2021 and comprises two phases:

- o **Phase 1 - career path based.** Veterans intern at HVAF or with Downtown Indy as street ambassadors, focusing on soft skills such as getting to work on time, working well with others, taking instruction.
- o **Phase 2 - online soft skills curriculum up to 12 weeks.** Building hard skills, including an apprenticeship or going to school to get a certificate/degree. Another option is On-the-Job Training (OJT) that will lead to employment for a good and promising wage, which Lilly defines as at least \$18/hr with benefits.
- o **Phase 3 - securing a career/job.**





Proctor Place is comprised of 61 integrated supportive housing units, including 15 set aside for veterans facing homelessness. The grand opening celebration took place November 9th, 2022.



Other services include a partnership with Neighborhood Christian Legal Clinic, offering legal assistance for an array of civil issues, and a Veterans Community Center which is a food, clothing and hygiene pantry open to any veteran in the community.

Where is HVAF Going?

“Once Proctor Place is complete, we plan to pursue the need for more permanent supportive housing (PSH) opportunities for veterans. Permanently ending someone’s housing crisis is where we want to be as an agency.” Compared to PSH, sometimes it takes minimal support to meet a need, as with rapid rehousing. Other times it takes extended, and up to lifelong, support that comes with a PSH project. HVAF wants to make sure that



From left to right: Bryan Dysert - Chief Operating Officer, Ashlee Walls-Pierce - VP of Advancement, Emmy Hildebrand – CEO, Bernie Kruse - VP of Support



when a veteran comes home facing that struggle, that HVAF is there to lift them up and provide the support that they might need.

There is a lot of excitement about the work being done in the employment space. The HVAF team is continually making adjustments for now and the future. Unemployment is currently low, but there is a need to be flexible enough to have that support long-term for veterans.

Vet Works and a grant from the Bob Woodruff Foundation allows HVAF to invest in veterans in a way that they were not able to do previously. Providing these training and educational opportunities makes all the difference and we have room to grown in those areas.

HVAF celebrated early and often leading up to and around Veterans Day, including the grand opening of Proctor Place Apartments which took place November 9, 2022. This marked a key uptick in their presence in the community and all of the veterans that they have, will, and continue to serve. Just as we thank our brave men and women who sacrifice for our country, we also want to thank Emmy for her vision and leadership at HVAF, and for their service to Hoosier veterans and families. 🏠



Greensburg: CreatING Spaces One Project at a Time

By **Kristen Williams** – City of Greensburg Communications Director

What would you like to see in your community?

This is the big, vague question that all of us are familiar with. We hear it during Comprehensive Plan meetings, town halls, community events, trainings, conferences, and public meetings—the list is endless. That simple yet sometimes complicated question is what guides us and our residents to create spaces and build amenities that attract new residents and keep residents happy in their current place.

Greensburg, known as the Tree City, is located halfway between Indianapolis and Cincinnati on I-74. If you're looking for a rural town experience while still being close to the amenities of larger cities, Greensburg is the place for you. Among the rolling cornfields, Greensburg is the picturesque county seat of Decatur County, home to more than 13,000 people. We strive to provide our residents with the city services necessary to keep our community safe, clean, and welcoming to all.

We've gone through many changes over the last few years as a community. Greensburg and Decatur County saw positive population growth in the 2020 Census (due to declining urban populations in our larger neighboring

cities), new transportation and broadband infrastructure growth, and newly created spaces for our residents and visitors. Greensburg is a great place to live, work, and play- and our current and upcoming projects are proof of how we take that saying literally!

So, what did we want to see in our community?

Named after Greensburg Community School's mascot, Pirate Park is a multi-use green space with a concession stand and restroom facility building, called the Pavilion. Pirate Park was designed originally as a youth soccer complex and was presented as part of our community's 2017 Stellar Community application to OCRA. Pirate Park was tweaked and redesigned to serve multiple functions. It's not just for youth soccer games and tournaments- it can now serve as a designated green space for festivals, concerts, and gatherings at the Rebekah Park Amphitheater. Pirate Park was also designated as a project as part of our region's Indiana Regional Economic Acceleration and Development Initiative (READI) application. Pirate Park is a large stepping stone for Greensburg into sports-based tourism and economic attraction- and we're open to hosting tournaments and events in the spring of 2023!

The Building Bridges to Inclusion Park (BBIP), a passion project for Greensburg's former Police Chief and Greensburg Community Schools SRO Officer Brendan Bridges, is a fully inclusive playground for children and adults of all physical and intellectual abilities. Officer Bridges's son, Jaxon, is Autistic and nonverbal. Looking for something new and different (and hopefully keep Jaxon busy and burn off some energy), Officer Bridges found the West Fork Park in Greene Township, Ohio, which is an inclusion park. Inclusion parks offer communities a different kind of space for children of all intellectual and physical abilities to come together and play. The study of play shows us that playing helps children develop necessary social and cognitive skills. Having a unique and safe place to allow children to grow and interact with each other can be a bright spot in our community. BBIP, through the support of a generous community, Patronicity, IHCD, and Indiana READI is fully funded and will begin construction in the spring of 2023.

Neighborhood parks are the top amenity families and young residents look for in a community. Greensburg has many parks, and one of them is located in the heart of a residential neighborhood. North Park sits centrally between Park Street and North Carver Street. North Park is home to our youth football travel league but needed some major upgrades. This included parking, a new curb and sidewalk around the whole park, reseeded grass, painted crosswalks, lighting, and a new sign to identify the park. Improved drainage reduces flooding that can occur in the park and surrounding neighborhood, and the addition of street lights around the perimeter of the park reduces after-dusk activities. The City has also put additional investment into North Park. The 2022 Summer Intern Class proposed to demolish the unusable tennis court and create a GamePad with concrete cornhole boards, a concrete ping pong table, new picnic tables, and four square. This project is currently in progress, and we hope to see it completed in early 2023.

Another park that has seen much improvement is Rebekah Park, located within walking distance of Greensburg Community High School on the southeast side of the city. The park has grown immensely in the last decade, with the additions of a bark park, splash pad, updated playground equipment, an amphitheater, walking trail, and pickleball court. In 2021, the City of Greensburg's inaugural Summer Intern Class created, proposed, and implemented the construction of a fitness park. The fitness park has much of the equipment you



Fitness Park Ribbon Cutting

would find in a standard gym, but is located outside and is free to use. Complete with signage to explain the proper use of the equipment, visitors to the park can access fitness equipment that they may not otherwise have access to. The youth of our community, through our internship program, saw a need and worked to build something to address it. Our interns created, designed, presented, budgeted, and worked to build an amenity in our park from concept to completion.

As communities grow, the need for improved infrastructure and transportation is a must. In 2021, the City of Greensburg cut the ribbon and completed a roadway project 20 years in the making. Veterans Way, which connects US 421 to State Road 3, created a residential and commercial corridor on the north side of the city, an area that is ripe for expansion and growth. The completion of this project gave many residents a shorter commute to their places of work, shopping, and quicker access to Interstate 74, but also added a trail along the entire length of Veterans Way that can accommodate bicycles, scooters, and motorized wheelchairs. Roadway projects for future development through the State of Indiana would improve major travel corridors on the south side of the city, including Main Street (State Road 46) and Park Road, which connects to City Park, residential neighborhoods, the Decatur County Fairgrounds, municipal airport, disc golf course, and Greensburg Golf Course.



Park Road is more than just a new road- this project would also create a walking trail, new street lights, and would widen the road to allow room for wider trucks, giving our public safety the ability to navigate their large emergency vehicles to residences on



Ampitheater



Airport runway expansion

Park Road to provide necessary services. Park Road is very busy, especially during the spring and summer months, and improving the safety conditions would decrease the risk of a traffic accident. Improved drainage in the area would also decrease flooding, which happens on Park Road frequently during the spring and summer months. The reconstruction of Park Road would also open the opportunity to residential development and the potential for more growth. Residents will see progress begin on Park Road in 2024.

State Road 46, our route to Columbus to the west and Batesville to the east, runs right through the south side of our downtown square. The sidewalks and Main Street saw improvements a few years ago, but now the other ends of the street are in need of some assistance. This corridor houses industry, businesses, housing, and serves as one of our main travel corridors through Greensburg.

The projects listed above are just a small taste of what we're doing in Greensburg. In addition to new roads and parks, we are working to expand our trail system to connect the whole city. The trail expansion is a collaborative effort between the Decatur County Parks Department, the City of Greensburg, the Greensburg Public Library, and the Decatur County Memorial Hospital. Our current trail system runs disconnected through different parts of the city. By connecting all of our trails, we will create a safer way for our residents to bike and walk through our entire community without using vehicles to get to another part of the trail.

As a community with a municipal airport, we have the opportunity to branch out and provide more transportation options for our residents and visitors, and our industry leadership. As the home to many large industries such as Honda Indiana Auto Plant, Delta Faucet, Showa Denko Materials, GECOM, and Valeo, the expansion of our airport's runway would allow for larger airplanes to land at Greensburg. Our industries would not have to shuttle in their leadership from Indianapolis, Cincinnati, or nearby larger towns when visiting their factories- we can have them come directly to Greensburg instead. This is an expansion project decades in the making, and we are nearing completion in the next year.

An exciting addition any community can be pleased with is residential development. Greensburg, as one of our many ongoing projects, will see the first new housing development in decades. The new subdivision by Beacon Homes will be just off of Veterans Way, located next to an existing apartment complex. The subdivision will have homes designed and priced for families and first-time home buyers. This addition adds 70 homes to the city and helps ease the need for appropriate middle-income housing options. There is a need in Greensburg for middle-income housing, and adding these homes into the housing market will attract even more people to our community, and can help retain our current residents looking for a new home.

Greensburg has many, many other exciting projects coming in the near future—we aren't ready to share yet! We take our residents' wants and needs seriously and into consideration when talking about what we want to see in our community. We've answered the call and will continue to work to meet the needs of our residents.

There's plenty more up our sleeve, and we can't wait to share what's coming to our corner of southeast Indiana. 🏡



Inclusion Park Splash Pad

2022 INDIANA HOUSING CONFERENCE

SEPTEMBER 22 & 23 | INDIANAPOLIS MARRIOTT DOWNT



Lt. Governor's Excellence in Affordable Housing Awards

By **Brian L. Philips**, Senior Communications Specialist & Brand Ambassador, IHCDA

We recently had the pleasure of welcoming our partners, developers, and housing industry leaders to the 2022 Indiana Housing Conference. It was great to see so many new and familiar faces again. Each year we recognize a few of our state's newest affordable housing developments and individuals who have helped contribute to excellence in affordable housing and community development here in Indiana with the 2022 Lt. Governor's Excellence in Affordable Housing awards.

It is an honor to recognize a few of the outstanding affordable housing developments our state has to offer. It is an extremely difficult task to select just one winner in each of the four categories. There were many deserving nominations this year. Each year we request nominations for the most outstanding properties in four categories. In order to be eligible this year, the property must have been placed into service between July 1, 2021 and July 1, 2022. Congratulations to the winner of the 2022 Lt. Governor's Excellence in Affordable Housing awards!

Outstanding Resident Volunteer Award Winner Rhonda Seward



Within each of our affordable housing developments in Indiana are residents. Many of them have transformed their lives by having safe, decent and affordable housing. This includes this year's Outstanding Resident Volunteer.

After being homeless for almost a year, Rhonda Seward has been a resident at Lincoln Apartments, a veteran-based community in Indianapolis since 2018. She immediately began making an impact and giving back to those around her.

She is an avid listener and woman of action, stepping in to serve as the President of the Resident Council to improve the lives of herself and her neighbors. She actively recruits veterans to live at the property, educating them on the benefits of affordable housing. Using her job at the VA, she ensures that the residents are up to speed on pertinent information. She also organizes benefit sessions at various senior living facilities, informing the residence on claims and medical benefits.

Rhonda holds offices in several Veteran Service Organizations and is active in policy change and the implementation of programs and services. She is Senior Vice-Commander for Department Indiana AMVETS, Public Affairs Representative for AMVETS Post 99, Commander of the National Association of Black Veterans Chapter 0233, board member of non-profit Women In Transition, a member of American Legion Auxiliary Post 249, and a regular volunteer at the Harrison Center for the Arts.

She is truly a great neighbor, an ear to those in distress and a helping hand when needed. Congratulations to Rhonda Seward! 🏠





OUTSTANDING SPECIAL NEEDS DEVELOPMENT

This award recognizes a development specifically designed for use by special needs populations which includes persons with physical or developmental disabilities, persons with mental impairments, single parent households, victims of domestic violence, abused children, persons with chemical addictions and homeless persons.

SouthPointe Village Apartments in Fishers

SouthPointe Village brings a first to Fishers and Indiana, providing beautiful, affordable homes in the heart of the Nickel Plate District, while combining four service providers under one roof. On-site services for persons with disabilities fill a huge gap for families in need.

This accessible development provides services and amenities that include life skills training and education, raised and lowered garden beds, elevators, automated doors, lowered countertops, modified appliances, grab bars, benches in showers, mechanically operable blinds, transportation through Hamilton County



SouthPointe Village Apartments in Fishers

Express, and a community employment program through local service providers. Congratulations to SouthPointe Village!



OUTSTANDING RURAL DEVELOPMENT

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

Enterprise Pointe in Angola

In addition to the creation of affordable housing, one of the focal points of Enterprise Pointe was to retain recent graduates of Trine University. It was decided that affordable housing with a preference for artists and entrepreneurs would be a great way to accomplish this. Brightpoint's assistance to small business owners combined with its work to further the provision of affordable housing are playing a major role, using their Development Fund to serve tenants with access to business development assistance and SBA microloans.

The units and common spaces are also built to accommodate business services, with conference rooms and private offices available, and in-unit working areas plus free dedicated wi-fi service provided to each unit.



Enterprise Pointe in Angola

The City of Angola was also able to offer 100% property tax abatement for 10 years. Tenants will also benefit long-term as Enterprise Pointe is committed to remaining affordable for the next 45 years. Congratulations to Enterprise Pointe!



EXCELLENCE IN AFFORDABLE SENIOR HOUSING AWARD

This development is specifically designed for use by elderly tenants.

Crossroads Village Apartments in Seymour

Crossroads is located on a former industrial brownfield site adjacent to a community hospital. Local leadership strongly supported a development that would complete the multi-year environmental clean-up, remove a blighted property, and add a significant new housing investment in the neighborhood.

Common amenities were redesigned at Crossroads to better accommodate presentations, trainings, and group physical activities that address the social determinants of health.

Working with Schneck Medical Center staff and through the Healthy Jackson County Coalition, initial services focus on improving personal lifestyle and health behavior choices, such as reducing tobacco use, improving diet and nutrition, promoting exercise, and managing chronic health conditions. Unique spaces include a third floor outdoor terrace, an exercise room with equipment identical to that used by hospital therapists, and a dedicated physician's



Crossroads Village Apartments in Seymour

examination room. These spaces allow for on-site vaccination clinics, individual health screenings, and personalized exercise/rehab programs. These services are being scheduled in coordination with current community health outreach calendars.

Built during the height of the pandemic, the developer overcame challenges with getting certain materials and subcontractors. They were able to bring the project to completion under budget and below the cost containment target. Congratulations to Crossroads Village Apartments!



OUTSTANDING URBAN DEVELOPMENT

This award recognizes a development located within a metropolitan area with a population greater than 15,000.

Haven Homes in Plainfield

As part of IHCD's Supportive Housing Institute, this 52-unit development was fully leased up in six months. This much-needed workforce housing is surrounded by several large employers with direct access to the Central Indiana Regional Transportation Authority bus route, adjacent to Clarks Creek Trail, and near Perry Crossing Mall.

Haven Homes provides on-site services for the chronically homeless and domestic abuse survivors to assist residents to live independently and thrive. On-site classrooms and offices encourage residents to participate in therapy and ongoing education without having to leave their own community.

Unique features of Haven Homes include built-in kitchen appliances, energy-efficient features, increased soundproofing, a HIPAA-compliant telehealth room, 529 plan funding for resident children, indoor creative play space for children, bike share program, and security cameras. On-site



Haven Homes in Plainfield

resident services include life skills classes, case management, rental assistance, nutrition classes, mental and behavioral health services, computer training, job training, and financial literacy classes.

The Town of Plainfield understands the need for affordable housing as well as housing, services, and support needed for the most vulnerable populations. Congratulations to Haven Homes!



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