



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

Held: January 25, 2024

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority (“IHCDA” or “Authority”) was held on Thursday, January 25, 2024 at 10:00 a.m. at 30 S. Meridian Street, Suite 825, Indianapolis, Indiana 46204.

The following individuals were present at the meeting: Anne Valentine (Lieutenant Governor designee); Michael Neal (Indiana Treasurer of State Designee); Mark Pascarella (Public Finance Director designee); Board Member Chad Greiwe; Board Member Tom McGowan and J. Jacob Sipe (IHCDA Executive Director); members of the staff of the Lieutenant Governor; members of the staff of the Authority and the public. Board Member G. Michael Schopmeyer attended virtually. Board Member Andy Place, Sr. was not present due to technical difficulties.

Anne Valentine, designee for the Lieutenant Governor, served as Chair of the meeting and upon noting the presence of a quorum, called the meeting to order. David Stewart served as Board Counsel.

I. Approval of Minutes

A. Meeting Minutes

A motion was made by Michael Neal to approve the December 21, 2023, Meeting Minutes, which was seconded by Mark Pascarella. The motion passed unanimously by roll call.

RESOLVED, the Minutes of the Board meeting held on December 21, 2023, are hereby approved to be placed in the Minute Book of the Authority.

II. Community Services

A. FY2022 (2023-2024) Domestic Violence Coordinated Entry Sub-Recipient Funding

Chairperson Valentine recognized Rachael Sample who presented the FY2022 (2023-2024) Domestic Violence Coordinated Entry Sub-Recipient Funding board memo.

Background

The Continuum of Care (“CoC”) funding for Coordinated Entry (CE) projects is awarded through a competitive funding process by the U.S. Department of Housing and Urban Development (“HUD”). IHCDA serves as a Recipient for some of this funding and in turn manages sub-recipients who provide direct services in their communities. Sub-recipient funding is available to the Balance of State (“BoS”) which is comprised of 91 counties of the 92 counties in Indiana, excluding Marion County. One of these grants is for Domestic Violence Coordinated Entry (DV CE), and this request is for approval of DV CE

allocations to regional CE Lead agencies. Eligible expenses for this grant include costs to support transportation for clients, case management, housing search and placement activities, and other services that reduce barriers for survivors seeking housing.

Process

In 2022-23 IHCDCA used an RFP process to allocate funds to two regional CE Leads and three DV providers. This process was an opportunity to test of how funding could be used and the types of partnerships that the resources can create to serve survivors. A discussion was hosted with CE Lead organizations and it was noted that the DV CE funding would be well-received by BoS CE Leads to support their partnerships with DV providers. IHCDCA also reviewed recent findings from the annual CE evaluation and created a set of deliverables that would be expected from agencies that receive this funding. These funds will be leveraged together to support CE and DV CE work across 13 regions of the BoS.

CE is administered in each region with oversight from IHCDCA CoC Network staff. Each CE Lead has an MOU to complete activities related to CE for all individuals experiencing homelessness in their region. The BoS CE Leads recommended for funding from this award are outlined in **Exhibit A**. The total amount funds equal \$120,000. A map of the BoS regions is in **Exhibit B**. We are pleased with the opportunity to allocate funding to nearly all regions of the BoS. One area, Region 4, was determined to be ineligible to receive the DV CE funding because they receive a direct HUD award for CE. The funds from this award will support regions with fewer resources dedicated to CE activities. Partners will be expected to use the DV CE funding to serve survivors of DV in their region in coordination with at least one local DV partner.

Key Performance Indicators

The DV CE funding will support agencies serving survivors of DV, and data on all CE participants including DV survivors enrolled in CE is tracked monthly. The CE team reviews the number of assessments completed, the length of time to housing referral, and the number of households who need an re-assessment after waiting 90 days for housing referral. Recipients of DV CE funding will be required to attend regular trainings provided by Indiana Coalition Against Domestic Violence (ICADV). Additionally, as a part of receiving DV CE funding, partners will need to provide deliverables before the end of the grant period for funding. These deliverables are:

Table 1:

Deliverable	Timeline
Partner agreement or MOU with at least DV service provider to ensure survivors are connected to housing	A copy of at least one agreement must be provided within 90 days of receiving funding award
Emergency Transfer Plan for survivors in their region that need to move from one project to another and from one region to another	A copy of the Emergency Transfer Plan for the region must be submitted by 12/31/2024

CE Leads that need support in the development of these deliverables will be connected with expertise from ICADV, and IHCDCA will review and approve these materials to ensure common expectations and alignment between regions. This is the first year DV CE funding has been allocated in this manner, and partners that do not meet the deliverable timeline listed above may have their funding reallocated. To ensure compliance with these funds and timely expenditures, we ask for approval

Following discussion, a motion was made by Tom McGowan to approve CoC funding requests for the DV CE Award for the grant term beginning February 1, 2023 for the organizations listed in **Exhibit A**. The motion was seconded by G. Michael Schopmeyer. The motion was passed unanimously by roll call.

RESOLVED, that the Board approve CoC funding requests for the DV CE Award for the grant term beginning February 1, 2023 for the organizations listed in **Exhibit A**, as recommended by staff.

III. IERA and IERA 2 Updates

Rayanna Binder presented an Indiana Emergency Rental Assistance and Indiana Emergency Rental Assistance 2, PowerPoint Update.

IV. Board Committees

A. Discussion of Committee Rosters and Vacancies

Executive Director J. Jacob Sipe made the Board aware of two vacancies on different boards at IHCDA: one on the Budget Committee and one on the Development Fund Advisory Committee. Board Member Chad Greiwe volunteered for the Budget Committee. The vacancy on the Development Fund Advisory Committee will be discussed at the next Board meeting.

V. Executive Update

A. Executive Director's Update

Chairperson Valentine recognized J. Jacob Sipe, who presented the Executive Update and discussed the following topics:

1. Point-In-Time Count

The Point-in-Time (PIT) Count is a nationwide count of sheltered and unsheltered homeless persons on a single day in January. The information gathered from this count is critical in helping service providers and local leaders understand the population they are serving. IHCDA partners with homeless service providers and street outreach teams around the state who are instrumental in this effort. An estimate of over 100 community partners and service providers and over 300 volunteers participate in the annual IN Balance of State (BoS) Continuum of Care (CoC) PIT Count.

The IN BoS CoC conducted its annual PIT Count on January 24, 2024. The IN BoS CoC is comprised of 91 of the 92 counties and is organized into 16 regional planning councils with a PIT Coordinator in each region organizing the annual event. Our goal is to include as many counties as possible. Last year, we saw about 2/3 (65) of the counties participate. This year, we are anticipating around 70 counties to turn in PIT Surveys. Several IHCDA staff have traveled to Lake County to assist local efforts. Grant Peters (HMIS Manager), Daniella Jordan (HMIS Data Analyst, who has been coordinating statewide PIT Count efforts), Liz Greene (COC Network Manager), Jeanne Hidalgo (Youth Manager), and Lorene Olmos (Region 1/1a Youth Navigator) were onsite yesterday. We appreciate their work on this.

2. New and Revised Homeownership Programs in 2024 (handout)

This month we launched our revised down payment assistance program called First Step and the new interest-only program called Step Down.

First Step – down payment assistance program – repayment at the time of sale or refinance, from the proceeds of the sale or refinance.

Step Down – is a new rate-only program that will provide a reduced interest rate, without the down payment assistance.

A new refinancing product for our existing mortgages is anticipated to become available by the end of the first quarter of 2024 or during the second quarter and it will be called **Next Step**.

3. RFP: Housing for Youth Aging Out of Foster Care

Last budget cycle our legislators allocated \$5 million to IHCDA for a Housing for Youth Aging Out of Foster Care initiative. We've had some workshops and partnered with the Department of Child Services. We launched an RFP looking for 3 – 4 development teams to build rental housing properties with supportive services for youth ages 18-23 who are aging out of foster care. Applications are due February 12th.

4. Tax & Fiscal Policy Committee

Next week Emily Krauser and Jacob Sipe are speaking at a hearing on Senate Bill 260. SB260 provides clean up language on two state tax credit programs administered by IHCDA: Individual Development Account (IDA) and Neighborhood Assistance Program (NAP). These are state programs that have a state tax credit and there is no fiscal impact to the proposed changes. The proposed language changes would correct some out-of-date language and accurately describe the roles and responsibilities of IHCDA, Indiana Department of Revenue (IDOR), participating neighborhood organizations, and donors. For NAP, it will clarify that **any** nonprofit organization that provides services to primarily benefit low-income individuals and communities is eligible to apply to receive both NAP credits and program funds. For IDA, it removes the cap on how much a participant can save in a year. This will allow participants to save at a pace that is appropriate for them and receive the full match of up to \$4,500 without having to wait until the end of the program year. For example, if they are saving to start a business, they shouldn't have to wait to use their savings to start their business because of the yearly cap.

5. 2025 Qualified Allocation Plan (QAP) Draft

On Monday we released the 1st draft of the 2025 QAP along with a Policy Brief. A public meeting is scheduled for next Thursday, February 1st. Here are a couple of highlights: This is a 1 Year QAP, as opposed to a 2 year with a focus on prioritizing the creation of new affordable rental housing units in underserved rural communities and small cities. While we pride ourselves and are always evaluating the geographic allocation of credits for large cities, small cities, and rural Indiana; we have to acknowledge that of the 700 cities and towns in Indiana, 187 have an existing tax credit property, over 500 (most all are small communities) do not have one affordable housing unit that was financed by the tax credit program.

Two new priorities in the draft include: 1) Include on-site daycare for children or adult day center for seniors, 2) Promote emerging developers (WBE, MBE, and DBE, VOSB).

Along with the QAP draft, we also released a one-page policy brief that provides a summary of the changes and the logic behind these proposed changes.

On the 4% Bond developments we are proposing to go back to a non-competitive rolling round.

And, as we have done in previous years, we will release a 2nd draft of the QAP by mid to late February and host a 2nd public hearing for feedback before we finalize the 2025 QAP and present it to the Board in March.

6. 2023 Annual Report

Jacob noted that the 2023 Annual Report will be available in the next few weeks and will be shared with the Board at the February meeting.

7. IHCDA Next Board Meeting Location – February 22nd @ 10am Eastern

The next Board meeting will be on Thursday, February 22nd at 10:00 am Eastern Time at IHCDA, 30 S. Meridian Street, Suite 825, Indianapolis, IN.

There being no further business, the meeting was adjourned at 10:37 a.m. Eastern Time.

Respectfully submitted,

Lieutenant Governor, Suzanne Crouch, or her designee

ATTEST:

J. Jacob Sipe
Executive Director for IHCDA