



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

Held: June 27, 2019

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority (“IHCDA” or “Authority”) was held on Thursday, June 27, 2019 at 10:04 a.m. at Florence Fay School Senior Apartments, 2815 English Avenue, Indianapolis, Indiana 46201.

The following individuals were present at the meeting: Lieutenant Governor Suzanne Crouch; Treasurer Kelly Mitchell (Indiana Treasurer of State); Andy Seiwert (Indiana Public Finance Director designee); Board Member, J. June Midkiff; Board Member, Andy Place, Sr.; J. Jacob Sipe (IHCDA Executive Director); members of the staff of the Lieutenant Governor, members of the staff of the Authority, and the general public. Board Member, Tom McGowan and Board Member Michael Schopmeyer were not in attendance.

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

I. Approval of Minutes

A. Meeting Minutes

A motion was made by Andy Place, Sr. to approve the May 23, 2019 Meeting Minutes, which was seconded by Andy Seiwert the following Resolution was unanimously approved:

RESOLVED, the Minutes of the Board meeting held on May 23, 2019 are hereby approved to be placed in the Minute Book of the Authority.

Chairman Crouch recognized Tony Knoble, the CEO and Co-founder of TWG Development and Lisa Daniels, the Property Manager of the Florence Fay School Senior Apartments, who both made remarks.

II. Real Estate

A. HOME Tenant-Based Rental Assistance Award Recommendation

Chairman Crouch recognized Angie Hass, who presented the HOME Tenant-Based Rental Assistance Award Recommendation.

Background:

The HOME Investment Partnerships Program (HOME) funds can be used to provide tenant-based rental assistance (“TBRA”), which is a rental subsidy that helps make up the difference between what a renter can afford to pay and the actual rent that is owed. HOME TBRA can also assist with utility costs, security deposits, and utility deposits. To be eligible for HOME TBRA, a household’s income must be at or below 50% of the area median income.

The State of Indiana State Annual Action Plan allows for IHCDA to provide tenant-based rental assistance to assist persons who were formerly incarcerated and have barriers to obtaining housing that puts them at risk of becoming homeless. Therefore, IHCDA has designed its HOME TBRA program to serve income-eligible households in which at least one member was formerly incarcerated. For the purpose of this program, formerly incarcerated is defined as (1)

persons exiting the corrections system with a preference for persons currently exiting and at risk of homelessness due to a lack of stable housing or (2) individuals currently experiencing homelessness who were formerly incarcerated.

An August 2018 report, published by the Prison Policy Initiative shows that people who have been incarcerated experience homelessness at a rate almost 7 times higher than the general population.¹ Through IHCDAs’ experience of administering re-entry programs, it has become evident that programs that include a good partnership between courts and access to supportive services and housing tend to increase housing stability and decrease recidivism among persons who were formerly incarcerated.

Process:

The final policy manual and Request for Qualifications for HOME Tenant-Based Rental Assistance (“RFQ”) were released on April 29, 2019 and an informational webinar was conducted on May 9, 2019. Responses to the RFQ were due on May 28, 2019. Eligible respondents were 501(c)(3) non-profit organizations. On June 12, 2019, IHCDAs reviewed four responses requesting an aggregate award amount of \$1,139,690. IHCDAs has a total of \$600,000 available to allocate.

Members of a selection committee individually reviewed all responses and then met as a group to discuss the merits of each. The selection committee’s review and funding recommendation was based upon the following factors:

- Compliance with the RFQ submission requirements;
- Experience of respondent administering rental assistance programs;
- Financial capacity;
- Readiness to proceed;
- Program design; and
- Past award performance.

Key Performance Indicators

IHCDAs will track the following Key Performance Indicators for this HOME TBRA Award:

1. The total number of households served under the program
2. The total amount of funds disbursed
3. The total number of participants that remained stably housed after the HOME TBRA ends

Recommendation

APPLICATIONS RECOMMENDED FOR FUNDING

Staff recommends that the Board approve the award of HOME TBRA funds to the three organizations listed below.

TABLE A				
Award #	Lead Applicant	Counties Served	Award Requested	Award Recommended
TB-019-001	Aurora, Inc.	Primary: Vanderburgh Secondary: Posey, Warrick, Spencer, Perry, Dubois, Pike, Gibson, Knox, and Daviess	\$297,249	\$200,000
TB-019-002	Human Services, Inc.	Primary: Bartholomew Secondary: Johnson, Shelby, Jackson, and Decatur	\$300,000	\$300,000
TB-019-003	Interfaith Mission, Inc.	Primary: Whitley Secondary: Allen, Noble, Huntington, and Kosciusko	\$242,441	\$100,000
Total:			\$839,690	\$600,000

APPLICATIONS RECOMMENDED FOR DENIAL

The application listed below was denied because the application did not meet completeness and threshold guidelines of the HOME TBRA RFQ.

¹ <https://www.prisonpolicy.org/reports/housing.html>

TABLE B				
Lead Applicant	Counties Served	Award Requested	Award Recommended	Reason for Denial
HVAF of Indiana, Inc.	Primary: Marion Secondary: Hamilton, Hancock, Shelby, Johnson, Morgan, Hendricks, and Boone	\$300,000	\$0	Failed Threshold
Total:		\$300,000	\$0	

Following discussion, a motion was made by Kelly Mitchell to approve awarding an aggregate allocation in the amount not to exceed \$600,000 in Home Investment Partnerships Program funding to the three (3) applicants listed in Table A to administer Tenant-Based Rental Assistance, as recommended by staff. The motion was seconded by Andy Seiwert. The motion passed unanimously.

RESOLVED, that the Board approve awarding an aggregate allocation in the amount not to exceed \$600,000 in Home Investment Partnerships Program funding to the three (3) applicants listed in Table A to administer Tenant-Based Rental Assistance as recommended by staff.

B. West Calumet Neighborhood Workforce Housing Initiative

Chairman Crouch recognized Samantha Spergel, who presented a recommendation regarding the West Calumet Neighborhood Workforce Housing Initiative.

Background:

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

The Indiana Housing and Community Development Authority (“IHCDA”), in partnership with the City of East Chicago, is proposing a Workforce Housing Initiative to support homeownership within the West Calumet Neighborhood. IHCDA and the City of East Chicago will request qualifications from non-profit organizations to (1) develop, manage and sell six affordable homes within the West Calumet neighborhood of East Chicago; (2) support the development of a revolving loan fund to allow for the use of capital funding to be available for workforce housing development; (3) provide innovative self-sufficiency support for those homebuyers; and (4) develop and implement a comprehensive stakeholder engagement plan to promote and support quality of life planning for residents within the West Calumet Neighborhood.

Summary of the Initiative

IHCDA will release a Request for Qualifications (“RFQ”) to select eligible non-profits. IHCDA is making available \$700,000 for this construction through the Affordable Housing and Community Development Fund (“Development Fund”). The RFQ is attached hereto as **Exhibit A**. The City of East Chicago will be providing \$350,000.

The scope of services requested by IHCDA and the City of East Chicago includes for primary tasks.

1. The respondent will manage the development and management of six homes to eligible homebuyers within the West Calumet neighborhood in East Chicago, Indiana to promote workforce housing opportunities. The purpose of this funding is to provide additional affordable housing options for households living in East Chicago. The selected respondent will work with IHCDA and the City of East Chicago to acquire the properties, develop a site plan, and construct the units. The units may either be available for purchase to income-eligible buyers, as a lease-purchase program, or as a combination of both programs. IHCDA will provide technical assistance and assist with program design.
2. Upon the sale of the units, the selected respondent will be expected to retain and utilize the proceeds to establish a Revolving Loan Fund (“RLF”). This RLF will operate to develop additional affordable workforce housing development within East Chicago, prioritizing development within the West Calumet neighborhood.
3. The respondent will provide innovative self-sufficiency assistance to the potential homeowners. At minimum, this must include the provision of pre-purchase counseling for homeowners. IHCDA will also review other proposals from the respondents on inventive techniques and skill-delivery methods to promote homeownership and long-term homeownership sustainability.

4. The respondent will design and oversee a comprehensive stakeholder engagement strategy to provide guidance and coaching on neighborhood planning to residents. As part of this strategy, the selected respondent will consult with neighborhood stakeholders to develop a shared vision through a Quality of Life Plan for the community and a formal framework to build capacity for existing or emerging community organizations. The respondent must also provide a procedure and process for continuous support, technical assistance and resources for the neighborhood.

A respondent will be selected by an IHCDA and City of East Chicago review committee. The selection will be brought before the IHCDA Board of Directors for a funding recommendation once they have been properly vetted by the Committee. After being selected, the selected respondent will be required to identify potential homebuyers, complete and submit an IHCDA homebuyer application and proforma, pass all underwriting and threshold requirements, and provide a proposal, timeline and implementation plan for the Stakeholder Engagement Strategy.

Following discussion, a motion was made by Andy Place Sr. to approve the West Calumet Neighborhood Workforce Housing Initiative Program, as recommended by staff. The motion was seconded by J. June Midkiff. The motion passed unanimously.

RESOLVED, that the Board approve the West Calumet Neighborhood Workforce Housing Initiative Program.

C. Bond Volume/4% Credits – Nora Pines

Chairman Crouch recognized Peter Nelson, who presented a recommendation regarding Bond Volume/4% Credits – Nora Pines.

Background:

IHCDA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This may be accomplished by new construction and rehabilitation of existing structures.

Process:

On January 1, 2018, IHCDA began the 2018A-B bond round for multi-family bond volume. The 18th application received and reviewed represented a total development cost of \$29,305,912 with \$25,000,000 in bond volume and \$1,021,371 in LIHTCs annually for 10 years to preserve 254 units of affordable housing. The Development Summary Sheets are attached hereto as **Exhibit B**.

TWG is proposing a full rehab of the 254 units for families. The project contains one, two, and three bedroom units. The rehab will feature new windows, doors, flooring, paint, appliances, kitchen cabinets, counter tops, plumbing fixtures, HVAC and A/C units, water heaters, asphalt repair, conversion of accessible units and paths. The project will be energy efficient and features a playground, community laundry, fitness center and swimming pool.

During the round, the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the 2018-2019 Qualified Allocation Plan. Additionally, on April 22, 2019 the applicant was given an opportunity to present the development to members of the Executive Committee and the Real Estate Department.

Key Performance Indicators

AFFORDABLE UNITS PRESEVED IN 2018 BOND ROUND			
Location	# Affordable Units	Construction Type	Development Type
Mishawaka	128	Rehabilitation	Family
Evansville	307	Rehabilitation	Family
Bloomington	208	Rehabilitation	Family
Total Units:	643		

Following discussion, a motion was made by Andy Seiwert to approve awarding \$25,000,000 in bond volume and \$1,021,371 in annual LIHTC to Northwood Partners, LP for Nora Pines according to the terms of the 2018A-B

Application Round, as recommended by staff. The motion was seconded by Kelly Mitchell. The motion passed unanimously.

RESOLVED, that the Board approve awarding \$25,000,000 in bond volume and \$1,021,371 in annual LIHTC to Northwood Partners, LP for Nora Pines according to the terms of the 2018A-B Application Round, as recommended by staff.

D. Bond Volume/4% Credits – RA Preservation 1

Chairman Crouch recognized Peter Nelson, who presented the Bond Volume/4% Credits – RA Preservation 1.

Background:

IHCDA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This may be accomplished by new construction and rehabilitation of existing structures.

Process:

On January 1, 2019, IHCDA began the 2019A-B bond round for multi-family bond volume. The 2nd application received and reviewed represented a total development cost of \$19,744,901 with \$11,000,000 in bond volume and \$572,329 in LIHTCs annually for 10 years to preserve 224 units of affordable housing. The Development Summary Sheets for Phases 1-5 are attached hereto as **Exhibit C**.

RealAmerica Development is proposing the rehabilitation of three existing properties in Fort Wayne and Huntington under one bond issuance to preserve 224 units of affordable housing. The project will include one, two, and three bedroom units. Rehab includes new flooring, cabinets, countertops, interior doors and hardware, HVAC, all new appliances, and freshly painted interior and exterior of units. All three apartment communities are located near trade areas and walkable communities where the residents have access to numerous employment opportunities and services.

During the round, the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the 2018-2019 Qualified Allocation Plan. Additionally, on June 17, 2019 the applicant was given an opportunity to present the development to members of the Executive Committee and the Real Estate Department.

Key Performance Indicators

AFFORDABLE UNITS PRESEERVED IN THE LAST THREE BOND ROUNDS		
Bond Round	# Affordable Units	Communities
2016A-B	393	Evansville, Fort Wayne
2017A-B	534	Indianapolis, Logansport
2018A-B	643	Bloomington, Evansville, Mishawaka
Total Units:	1,570	

Following discussion, a motion was made by J. June Midkiff to approve awarding \$11,000,000 in bond volume and \$572,329 in annual LIHTC to RA Preservation 1, LP for RA Preservation 1 according to the terms of the 2019A-B Application Round, as recommended by staff. The motion was seconded by Andy Place, Sr. The motion passed unanimously.

RESOLVED, that the Board approve awarding \$11,000,000 in bond volume and \$572,329 in annual LIHTC to RA Preservation 1, LP for RA Preservation 1 according to the terms of the 2019A-B Application Round, as recommended by staff.

III. Finance

A. RA Preservation 1, L.P. Bond Recommendation

Chairman Crouch recognized Rich Harcourt who presented a RA Preservation 1, L.P. Bond Recommendation.

Background:

The purpose of this memo and the attached resolution (**Exhibit D**) is to request the approval for the issuance of the Series 2019 Multifamily Housing Revenue Notes (RA Preservation 1, L.P. Project)(not to exceed \$11,000,000)(the “Bonds”).

Process:

The Bonds will be issued on behalf of RA Preservation 1, L.P., an Indiana limited partnership (the “Borrower”). The Indiana Housing and Community Development Authority (the “Authority”) will serve as a conduit issuer for the Bonds; thereby, loaning the proceeds to the Borrower to finance the rehabilitation of residential rental developments. **The Bonds are backed solely by the revenues derived from the development and will not constitute a debt, liability, or obligation of the Authority or the State of Indiana.**

RealAmerica Development is proposing the rehabilitation of three existing properties under one bond issuance to preserve 224 units of affordable housing (the “Project”). With the Authority serving as the issuer of the bonds, an additional approval by the Board, in addition to the approval of the allocation of tax credits and bond volume is necessary.

Following discussion, a motion was made by Andy Seiwert to approve the Series 2019 Multifamily Housing Revenue Bonds (RA Preservation 1, L.P. Project), pursuant to the attached Resolution, as recommended by staff. The motion was seconded by Kelly Mitchell. The motion passed unanimously.

RESOLVED, that the Board approve the Series 2019 Multifamily Housing Revenue Bonds (RA Preservation 1, L.P. Project), pursuant to the attached Resolution (**Exhibit D**), as recommended by staff.

IV. Community Services Department

A. Emergency Solutions Grant, Fiscal Year 2019-2020 Allocations

Chairman Crouch recognized Elspeth Hilton who presented an Emergency Solutions Grant, Fiscal Year 2019-2020 Allocations.

Background:

The Emergency Solutions Grant (ESG) is a federal formula grant that is administered by the U.S. Department of Housing & Urban Development (HUD) and is allocated according to population and other demographic factors to eligible jurisdictions nationwide. IHCD is the designated recipient for Indiana. This award covers 91 counties, excluding Marion County which is covered within its own Continuum of Care (CoC) and receives ESG awards directly from HUD for its jurisdiction. The Indiana State ESG program received \$3,767,263 for the 2019 program year.

IHCD’s ESG method of distribution recognizes three categories of activities:

- ESG Shelter Program (ESG/S)—funds to operate emergency shelters and provide essential services to residents;
- ESG Outreach (ESG/O)—funds to provide services and case management to those experiencing homelessness and currently living on the streets; and
- Rapid Re-Housing and Homeless Prevention (RRHP)—funds to provide short to medium term rental assistance to rapidly re-house individuals and families experiencing homelessness or funds to help prevent homelessness.

Per the State of Indiana’s Consolidated Plan approved by HUD, funds will be distributed accordingly.

Admin (7.5% of overall total)	\$282,545
Shelter Operations	\$1,975,831
Outreach	\$115,000
Rapid Rehousing and Homelessness Prevention & Shelter Rapid Rehousing	\$1,393,887
Total HUD Award	\$3,767,263

Process:

Applicants responded to a Request for Proposals (RFP) issued by the Community Services Department in April 2019. Each response to the RFP was reviewed utilizing a scoring tool that was built into the application, which assigned points based on the following criteria: Board of Directors involvement, Financial Management, Program Services and Coordination. The final award amount was determined by the average score, the amount requested, and the availability of ESG funds.

Program Type	Applications Received	Maximum Funding Request Allowed
Shelter	49	\$60,000 (\$25,000 for new applicants)
Outreach	5	\$50,000 (\$25,000 for new applicants)
Rapid Re-Housing/Homeless Prevention	14	\$250,000 (\$50,000 for new applicants)

Key Performance Indicators

Organizations that receive ESG funding have key performance indicators (KPIs) that are reported annually and quarterly. Those KPIs include but are not limited to the following: the number of individuals served, income of individuals at program entry/exit, return to homelessness rates, and percentage of funding spent.

TABLE A			
EMERGENCY SHELTER OPERATIONS			
Emergency Shelters	City & CoC Region	Requested Amount	Shelter Allocation Recommendations
*A Better Way (DV)	Muncie; Region 6	\$60,000.00	\$39,887.00
Advantage Housing, Inc.	Kokomo; Region 5	\$60,000.00	\$37,887.00
Albion Fellows Bacon Center, Inc (DV)	Evansville; Region 12	\$27,000.00	\$19,663.53
Alternatives Inc of Madison County (DV)	Anderson; Region 8	\$60,000.00	\$45,698.70
Anchor House	Seymour; Region 11	\$60,000.00	\$39,683.70
Beaman Home-Kosciusko County Shelter for Abuse, Inc (DV)	Warsaw; Region 2	\$60,000.00	\$41,002.00
Beyond Homeless	Greencastle; Region 7	\$60,000.00	\$45,698.70
Bridges Community Services	Muncie; Region 6	\$60,000.00	\$39,848.10
Coordinated Assistance Ministries, Inc. (CAM)	Kokomo; Region 5	\$60,000.00	\$49,329.70
Catholic Charities Terre Haute- Bethany House	Terre Haute; Region 7	\$60,000.00	\$49,041.70
Catholic Charities Bloomington- Becky's Place	Bedford; Region 10	\$60,000.00	\$45,459.10
Citizens Concerned for the Homeless	Michigan City; Region 1	\$56,600.00	\$43,862.70
CODA (Council on Domestic Abuse, Inc.) (DV)	Terre Haute; Region 7	\$60,000.00	\$47,329.70

Community & Family Services, Inc. (Huntington House)	Huntington; Region 3	\$60,000.00	\$48,041.70
*Emmaus Mission Center, Inc.	Logansport; Region 5	\$46,500.00	\$31,560.00
Family Crisis Shelter (DV)	Crawfordsville; Region 4	\$25,000.00	\$19,579.95
Family Promise of Greater Lafayette	Lafayette; Region 4	\$60,000.00	\$49,329.70
Family Promise Hendricks County	Avon; Region 8	\$60,000.00	\$46,534.50
Family Service Association (DV)	Kokomo; Region 5	\$45,900.00	\$27,501.70
*Family Service Society (DV)	Marion; Region 6	\$60,000.00	\$41,080.00
Gabriel's Horn	Valparaiso; Region 1	\$50,000.00	\$41,229.70
Gary Commission for Women (DV)	Gary; Region 1a	\$25,000.00	\$15,400.95
Haven House (DV)	Hammond; Region 1a	\$47,700.00	\$30,952.70
Heart House	Aurora; Region 14	\$60,000.00	\$48,041.70
Hope Springs (DV)	Attica; Region 4	\$26,250.00	\$17,743.70
House of Bread & Peace	Evansville; Region 12	\$40,100.00	\$29,893.72
Housing Opportunities, Inc. Valpo	Valparaiso; Region 1	\$60,000.00	\$49,329.70
Human Services, Inc.	Clifford; Region 11	\$60,000.00	\$49,329.70
Interfaith- Just Neighbors	Fort Wayne; Region 3	\$60,000.00	\$49,041.90
LTHC (Day Shelter)	Lafayette; Region 4	\$60,000.00	\$49,329.70
Middle Way House (DV)	Bloomington; Region 10	\$60,000.00	\$28,998.78
*NCIRCC (DV)	Rensselaer; Region 1	\$60,000.00	\$49,329.70
New Hope Family Shelter, Inc.	Bloomington; Region 10	\$60,000.00	\$32,691.00
Ozanam	Evansville; Region 12	\$60,000.00	\$49,616.70
*PACT, Inc. (DV)	Salem; Region 13	\$51,500.00	\$39,254.00
Shalom (Day Shelter)	Bloomington; Region 10	\$60,000.00	\$49,616.70
Sheltering Wings (DV)	Danville; Region 8	\$60,000.00	\$46,534.50
St. Elizabeth Catholic Charities	New Albany; Region 13	\$60,000.00	\$45,698.70

St. Jude (DV)	Crown Point; Region 1a	\$60,000.00	\$41,191.70
Stepping Stone	Michigan City; Region 1	\$30,000.00	\$25,221.60
The Caring Place (DV)	Valparaiso; Region 1	\$37,000.00	\$29,108.07
Turning Point- Columbus Regional (DV)	Columbus; Region 11	\$60,000.00	\$40,731.70
United Caring Services	Evansville; Region 12	\$60,000.00	\$49,616.70
Wellspring- Community Service Center	Martinsville; Region 10	\$60,000.00	\$47,370.30
YWCA Central Indiana- Muncie	Muncie; Region 6	\$60,000.00	\$48,041.70
YWCA of Evansville (DV)	Evansville; Region 12	\$60,000.00	\$40,519.70
YWCA of Greater Lafayette (DV)	Lafayette; Region 4	\$45,000.00	\$36,087.00
YWCA of North Central Indiana (DV)	South Bend; Region 2a	\$60,000.00	\$40,519.70
YWCA of North East Indiana (DV)	Fort Wayne; Region 3	\$60,000.00	\$47,370.30
TOTAL		\$2,653,550.00	\$1,975,831.00

TABLE B			
OUTREACH			
Organization	City & CoC Region	Requested Amount	Outreach Allocation Recommendations
Aurora, Inc.	Evansville; Region 12	\$50,000.00	\$25,500.00
Bridges	Muncie; Region 6	\$50,000.00	\$25,500.00
Citizens Concerned for the Homeless	Michigan City; Region 1	\$26,100.00	\$13,000.00
Housing Opportunities Valpo	Valparaiso; Region 1	\$50,000.00	\$25,500.00
Shalom	Bloomington; Region 10	\$50,000.00	\$25,500.00
TOTAL		\$226,100.00	\$115,000.00

TABLE C			
RAPID RE-HOUSING (RRH) AND/OR (HOMELESS PREVENTION)			
Organization	City & CoC Region	Requested Amount	RRH & HP Allocation Recommendations

Advantage Housing RRH & HP	Kokomo; Region	\$250,000	\$131,555.00
Aurora- RRH & HP	Evansville; Region 12	\$250,000	\$147,555.00
Aspire RRH & HP	Noblesville; Region 8	\$75,183	\$62,668.00
Brightpoint- CANI- Ft Wayne RRH &HP	Fort Wayne; Region	\$250,000	\$114,555.00
CoC of NWI RRH & HP	Gary; Region 1a	\$100,000	\$52,555.00
Community & Family Svcs- Huntington Hse RRH&HP	Huntington; Region 3	\$100,000	\$53,555.00
Human Services, Inc RRH & HP	Columbus; Region 11	\$250,000	\$147,555.00
Lafayette Transitional Housing RRH	Lafayette; Region	\$150,000	\$86,555.00
Family Promise Hendricks County RRH & HP	Avon; Region 8	\$60,000	\$42,555.00
Shalom Community Center RRH & HP	Bloomington; Region 10	\$250,000	\$148,557.00
Housing Opportunities Ft. Wayne RRH & HP	Fort Wayne; Region 3	\$250,000	\$107,555.00
Housing Opportunities- Valpo RRH & HP	Valparaiso; Region 1	\$250,000	\$148,557.00
Reach Services RRH & HP	Terre Haute; Region 7	\$248,656	\$68,555.00
Telamon Corp- Transition Resources RRH & HP	Regions 9, 14, 11	\$50,000	\$31,555.00
Emmaus Shelter one time RRH	Logansport; Region 5	\$13,500	\$12,000.00
North Central Indiana Rural Crisis Center Shelter one time RRH	Rensselaer; Region 1	\$13,000	\$11,500.00
PACT, Inc. dba Hoosier Hills Shelter one time RRH	Salem; Region 13	\$9,000	\$8,500.00
A Better Way- Shelter one time RRH	Muncie; Region 6	\$10,000	\$10,000.00
Family Service Society Shelter one time RRH	Marion; Region 6	\$9,000	\$8,000.00
TOTAL		\$2,338,339	\$1,393,887.00

Following discussion, a motion was made by J. June Midkiff to approve awarding an allocation of 2019-2020 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$1,975,831 for the Shelter Program to the organizations as indicated in Table A, as recommended by staff. The motion was seconded by Andy Place Sr. The motion passed unanimously.

RESOLVED, that the Board approve awarding an allocation of 2019-2020 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$1,975,831 for the Shelter Program to the organizations as indicated in Table A, as recommended by staff.

Following discussion, a motion was made by Andy Place Sr. to approve awarding an allocation of 2019-2020 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$115,000 for Outreach to the organizations

as indicated in Table B, as recommended by staff. The motion was seconded by J. June Midkiff. The motion passed unanimously.

RESOLVED, that the Board approve awarding an allocation of 2019-2020 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$115,000 for Outreach to the organizations as indicated in Table B, as recommended by staff.

Following discussion, a motion was made by Kelly Mitchell to approve awarding an allocation of 2019-2020 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$1,393,887 for Rapid Re-Housing/Homeless Prevention/Shelter Rapid Re-Housing to the organizations as indicated in Table C, as recommended by staff. The motion was seconded by J. June Midkiff. The motion passed unanimously.

RESOLVED, that the Board approve awarding an allocation of 2019-2020 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$1,393,887 for Rapid Re-Housing/Homeless Prevention/Shelter Rapid Re-Housing to the organizations as indicated in Table C, as recommended by staff.

B. Housing Opportunities for Persons with AIDS 2019-2020 Program Year Funding Allocations

Chairman Crouch recognized Elspeth Hilton, who presented the Housing Opportunities for Persons with AIDS 2019-2020 Program Year Funding Allocations.

Background:

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

Process:

IHCDA received \$1,412,803 from HUD for the 2019-2020 program year, which is almost an increase of 13% above the 2018-2019 program year allocation. From that total, IHCDA will retain \$42,384 for administration of the program. This dollar amount represents 3% of the grant which is the maximum amount allowed for administration. IHCDA then has \$1,370,419 to allocate to its partners across the state.

HOPWA applications were reviewed as part of an application process in order to ensure that applicants who are selected to receive HOPWA funds meet the basic threshold criteria listed below, including designation as an Indiana State Department of Health (ISDH) care coordination site. Funding allocations were determined based on the amount of funds requested, previous program success, epidemiology figures from ISDH, the amount of households that were served, and funding availability.²

The threshold criteria is listed below:

- The applicant must be a private nonprofit organization (defined as tax-exempt secular or religious organization described in section 501(c)(3) of the Internal Revenue Code).
- The applicant cannot have any unresolved findings from IHCDA or HUD.
- A staff or board member affiliated with the organization must have attended Regional Planning Council on the Homeless meetings.
- The applicant must be a Care Coordination site with the ISDH.
- The applicant must have a Certificate of Consistency with the State of Indiana Consolidated Plan in the areas that its program will serve.

² Region 7 and some of Region 11 counties are outside of IHCDA's HOPWA jurisdiction: Boone, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan, Putnam, Brown Shelby County, Scott, Washington, Clark, Floyd, and Harrison Counties.

- The applicant must have standards of financial accountability that conform to 2 CFR 200.302 ‘Financial Management’ and 2 CFR 200.303, ‘Internal Controls’, which includes systems and software that allow for effective control and accountability for all funds, property, and other assets.

TABLE A: Allocation Totals

<u>Applicants</u>	<u>Service Area(s)</u>	<u>Amount Requested</u>	<u>Amount Recommended</u>
AIDS Ministries	South Bend	\$165,000	\$180,000
AIDS Resource Group	Evansville	\$280,000	\$300,000
Northeast Indiana Positive Resource Connection (f/k/a Aids Task Force NEI)	Fort Wayne	\$170,000	\$190,000
AIDS Task Force (Aliveness Project)	Merrillville	\$200,000	\$220,000
Aspire Indiana	Lafayette, Kokomo, Muncie, Richmond	\$225,000	\$245,000
Hoosier Hills AIDS Coalition	Jeffersonville	\$25,000	\$30,000
IU Health Positive Link	Bloomington/Terre Haute	\$185,000	\$205,419
<i>Sub-recipient Total:</i>		<i>\$1,250,000</i>	<i>\$1,370,419</i>
<i>IHCDA Administrative Total</i>			<i>\$42,384</i>
Total Request			\$1,412,803

Exhibit E contains a map showing the regions recommended for funding.

Exhibit F contains a list of the total number of individuals living with HIV/AIDS per region.

Key Performance Indicators

At the end of 2018, 6,391 Hoosiers were living with HIV, an increase of 440 individuals (7%) from the prior year. Key Performance Indicators for this program are the number of qualifying individuals served per program year.

Following discussion, a motion was made by Andy Seiwert to approve awarding an aggregate amount not to exceed \$1,370,419 in HOPWA funds to the applicants, as set forth in Table A for the 2019 – 2020 program year, as recommended by staff. The motion was seconded by Kelly Mitchell. The motion passed unanimously.

RESOLVED, that the Board approve awarding an aggregate amount not to exceed \$1,370,419 in HOPWA funds to the applicants, as set forth in Table A for the 2019 – 2020 program year, as recommended by staff.

V. Community Programs Department

A. Individual Development Account Program Allocations

Chairman Crouch recognized Veronica Watson who presented an Individual Development Account Program Allocations.

Background:

The Individual Development Account Program (IDA) is a matched savings program designed to assist low income families in developing personal finance skills and building assets. Indiana’s program was established in 1997 pursuant to IC 4-4-28 and is one of the oldest asset building programs in the country.

The IDA program is supported by state funding, which is allocated to community development corporations (“CDCs”) in Indiana as set forth in IC 4-4-28-2. The CDCs are charged with program administration, training, technical assistance, and participant recruitment. The CDCs receive an administrative fee of \$500 per IDA account opened. They also receive matching funds for participants. Participants must save to make a qualified asset purchase which may include any of the following: education, job training, home purchase, owner-occupied repair, vehicle purchase, and small business development or expansion, as outlined in IC 4-4-28-16.

Participants have 3 years to save a maximum of \$1,500 (average of \$500 per year) and are matched \$3 for every \$1 and have the ability to receive a maximum contribution of \$4,500 from the program. The income levels of eligible participants may not exceed 200 percent of the federal poverty level and participants must make a commitment to depositing funds into their IDA regularly. Additionally, participants must complete financial literacy and asset specific goal training before utilizing any matching funds.

Process:

IHCDA received \$874,644 from the 2019 state appropriation. With a 2% reserve held by the State Budget Agency and 3.17% (of the remainder) to use for IHCDA administrative purposes, \$830,000 is available for IDA Administrators. This equates to the ability to fund 166 accounts.

In April 2019, IHCDA released its IDA program application to eligible CDCs. The applications were reviewed by staff from IHCDA’s Community Programs and Real Estate departments, based on the applicant’s previous experience with the IDA program and/or related programs, its ability to serve Limited English Populations, how many counties it serves, its established community partnerships, its plans for fulfilling the program’s educational requirements, and how IDA fits with its mission. Out of a possible 100 points, organizations had to receive 60 in order to pass threshold and receive IDA accounts.

IHCDA received 28 applications, eight of which were new applicants to the IDA program. Twenty-four applicants are recommended by staff to serve as program administrators.

Four of the applicants did not meet the 60-point minimum threshold.

TABLE A			
Applicant	Requested Accounts	Awarded Accounts	Total Award
Area Five Agency on Aging & Community Service, Inc.	10	5	\$ 25,000.00
Area IV Agency on Aging and Community Action Programs, Inc.	14	7	\$ 35,000.00
Aspire Indiana*	5	3	\$ 15,000.00
Big Brothers Big Sisters of Northeast Indiana*	5	3	\$ 15,000.00
Community Alliance of the Far Eastside*	5	3	\$ 15,000.00
Community Action of Greater Indianapolis*	5	3	\$ 15,000.00
Community Action Program of Evansville and Vanderburgh County, Inc.	10	5	\$ 25,000.00
Community Action Program, Inc. of Western IN	5	3	\$ 15,000.00
Community Action of Southern IN	6	3	\$ 15,000.00
Community and Family Services, Inc.	6	3	\$ 15,000.00
Habitat for Humanity of Evansville	14	7	\$ 35,000.00
Habitat for Humanity of Lafayette, Inc.	10	5	\$ 25,000.00
HOPE of Evansville	25	13	\$ 65,000.00
Interlocal Community Action Program	20	10	\$ 50,000.00
Joshua's Hand Community Housing Development Organization*	5	0	\$ -
Lacasa, Inc.	30	15	\$ 75,000.00
Lincoln Hills Development Corporation	10	5	\$ 25,000.00
Mapleton-Fall Creek Development Corporation	9	5	\$ 25,000.00

Love Makes Cent\$ Inc./Natco Community Empowerment Center	5	3	\$ 15,000.00
Northwest Indiana Community Action	14	7	\$ 35,000.00
Pathfinder Services, Inc.	50	25	\$ 125,000.00
PathStone Corporation	30	15	\$ 75,000.00
Progress House, Inc.*	5	0	\$ -
REAL Services	8	4	\$ 20,000.00
South Bend Heritage Foundation	12	6	\$ 30,000.00
Dubois-Pike-Warrick Economic Opportunity Committee dba TRI-CAP	15	8	\$ 40,000.00
Vincent Village Inc.*	5	0	\$ -
West Indianapolis Development Corp.*	5	0	\$ -
	323	166	\$ 830,000.00
*New Applicant			
Award Methodology: Multiplied requests by .5 and rounded			
Total Award = Awarded Accounts * \$5,000 (\$4,500 for match + \$500 for admin)			

Key Performance Indicators

- We will track the number of accounts that are opened and the number of those accounts that were used to make approved asset purchases during each grant cycle.
- In the last IDA grant cycle (IDA013), at least 340 accounts were opened and 249 were used to purchase an approved asset.
- For the next grant cycle which ends in September (IDA014) 400 accounts have been opened, and 155 have been used to purchase an approved asset, with three more months left for additional participants to make their asset purchase.

Following discussion, a motion was made by Andy Place Sr. to approve awarding the 24 applicants as set forth in Table A, IDA funding in an aggregate amount not to exceed \$830,000, to be used to administer the IDA Program for the program term beginning July 1, 2019 and ending on June 30, 2022, as recommended by staff. The motion was seconded by J. June Midkiff. The motion passed unanimously.

RESOLVED, that the Board approve awarding the 24 applicants as set forth in Table A, IDA funding in an aggregate amount not to exceed \$830,000, to be used to administer the IDA Program, as recommended by staff.

VI. Program Update

A. Indiana Permanent Supportive Housing Institute

Chairman Crouch recognized Zach Gross who presented an Indiana Permanent Supportive Housing Institute Update. His presentation is attached hereto as **Exhibit G**.

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

VII. Executive

A. Executive Update

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

1. New Board Member - Michael Schopmeyer:

- a. J. Sipe announced that Michael Schopmeyer was appointed to the Board last week.
- b. Michael is an attorney with Kahn, Dees, Donovan & Kahn, LLP in Evansville, IN.
- c. He wasn't able to attend today's Board meeting, but he is planning to attend the Board meeting in July.

2. Recent Federal Legislation:

J. Sipe mentioned that there has been legislation at the federal level that has been very active in the last 30 days that will have an impact on IHCD.

J. Sipe is excited because this legislation has been sponsored by some of Indiana's Congressional Delegation.

a. The Affordable Housing Credit Improvement Act of 2019:

- i. The development where this Board meeting is being held was financed using Affordable Housing Tax Credits.
- ii. The Affordable Housing Credit Improvement Act of 2019 ("the Act") was introduced on June 4, 2019 and it was sponsored by Senator Todd Young in Indiana, in the Senate and in the House it was sponsored by Congresswoman Jackie Walorski in the House Representatives.
- iii. The Senate and the House bills are identical, which is good news for IHCD.
- iv. The Act will expand and strengthen the Affordable Housing Tax Credit in a couple of different ways:
 - 1) Over the next five years there would be a 50% increase in the amount of credits that Indiana would receive annually. In 2019 Indiana's tax credit ceiling, the amount Indiana is allowed to allocate, is \$18.4M, if the bill passes over the next five years there is a potential to have a tax credit ceiling of \$30M. This would allow for IHCD to have a larger impact across the state in creating and preserving affordable housing.
 - 2) It also would establish a hard floor on the 4% rate for multifamily bond credits; the rate currently fluctuates based on federal benchmarks that are set for lending institutions. This is not uncommon, in 2015, Congress permanently enacted a 9% rate but there is no corresponding minimum for 4%.

b. Save Affordable Housing Act

- i. On June 25, 2019, the Save Affordable Housing Act was sponsored by Senator Todd Young in the Senate and Congresswoman Jackie Walorski in the House of Representatives.
- ii. This bill addresses the issue regarding the loss of affordable housing with tax credit properties.
- iii. These properties are given a 30 year affordability period; however, after year 15, the properties can utilize the Qualified Contract provision.
- iv. The Qualified Contract provision requires IHCD to develop a selling price based on the current formula.
- v. If the selling price is higher than the fair market value, then IHCD is required to release the extended use agreements from the property.
- vi. The challenge is that the current formula is broken therefore, the selling price is inflated in most situations.
- vii. The current Qualified Contract procedures has resulted in IHCD releasing affordability restrictions from 52 properties from January 1, 2012 through the current date. In addition there are 9 properties in the pipeline that could lose their affordability restrictions due to the Qualified Contract provision.
- viii. This bill will ensure that these properties remain affordable for 30 years.

c. HUD Manufactured Housing Modernization Action:

- i. HUD Manufactured Housing Modernization Action was introduced on June 12, 2019.
- ii. This bill was co-sponsored by Senator Todd Young.

iii. This bill recognizes manufactured housing as “affordable housing” and requires the U.S Department of Housing and Urban Development (“HUD”) to issue guidelines for including manufactured housing in the Consolidated Plans of state and local governments.

d. **Task Force on the Impact of the Affordable Housing Crisis Act:**

- i. The Taskforce on the Impact of the Affordable Housing Crisis Act was introduced on June 11, 2019 and also co-sponsored by Senator Todd Young and has bi-partisan support from thirteen other Senators.
- ii. This bill is seeking to evaluate and quantify the impact that a lack of affordable housing has on other areas of life such as education, employment, income level, health, nutrition, access to transportation, and poverty issues and how it impacts economic growth in urban and rural communities.
- iii. It is also seeking to evaluate and quantify the costs incurred by Federal, State, and local government programs due to a lack of affordable housing.
- iv. Make recommendations to Congress on how to best use affordable housing to improve the effectiveness of other Federal programs.

3. **Workforce Housing Initiative Update**

- a. \$1M was made available via a Request for Proposals to award two not-for profits up to \$500,000 each.
- b. Responses were due on June 24, 2019.
- c. IHCDA received 10 proposals (Marion, Boonville, Evansville, Elkhart, Terre Haute, Elwood, Richmond, Kokomo, East Chicago, Ft. Wayne).
- d. The Goal is to make a recommendation to the Board at the July Board meeting.

4. **Anchor Employer Demonstration Program**

Proposals are due July 29, 2019.

5. **July Board Meeting Location:**

Next month’s Board Meeting will be held on July 25, 2019 at 10:00 am in Ft. Wayne, IN. at Ryker Reserve.

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

VIII. Other Business

There being no further business, a motion was made by Kelly Mitchell, Sr. to adjourn the meeting, which was seconded by Andy Seiwert; the motion passed unanimously and the meeting was adjourned at 11:12 a.m.

Respectfully submitted,


Lieutenant Governor, Suzanne Crouch, or her designee

ATTEST:


J. Jacob Sipe
Executive Director for IHCDA

EXHIBIT A



REQUEST FOR QUALIFICATIONS

for

West Calumet Neighborhood Workforce Housing Initiative

INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY

30 South Meridian Street, Suite 900

Indianapolis, IN 46204

<http://www.in.gov/ihcda/>

317-232-7777

ISSUE DATE: July 8, 2019

RESPONSE DEADLINE August 19, 2019, 5:00 PM Eastern Time

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PART 1

SCOPE OF THIS REQUEST

1. PURPOSE OF THIS REQUEST FOR QUALIFICATIONS (“RFQ”)

The Indiana Housing and Community Development Authority (“IHCDA”) is requesting qualifications from non-profit Respondents to (1) develop, manage and sell six affordable homes as within the West Calumet neighborhood, located within East Chicago, Indiana; (2) support the development of a revolving loan fund, to allow for the use of capital funding to be available for workforce housing development; (3) provide innovative self-sufficiency support for those homebuyers; and (4) to develop and implement a comprehensive stakeholder engagement plan, to promote and support quality of life planning for residents within the West Calumet Neighborhood. IHCDA is partnering with the City of East Chicago to provide capital financing to assist with the construction of six units.

IHCDA is making available \$700,000 for this construction through the Affordable Housing and Community Development Fund (“Development Fund”). The City of East Chicago will be providing \$350,000. Upon the sale of the units, the selected non-profit must establish a revolving loan fund (“RLF”) to support additional affordable lease purchase production with East Chicago.

IHCDA will provide technical assistance to the selected respondent on the development of the units, marketing toward eligible households, and how to establish and support the RLF.

2. ABOUT THE INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY

MISSION STATEMENT

The Indiana Housing and Community Development Authority (“IHCDA”) provides housing opportunities, promotes self-sufficiency, and strengthens communities. To accomplish this we will:

- Promote place-based initiatives that will allow Hoosiers opportunities to improve their quality of life;
- Create and preserve housing for Indiana’s most vulnerable population;
- Enhance self-sufficiency initiatives in existing programs; and
- Promote a value-driven culture of continuous improvement.

VISION

IHCDA envisions an Indiana with a sustainable quality of life for all Hoosiers in the community of their choice. We believe that growing Indiana's economy starts at home and that that all Hoosiers should have the opportunity to live in safe, affordable, good-quality housing in economically stable communities. That's the heart of IHCDA's mission. Our charge is to help communities build upon their assets to create places with ready access to opportunities, goods, and services. We also promote, finance, and support a broad range of housing solutions, from temporary shelters to homeownership.

IHCDA's work is done in partnership with developers, lenders, investors, and nonprofit organizations that use our financing to serve low and moderate-income Hoosiers. We leverage public and private funds to invest in financially sound, well-designed projects that will benefit communities for many years to come. And our investments bear outstanding returns. The activities that we finance help families become more stable, put down roots, and climb the economic ladder. In turn, communities grow and prosper, broadening their tax base, creating new jobs, and

maximizing local resources. IHCD's work is truly a vehicle for economic growth, and it all starts at home.

OVERVIEW (for more information visit <http://www.in.gov/ihcda/>)

IHCD was created in 1978 by the Indiana General Assembly and is a quasi-public financially self-sufficient statewide government agency. IHCD's programs are successful in large part because of the growing network of partnerships IHCD has established with local, state, and federal governments, for-profit businesses and not-for-profit organizations. For-profit partners include investment banks, mortgage lenders, commercial banks, corporate investment managers and syndicators, apartment developers, investors, homebuilders, and realtors. Not-for-profit partners include community development corporations, community action agencies, and not-for-profit developers.

3. SCOPE OF SERVICES

IHCD, in partnership with the City of East Chicago is soliciting qualifications from eligible non-profits. This RFQ will award funds in the form of a grant to an eligible non-profit respondent selected pursuant to this RFQ. The selected respondent is responsible for managing four (4) primary tasks.

- a. The selected respondent will manage the development and management of six homes to eligible homebuyers within the West Calumet neighborhood in East Chicago, Indiana to promote workforce housing opportunities. The purpose of this funding is to provide additional affordable housing options for households living in East Chicago. The selected respondent will work with IHCD, and the City of East Chicago to acquire the properties, develop a site plan, and construct the units. The units may either be available for purchase to income-eligible buyers or the respondent may propose a lease-purchase program, or combination of both programs. IHCD will provide technical assistance and assist with program design to best assist eligible homebuyers for either direct purchase of a developed home, or for the homebuyer to enter into a "lease-purchase" program, in which the selected respondent will oversee the units for up to two years while the homebuyer receives additional education and support to be able to purchase the home.

The Development Fund can be used to finance assisted units for occupancy and sale by household earning up to 80% of the area median income ("AMI") as published annually by HUD. Indiana Code governing the Development funds requires at least 50% of the Development Fund assisted units must be designated for households at or below 50% AMI and the remaining Development Fund assisted units must be designated for households at or below 80% AMI.

- b. Upon the sale of the units, the selected respondent will be expected to retain the proceeds, and utilize the proceeds to establish a RLF. This RLF will operate to develop additional affordable workforce housing development within East Chicago, prioritizing development within the West Calumet neighborhood.
- c. The selected respondent will be responsible for overseeing the fund development and the ongoing implementation of the fund. This will involve at a minimum; setting the eligibility requirements for potential borrowers, determining the allowed and prohibited uses of funds, establishing a process to developing financial standards and systems to review loan requests and analyze those requests (including but not limited to: setting a minimum and maximum loan amount, determining the length of the loan term, fees and rates), developing the loan application

form, establishing a committee to review loan applications, promoting the RLF and working with Partners to capitalize the fund, and providing loans and technical assistance to borrowers.

- d. The selected respondent will provide innovative self-sufficiency assistance to the potential homeowners. At minimum, this must include the provision of pre-purchase counseling for homeowners. IHCD A will also review other proposals from the respondents regarding inventive techniques and skill-delivery methods to promote homeownership and long-term homeownership sustainability.
- e. The selected respondent will design and oversee a comprehensive stakeholder engagement strategy, to provide guidance and coaching on neighborhood planning to residents. As part of this strategy, the selected respondent will consult with neighborhood stakeholders to develop a shared vision (such as a Quality of Life Plan) for the community and a formal framework to build capacity for existing or emerging community organizations. The selected respondent will provide support to garner a formal method for feedback, and lead a quality of life planning effort and document. This process should assist neighborhood residents with identifying priorities for quality and diverse housing options, access to education for all ages, and new economic development and job training opportunities as well as other priorities as defined by the residents through this strategy. The selected respondent must also provide a procedure and process for continuous support, technical assistance and resources for the neighborhood.

The Respondent selected pursuant to this RFQ must follow all requirements as described in the Indiana Affordable Housing & Community Development Fund Manual.

The selected Respondent will be required to submit to IHCD A a Development application and pro-forma. The Respondent's application that is submitted for Development Funds must include all applicable attachments, required by the revised Indiana Affordable Housing & Community Development Fund process, underwriting guidance and Compliance Requirements. The Development Fund application must pass the Development Fund eligibility review, underwriting, and is subject to approval by IHCD A's Board of Directors and the City of East Chicago.

4. **RFQ TIMELINE**

July 8, 2019	RFQ released to the general public
August 19, 2019	Responses due to IHCD A by 5:00 p.m. Eastern Time
September 3, 2019	Final Selection Made

PART 2

RFQ PROCESS

1. SELECTION PROCESS

Evaluation of all proposals will be completed by IHCDA and the City of East Chicago. Respondents must be responsive and responsible as described in Sections 2 and 4 below. Selection of a respondent is at the discretion of IHCDA and the City of East Chicago.

2. MINIMUM REQUIREMENTS/RESPONSIVE RESPONDENT

Respondent must meet the following minimum requirements to be deemed responsive to this RFQ.

1. Respondent must complete RFQ.
2. Respondent must be a non-profit, and recognized as tax exempted under 501(c)(3) and provide proof of such status.
3. Respondent must meet all City guidelines and state guidelines for administering the program.

Experience

Experience pertaining to the following will be weighed heavily in the selection process.

- Demonstrated knowledge affordable housing construction and management of rental, lease-purchase homes, and/or the development of workforce housing;
- Demonstrated capacity to develop and manage single-family housing development which involves multiple funding sources and regulatory complexity;
- Demonstrated experience providing affordable housing in East Chicago.
- Demonstrated experience marketing housing to persons who meet the AMI requirements and providing access to housing counseling.
- Demonstrated experience in promoting self-sufficiency for homebuyers and owners.
- Demonstrated experience engaging neighborhood stakeholders, and developing a formal framework for the community, and a method to provide those community stakeholders continuous support and resources for implementation.

3. QUALIFICATIONS EVALUATION CRITERIA

The following will be IHCDA's primary consideration in the selection process:

1. Respondent's compliance with submission requirements of this RFQ.
2. As assessment of the Respondent's ability to deliver the indicated services in accordance with the specifications set out in this RFQ.
3. Experience providing the scope of services outlined above, as demonstrated by a narrative summary not to exceed 10 pages of the Respondent's experience, resumes of key staff identified as responsible for performing the work under any contract with IHCDA and the City of East Chicago, if Respondent is selected.
4. Readiness to proceed as demonstrated by a narrative summary not to exceed three pages, including a proposed program timeline including anticipated start and end date.

5. Design of the overall scope of the proposed development as demonstrated by a narrative summary not to exceed three pages. Respondents must include the following information:
 - a. Number of staff and Partners involved in the project.
 - b. A narrative supporting a tentative budget for the project, including the estimated per unit construction cost, and any applicable soft costs (please note that this narrative will not substitute for the required underwriting).
6. If proposing lease-purchase as part of program design, demonstrate ability of the Respondent to manage the lease-purchase units for a period of two years, and provide housing counseling to purchasers as demonstrated by a narrative summary not to exceed three pages. The narrative must include the following:
 - a. Proposed tenant selection and marking plan.
 - b. Plan for improvement and client feedback.
 - c. Experience providing housing counseling.
7. Ability to utilize and support the RFL for the continued development of similar units, demonstrated by a narrative not to exceed five pages. The narrative should include the following at a minimum:
 - a. The RLF program design;
 - b. The process of how the Respondent would structure loans and repayment of loans;
 - c. The process of how the Respondent would underwrite and determine the qualifications of projects requesting RLF funding;
8. Design of methods to support and promote self-sufficiency of the homeowners. The narrative may not exceed three pages. The narrative must include:
 - a. Experience providing housing counseling;
 - b. Proposals on other innovative approaches to promote self-sufficiency for both homebuyers and homeowners.
9. Ability to engage neighborhood stakeholders, and develop a formal framework, such as a quality of life plan for the community, and provide those community stakeholders continuous support and resources for implementation. The narrative may not exceed five pages. Respondents must include the following information:
 - a. Experience and examples of other stakeholder/neighborhood engagement efforts;
 - b. A narrative outlining the vision for the neighborhood engagement
 - c. Experience overseeing Quality of Life or similar plans;
 - d. Experience with implementation and providing ongoing support on the Plan;
10. Financial Capacity of the Respondent to conduct the services as outlined.
11. Past award performance, including history of complying with IHCD and/or federal guidelines, meeting benchmarks and quality of work performed and services provided.
12. Timeliness of expenditures on previous and current awards through both IHCD and the City of East Chicago.

4. RESPONSIBLE RESPONDENT REQUIREMENTS

IHCD shall not award any contract until the selected respondent, has been determined to be responsible. A responsible respondent must:

1. Have adequate financial resources to perform the project, or the ability to obtain them;

2. Be able to comply with the required or proposed delivery or performance schedule, taking into consideration all the Respondent's existing commercial and governmental business commitments;
3. Have a satisfactory performance record with IHCDA and the City of East Chicago;
4. Have a satisfactory record of integrity and business ethics;
5. Have the necessary organization, experience, accounting and operational controls, and technical skills, or the ability to obtain them;
6. Have the necessary production, construction, and technical equipment and facilities, or the ability to obtain them;
7. Have supplied all requested information;
8. Be legally qualified to contract in the State of Indiana and if it is an entity described in IC Title 23, it must be properly registered with the Indiana Secretary of State (There is a fee to register with the Secretary of State), and owe no outstanding reports to the Indiana Secretary of State; and
9. Be otherwise qualified and eligible to receive an award under applicable laws and regulations, including not be suspended or debarred. If a prospective Respondent is found to be non-responsible, a written determination of non-responsibility shall be prepared and included in the official file for this RFQ, and the respondent shall be advised of the reasons for the determination.

5. RFQ SUBMISSION ITEMS

Respondent must submit documentation in response to the requirements listed in each category heading summarized below. All of these requirements are described more fully in **Subsection 3 of Part 2** of this RFQ, entitled "**Qualifications Evaluation Criteria**". Therefore, Respondent must review **Subsection 3 of Part 2** of this RFQ very carefully before submitting its responses. The Respondent must also submit the Qualifications Coversheet and the Certification of Company located at the end of this RFQ Document.

Checklist of Submission Requirements

1. Qualifications Coversheet (required template included in this RFQ Packet);
2. Certification of Company (required template including in this RFQ Packet);
3. Verification of 501 (c)(3) status;
4. Narrative summary of the Respondents experience proving the services described above, including resumes of key staff.
5. Narrative summary on readiness to proceed as described above;
6. Narrative summary on overall program design scope as described above;
7. Narrative summary on design and use of RLF as described above;
8. Narrative summary on innovative self-sufficiency methods to be developed and implemented;
9. Narrative summary on experience on engaging stakeholders and developing, and supporting quality of life, or similar neighborhood-oriented planning products.
10. Client references (2-3);
11. Documentation that the respondent has more than two years of documented experience developing similar housing;
12. Submit 2018 financial statements and 2019 year-to-date balance sheet, income statements and cash flow statements of the Respondent.

6. FORMAT FOR SUBMISSION, MAILING INSTRUCTIONS, AND DUE DATE

Responses must be submitted via email. All documents must be submitted in PDF only.

Samantha Spergel
Director of Real Estate Production
Indiana Housing and Community Development Authority
30 South Meridian, Suite 900
Indianapolis, IN 46204
sspergel@ihcda.in.gov

The deadline for submission is August 19, 2019 at 5:00 PM Eastern Time.

Applications that do not contain all of the required forms/documents as listed in this RFQ may be determined ineligible for further consideration.

PART 3 TERMS AND CONDITIONS

1. STATE POLICIES

- A. **ETHICAL COMPLIANCE:** By submitting a proposal, the respondent certifies that it shall abide by all ethical requirements that apply to persons who have a business relationship with the State, as set forth in Indiana Code § 4-2-6 et seq., Ind. Code § 4-2-7, et seq., the regulations promulgated thereunder, and Executive Order 04-08, dated April 27, 2004. Respondent will be required to attend online ethics training conducted by the State of Indiana.
- B. **PAYMENTS:** Any payments for services under any contract awarded pursuant to this RFQ shall be paid by IHCDA in arrears in conformance with State fiscal policies and procedures and, as required by IC §4-13-2-14.8, the direct deposit by electronic funds transfer to the financial institution designated by the successful Respondent in writing unless a specific waiver has been obtained from the IHCDA Controller. No payments will be made in advance of receipt of the goods or services that are the subject of any contract except as permitted by IC §4-13-2-20.
- C. **EMPLOYMENT ELIGIBILITY VERIFICATION.** The Respondent cannot knowingly employ an unauthorized alien. The Respondent shall require its contractors who perform work for the Respondent pursuant to the project must certify to the Respondent that the contractor does not knowingly employ or contract with an unauthorized alien.
- D. **CONFIDENTIALITY OF STATE INFORMATION.** The Respondent understands and agrees that data, materials, and information disclosed to the Respondent may contain confidential and protected information. The Respondent covenants that data, material, and information gathered, based upon or disclosed to the Respondent for the purpose of this project will not be disclosed to or discussed with third parties without the prior written consent of the IHCDA. In addition to the covenant made above in this section and pursuant to 10 IAC 5-3-1(4), the Respondent and IHCDA agree to comply with the provisions of IC §4-1-10 and IC §4-1-11. If any Social Security number(s) is/are disclosed by Respondent, Respondent agrees to pay the cost of the notice of disclosure of a breach of the security of

the system in addition to any other claims and expenses for which it is liable under the terms of this contract.

- E. **ACCESS TO PUBLIC RECORDS:** Respondents are advised that materials contained in proposals are subject to the Access to Public Records Act (“APRA”), IC 5-14-3 et. seq., and the entire response may be viewed and copied by any member of the public. Respondents claiming a statutory exemption to disclosure under APRA must place all confidential documents (including the requisite number of copies) in a sealed envelope marked “Confidential”. Respondents should be aware that if a public records request is made under APRA, IHCDA will make an independent determination of confidentiality, and may seek the opinion of the Indiana Public Access Counselor. Prices are not considered confidential information. The following information shall be subject to public inspection after the contract award:
- A. The RFQ.
 - B. A list of all vendors who received the RFQ.
 - C. The name and address of each Respondent.
 - D. The amount of each offer.
 - E. A record showing the following:
 - a. The name of the successful Respondent.
 - b. The dollar amount of the offer.
 - c. The basis on which the award was made.
 - F. The entire contents of the contract file except for proprietary information that may have been included with an offer, such as:
 - a. trade secrets;
 - b. manufacturing processes;
 - c. financial information not otherwise publicly available; or
 - d. other data that does not bear on the competitive goals of public procurement that was not required by the terms of the RFQ itself to be made available for public inspection
- F. **TAXES, FEES AND PENALTIES:** By submitting a proposal respondent certifies that neither it nor its principal(s) is presently in arrears in payment of its taxes, permit fees or other statutory, regulatory or judicially required payments to the State of Indiana or the United States Treasury. Respondent further warrants that it has no current, pending or outstanding criminal, civil, or enforcement actions initiated by either the State or Federal Government pending against it, and agrees that it will immediately notify IHCDA of any such actions.
- G. **CONFLICT OF INTEREST:** Respondent must disclose any existing or potential conflict of interest relative to the performance of the services resulting from this RFQ, including any relationship that might be perceived or represented as a conflict. By submitting a proposal in response to this RFQ, respondent affirms that it has not given, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant or any employee or representative of same, in connection with this procurement. Any attempt to intentionally or unintentionally conceal or obfuscate a conflict of interest will automatically result in the disqualification of the respondent’s proposal or immediate termination of an awardee’s contract. An award will not be made where an actual conflict of interest exists. IHCDA will determine whether a conflict of interest exists and whether an apparent conflict of interest may reflect negatively on IHCDA, should IHCDA select respondent. Further, IHCDA reserves the right to disqualify any respondent on the grounds of actual or apparent conflict of interest.

- H. **APPEALS/PROTEST:** Respondent may appeal/protest the award of this contract based on alleged violations of the selection process that resulted in discrimination or unfair consideration. The appeal/protest must include the stated reasons for the Respondent's objection to the funding decision, which reasons must be based solely upon evidence supporting one (1) of the following circumstances:
- a. Clear and substantial error or misstated facts which were relied on in making the decision being challenged;
 - b. Unfair competition or conflict of interest in the decision-making process;
 - c. An illegal, unethical or improper act; or
 - d. Other legal basis that may substantially alter the decision.

The appeal/protest must be received within ten (10) business days after the Respondent receives notice of the contract award, or the appeal/protest will not be considered. All protests shall be in writing, submitted to the Compliance Officer, who shall issue a written decision on the matter. The Compliance Officer may, at his/her discretion, suspend the procurement pending resolution of the protest if the facts presented so warrant. The Respondent will receive written acknowledgement of receipt of the appeal/protest within five (5) business days of its receipt, noting the day the appeal/protest was received. Any appeal/protest regarding the funding decision made by IHCDA will be examined and acted upon by the Compliance Officer within thirty (30) days of its receipt.

2. RFQ TERMS AND CONDITIONS

This request is issued subject to the following terms and conditions:

- A. This RFQ is a request for the submission of qualifications, but is not itself an offer and shall under no circumstances be construed as an offer.
- B. IHCDA expressly reserves the right to modify or withdraw this request at any time, whether before or after any qualifications have been submitted or received.
- C. IHCDA reserves the right to reject and not consider any or all respondents that do not meet the requirements of this RFQ, including but not limited to: incomplete qualifications and/or qualifications offering alternate or non-requested services.
- D. IHCDA reserves the right to reject any or all companies, to waive any informality in the RFQ process, or to terminate the RFQ process at any time, if deemed to be in its best interest.
- E. In the event the party selected does not enter into the required agreement to carry out the purposes described in this request, IHCDA may, in addition to any other rights or remedies available at law or in equity, commence negotiations with another person or entity.
- F. In no event shall any obligations of any kind be enforceable against IHCDA unless and until a written agreement is entered into.
- G. The Respondent agrees to bear all costs and expenses of its response and there shall be no reimbursement for any costs and expenses relating to the preparation of responses of qualifications submitted hereunder or for any costs or expenses incurred during negotiations.
- H. By submitting a response to this request, the Respondent waives all rights to protest or seek any remedies whatsoever regarding any aspect of this request, the selection of another respondent or respondents with whom to negotiate, the rejection of any or all offers to negotiate, or a decision to terminate negotiations.
- I. IHCDA reserves the right not to award a contract pursuant to the RFQ.
- J. All items become the property of IHCDA upon submission and will not be returned to the Respondent.
- K. IHCDA reserves the right to split the award between multiple applicants and make the award on a category by category basis and/or remove categories from the award.

L. The Respondent certifies that neither it nor its principals, contractors, or agents are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from utilizing federal funds by any federal or state department or agency.

3. QUALIFICATION COVER SHEET

Name of Individual,
Firm or Business:

Address:

Phone Number:
Fax Number:
Web Site Address:

QUALIFICATION
Contact Person:

Title:
Email Address:
Phone:

Contract Signatory
Authority:

Title:

INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY

4. CERTIFICATION OF RESPONDENT

I hereby certify that the information contained in these qualifications and any attachments is true and correct and may be viewed as an accurate representation of proposed services to be provided by this organization. I acknowledge that I have read and understood the requirements and provisions of the RFQ and agree to abide by the terms and conditions contained herein.

I _____ am the _____ of the (type name of signatory authority) corporation, partnership, association, or other entity named as company and the Respondent herein, and I am legally authorized to sign this and submit it to the Indiana Housing and Community Development Authority on behalf of said organization.

18 U.S.C. § 1001, "Fraud and False Statements," provides among other things, in any matter within the jurisdiction of the executive, legislative, or judicial branch of the Government of the United States, anyone who knowingly and willfully: (1) falsifies, conceals, or covers up by any trick, scheme, or device a material fact; (2) makes any materially false, fictitious, or fraudulent statement or representation; or (3) makes or uses any false writing or document knowing the same to contain any materially false, fictitious, or fraudulent statement or entry; shall be fined under this title, and/or imprisoned for not longer than five (5) years.

Respondent:

Signed: _____

Name: _____

Title: _____

Date: _____

Firm name: _____

EXHIBIT B



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2018A-B Bond Round



PROJECT NAME: Nora Pines
SITE LOCATION: 8921 Compton Street
PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family
APPLICANT: TWG Development, LLC
PRINCIPALS: TWG GP II, LLC
Glick Apartment Holdings, LLC
Louis A. Knoble

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
60% of AMI:	254	Efficiency:	0
50% of AMI:	0	One bedroom:	72
40% of AMI:	0	Two bedroom:	127
30% of AMI:	0	Three bedroom:	55
Market Rate:	0	Four bedroom:	0
		Total units:	254

TOTAL PROJECTED COSTS: \$29,305,912
TAX CREDITS PER UNIT: \$4,021.15

CREDIT REQUESTED: \$1,021,371
CREDIT RECOMMENDED: \$1,021,371
BOND VOLUME REQUESTED: \$25,000,000
BOND VOLUME RECOMMENDED: \$25,000,000
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER:	2018A-B-018
BIN NUMBER:	IN-18-03500
DEVELOPMENT FUND LOAN NUMBER:	N/A
SELF SCORE:	47
IHCDA SCORE:	42

EXHIBIT C



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2019A-B Bond Round



PROJECT NAME: RA Preservation 1

SITE LOCATION: 5527 Lois Lane, Fort Wayne
902 East Cook Road, Fort Wayne
250 Hauenstein Road, Huntington

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

APPLICANT: RA Preservation 1, L.P.

PRINCIPALS: Michael S. Surak Descendants Trust

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
60% of AMI:	224	Efficiency:	0
50% of AMI:	0	One bedroom:	80
40% of AMI:	0	Two bedroom:	74
30% of AMI:	0	Three bedroom:	70
Market Rate:	0	Four bedroom:	0
		Total units:	224

TOTAL PROJECTED COSTS: \$19,744,901
TAX CREDITS PER UNIT: \$2,555.04

CREDIT REQUESTED: \$572,329
CREDIT RECOMMENDED: \$572,329
BOND VOLUME REQUESTED: \$11,000,000
BOND VOLUME RECOMMENDED: \$11,000,000
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER:	2019A-B-002
BIN NUMBER:	IN-19-01800
DEVELOPMENT FUND LOAN NUMBER:	N/A
SELF SCORE:	78.89
IHCDA SCORE:	76.68

EXHIBIT D

RESOLUTION OF THE INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY CONCERNING THE ISSUANCE OF INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2019 (RA PRESERVATION 1 APARTMENTS PROJECTS)

WHEREAS, the Indiana Housing and Community Development Authority (the “Authority”) is a public body corporate and politic of the State of Indiana (the “State”), created and existing under the authority of Title 5, Article 20, Chapter 1, of the Indiana Code, as amended (the “Act”). The Indiana General Assembly in 1978 found and declared to be a matter of legislative determination and made further findings that (i) there has existed in the State a need for safe and sanitary residential housing within the financial means of low and moderate income persons and families, a need which if unmet, is a threat to the health, safety, morals, and welfare of State residents and which will require an excessive expenditure of public funds for the social problems thus created; (ii) private enterprise and investment is more adequately able to produce the needed construction of decent, safe, and sanitary residential housing at prices or rentals which persons and families of low and moderate income can afford, or to achieve the urgently needed rehabilitation of much of the present low and moderate income housing; (iii) the provision of decent, safe, and sanitary housing for persons and families of low and moderate income who would otherwise be unable to obtain adequate housing at costs they could afford is a valid public purpose for which public moneys may be spent; and (iv) the provision of money for mortgage loans through the issuance of mortgage-backed bonds, notes, or other securities will assist in meeting the needs identified in the Act; and

WHEREAS, in a case challenging the constitutionality of the Act, the State Supreme Court has determined that the Act comports with the constitution of both the State and the United States of America and that the financing of housing for persons and families of low and moderate income pursuant to the Act is a valid and constitutional public purpose; and

WHEREAS, pursuant to the Act, the Authority has all the powers necessary or convenient to make or participate in the making of construction loans to sponsors of multiple family residential housing; and

WHEREAS, RA Preservation 1, L.P., an Indiana limited partnership (the “Borrower”) submitted application materials and other information to the Authority and has requested that the Authority make a loan to the Borrower (the “Loan”) through the issuance of revenue bonds or notes to assist in the financing of the acquisition, renovation, improving, and equipping of privately owned real and personal property comprising of: (i) a multifamily housing complex, located at 5527 Lois Lane, Fort Wayne, Indiana, containing 96 affordable living units; (ii) a multifamily housing complex, located at 902 East Cook Road, Fort Wayne, Indiana, containing 80 affordable living units; and (iii) a multifamily housing complex, located at 250 Hauenstein Road, Huntington, Indiana, containing 48 affordable living units (collectively, the “Project”); and

WHEREAS, the Act specifically empowers the Authority to issue revenue notes and make loans of the proceeds thereof in order to carry out and effectuate its purposes, the payment

of principal of and interest on such revenue bonds or notes to be paid solely from the revenues derived from operations and loan repayments of a development and in no manner from the general funds of the Authority; and

WHEREAS, the Authority staff has reviewed the application materials and other information submitted by the Borrower and has made a recommendation to the Executive Director and a determination that the Project is eligible for financing with a Loan; and

WHEREAS, the Authority staff has completed its review of the Project and the Executive Director, based upon the Authority staff analysis, has recommended that the Authority make a Loan to the Borrower with respect to the Project; and

WHEREAS, the Authority has reviewed the Authority staff analysis and recommendation of the Executive Director and has determined that the Project meets the requirements of the Act and the rules and regulations of the Authority; and

WHEREAS, the Authority has determined to issue its revenue bonds or notes to assist in financing the Project, which revenue bonds or notes will not constitute a debt, liability or obligation of the State of Indiana or the Authority or a pledge of the faith and credit of the State of Indiana or the Authority, but shall be payable solely from the revenues of the Project and loan repayments made to the Authority by the Borrower;

NOW, THEREFORE, BE IT RESOLVED BY THE INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY THAT:

1. The legislative findings of the Indiana General Assembly itemized in IC 5-20-1-1, Section 1 of the Act hereby are ratified and confirmed and it is specifically found that:

(a) there continues to exist in the State a need for safe and sanitary residential housing within the financial means of low and moderate income persons and families, a need which if unmet is a threat to the health, safety, morals and welfare of Indiana residents and which will require an excessive expenditure of public funds for social programs thus created;

(b) private enterprise and investment continue to be able to more adequately produce the needed construction of adequate, safe and sanitary residential housing at prices which persons and families of low and moderate income can afford or to achieve the urgently needed rehabilitation of the present low and moderate income housing, and that private enterprise and investment be encouraged to sponsor, build and rehabilitate residential housing for such persons and families;

(c) the provision of decent, safe and sanitary housing for persons and families of low and moderate income who would otherwise be unable to obtain adequate housing at a cost they could afford continues to be a valid purpose for which public moneys may be spent; and

(d) there exists a need in the State to stimulate the residential housing industry.

2. The Authority hereby makes the following additional findings and determinations in connection with the Loan to be made by the Authority with proceeds of the Bonds (as defined herein) to assist in the financing of the Project:

(a) The Loan to the Borrower pursuant to the Loan Agreement (as defined herein) accomplishes the purposes of the Authority by permitting the Borrower to provide decent, safe and sanitary housing for persons and families of low and moderate income who would otherwise be unable to obtain adequate housing at a cost they could afford;

(b) Based upon representations made and information presented by the Borrower:

(i) There exists a need for continued safe and sanitary housing within the financial means of persons and families of low and moderate income and within the general housing market area to be served by the proposed Projects;

(ii) The financing of the Project will assist private enterprise and investment in providing decent, safe, and sanitary residential housing at rentals which persons of low and moderate income can afford;

(iii) The Borrower will supply well-planned, well-designed residential housing for persons of low and moderate income;

(iv) The Borrower is financially responsible; and

(v) The proposed Project will be of public use and will provide a public benefit.

3. The issuance and sale by the Authority of its Multifamily Housing Revenue Bonds in one or more series and the use of the funds therefrom to make a Loan to the Borrower to finance a portion of the costs of the Project in accordance with the Act are hereby determined to be consistent in all respects with the purposes for which the Authority was created and exists.

4. The Authority hereby authorizes the making of a Loan to the Borrower with proceeds of the Bonds with respect to the Project. The Loan Agreement (as defined herein) shall include conditions requiring the Borrower to comply with all provisions of the Act and the rules and regulations of the Authority and any other requirements deemed necessary or appropriate by the Executive Director and the Authority staff. The interest rate with respect to the Loan, the estimated total development cost of the Project and the initial principal amount of the Loan, together with terms and conditions applicable to any equity contribution by the Borrower, assurances of successful completion and operational stability of the Project, procedures for the determination of the total development costs and the final principal amount of the Loan, the term and amortization requirements of the Loan (which shall not exceed 40 years), related matters and terms and conditions shall be as set forth in the Loan Agreement and the Indenture (as defined herein).

5. To further the purposes of the Authority under the Act, the Authority hereby authorizes and ratifies: (i) the issuance of its Multifamily Housing Revenue Bonds, Series 2019 (RA Preservation 1 Apartments Project) in one or more series or sub-series in an aggregate

principal amount not to exceed Thirteen Million Dollars (\$13,000,000) (consisting of no more than Eleven Million Dollars (\$11,000,000) in tax-exempt bonds) (the “Bonds”), issued as fixed rate bonds or variable rate bonds bearing interest at a rate not to exceed eight percent (8%) and maturing no later than forty (40) years from the date of issue, issued pursuant to the terms of one or more Trust Indentures, substantially in the form presented at this meeting (the “Indentures”) each between the Authority and The Huntington National Bank, as trustee (the “Trustee”), or a trustee to be selected by the Borrower; (ii) the loan of the proceeds of the Bonds by the Authority to the Borrower pursuant to the terms of the Loan Agreement between the Issuer and the Borrower and the Construction Loan Agreement among the Authority, Merchants Capital Corporation and the Borrower (together, the “Loan Agreements”), each substantially in the form presented to this meeting; (iii) the regulation of the Project pursuant to one or more Regulatory Agreements, substantially in the form presented to this meeting, among the Authority, the Trustee and the Borrower (collectively, the “Regulatory Agreements”); and (iv) the use of the proceeds received from the sale of the Bonds in accordance with the terms of the Indentures and the Loan Agreements and in accordance with the Act and the applicable provisions of the Internal Revenue Code of 1986, as amended (the “Code”).

6. The Authority hereby approves the substantially final forms of the Indentures, the Loan Agreements and the Regulatory Agreements (all such foregoing documents referred to collectively as the “Bond Documents”). The forms of the Bond Documents presented hereby are substantially final forms and the Authority hereby authorizes the Chairman, the Executive Director and the interim Chief Financial Officer (the “Authorized Officers”), or any one of them individually, with the advice of counsel to the Authority, to execute and deliver the Bond Documents to which they are a party with such changes in form or substance as may be necessary or appropriate to accomplish the purposes of this Resolution as shall be approved by the Authorized Officers, such approvals to be conclusively evidenced by the execution thereof or certification as applicable, and to take such further actions necessary or appropriate to approve the sale and issuance of the Bonds, such approvals to be conclusively evidenced by their execution of the Bonds.

7. The Authority hereby delegates to the Authorized Officers the authority to execute and deliver the Bond Documents provided that any of the Authorized Officers acting alone is authorized and has full power to execute and deliver the Bond Documents, as appropriate, and hereby authorizes the Authorized Officers to take such further actions necessary and appropriate to approve the sale and issuance of the Bonds.

8. The Authority authorizes each of the Authorized Officers to execute such other documents and to take any and all other actions on behalf of the Authority as may be necessary or appropriate to carry out and implement the purposes of this Resolution, including the execution and delivery of any certificates or other agreements in connection therewith. Any Authorized Officer is hereby authorized to execute and deliver the Bonds by manual or facsimile signature pursuant to the Indenture and to direct the Trustee thereunder to authenticate the Bonds, and to contract for a book-entry-only registration system for all or any portion of the Bonds.

9. The Authority hereby agrees to cooperate with the Borrower in establishing documentation sufficient to provide for post-issuance compliance with respect to the Bonds

under the Code and the regulations promulgated thereunder. Any one of the Authorized Officers is hereby specifically authorized and empowered to execute and deliver such certificates and enter into such agreements concerning such post-issuance compliance.

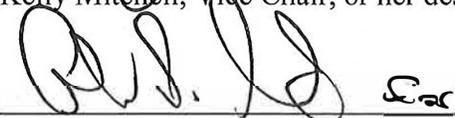
* * * * *

APPROVED AND ADOPTED this 27th day of June, 2019, in Indianapolis, Indiana.

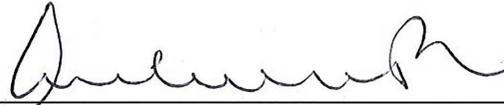
INDIANA HOUSING AND COMMUNITY
DEVELOPMENT AUTHORITY

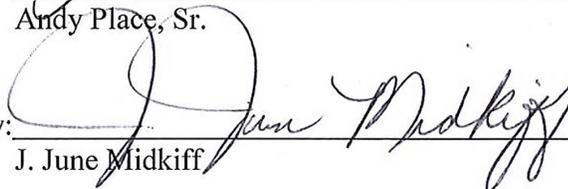
By: 
Suzanne Crouch, Chair, or her designee

By: 
Kelly Mitchell, Vice Chair, or her designee

By:  Sec
Public Finance Director of the State of Indiana,
or designee thereof

By: _____
Thomas K. McGowan

By: 
Andy Place, Sr.

By: 
J. June Midkiff

By: _____
G. Michael Schopmeyer

ATTEST:

By: 
J. Jacob Sipe, Executive Director

EXHIBIT E

Housing Opportunities for Persons with AIDS (HOPWA)

Region	Agency
1	The Aliveness Project of Northwest Indiana, Inc. – Merrillville
2	AIDS Ministries/AIDS Assist - South Bend
3	Northeast Indiana Positive Resource Connection, Inc. - Fort Wayne
4	Aspire West – Lafayette
5	Aspire Testing/Prevention – Muncie
6	Aspire Central – Kokomo
7	Damien Center and IU Health – <i>Indianapolis HOPWA Funds cover brown areas</i>
8	IU Health – Terre Haute
9	Aspire Southeast – Richmond
10	IU Health - Bloomington
11	Hoosier Hills AIDS Coalition, Inc. (Indiana) - Jeffersonville <i>Kentucky HOPWA Funds cover white areas</i>
12	AIDS Resource Group of Evansville, Inc. - Evansville

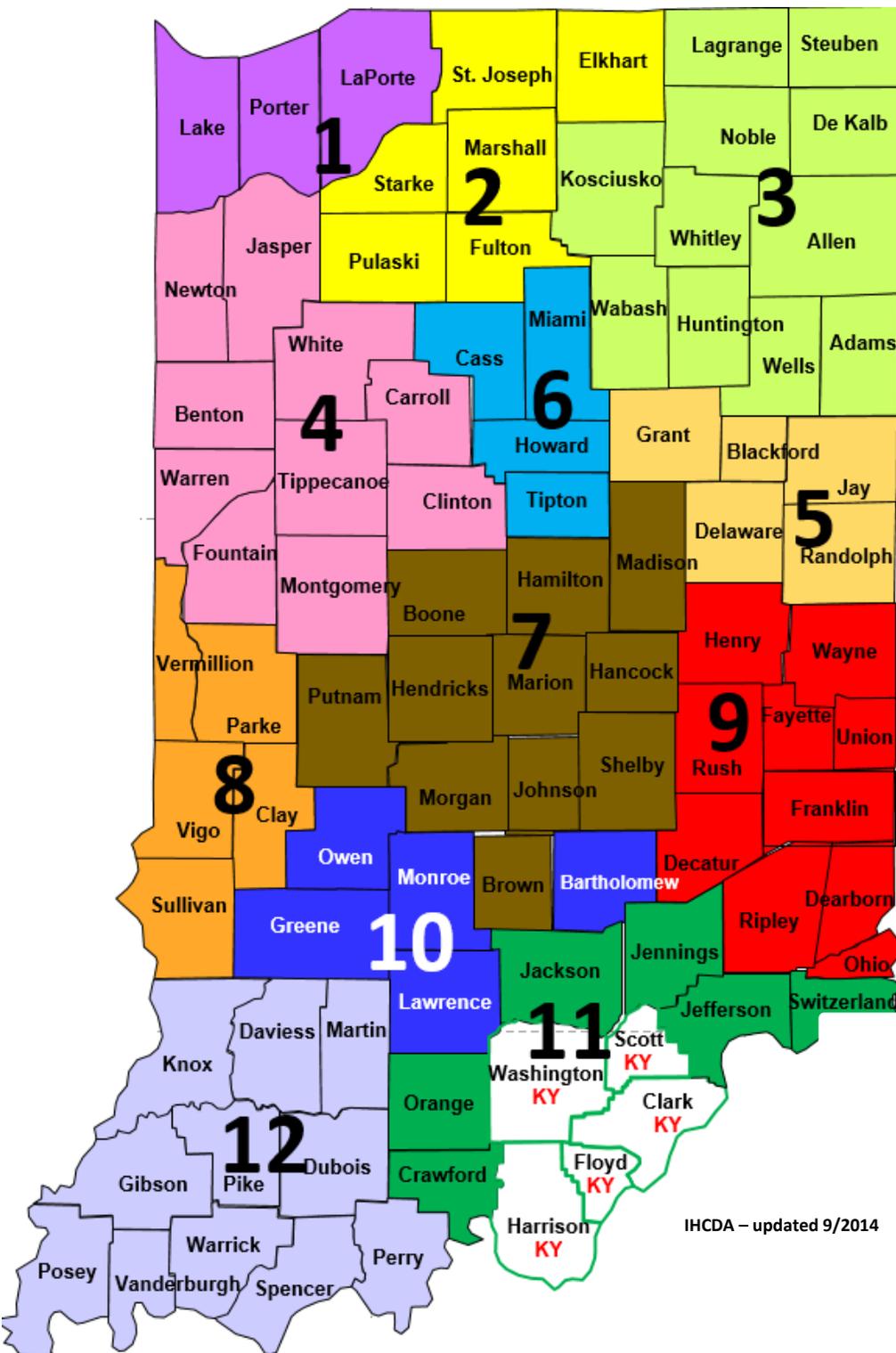


EXHIBIT F

Indiana Persons Living with HIV/AIDS as of December 31, 2018

<i>Region 1 - Aliveness AIDS Taskforce</i>	New HIV/AIDS Reports	Total Persons
<i>Lake</i>	59	1217
<i>Porter</i>	5	176
<i>LaPorte</i>	9	196
Total	73	1589
<i>Region 2 - AIDS Ministries/AIDS Assist</i>	New HIV/AIDS Reports	Total Persons
<i>St. Joseph</i>	25	613
<i>Elkhart</i>	11	213
<i>Starke</i>	<5	14
<i>Marshall</i>	<5	23
<i>Pulaski</i>	<5	<5
<i>Fulton</i>	<5	10
Total	~56	~877
<i>Region 3 - Northeast PRC</i>	New HIV/AIDS Reports	Total Persons
<i>Kosciusko</i>	<5	45
<i>LaGrange</i>	<5	13
<i>Steuben</i>	<5	18
<i>Noble</i>	<5	25
<i>DeKalb</i>	<5	21
<i>Whitley</i>	<5	20
<i>Allen</i>	29	631
<i>Wabash</i>	<5	12
<i>Huntington</i>	<5	30
<i>Wells</i>	<5	12
<i>Adams</i>	<5	9
Total	~69	836
<i>Region - 4, 5, 6, & 9 Aspire</i>	New HIV/AIDS Reports	Total Persons
<i>Newton</i>	<5	12
<i>Jasper</i>	<5	28
<i>Benton</i>	<5	6
<i>Warren</i>	<5	<5
<i>Fountain</i>	<5	8
<i>Montgomery</i>	<5	34
<i>Tippecanoe</i>	8	187
<i>White</i>	<5	20
<i>Carroll</i>	<5	8
<i>Clinton</i>	<5	22
<i>Grant</i>	<5	80
<i>Blackford</i>	<5	6
<i>Jay</i>	<5	13

<i>Delaware</i>	10	151
<i>Randolph</i>	<5	24
<i>Cass</i>	<5	28
<i>Miami</i>	<5	54
<i>Howard</i>	<5	130
<i>Tipton</i>	<5	7
<i>Henry</i>	<5	57
<i>Wayne</i>	5	91
<i>Rush</i>	<5	8
<i>Fayette</i>	<5	12
<i>Union</i>	<5	<5
<i>Decatur</i>	<5	24
<i>Franklin</i>	<5	8
<i>Ripley</i>	<5	11
<i>Dearborn</i>	<5	15
<i>Ohio</i>	<5	<5
Total	~101	~1053
Region 8 & 10 – IU Health – Positive Link	New HIV/AIDS Reports	Total Persons
<i>Vermillion</i>	<5	6
<i>Parke</i>	<5	22
<i>Clay</i>	<5	18
<i>Vigo</i>	<5	274
<i>Sullivan</i>	<5	19
<i>Owen</i>	<5	17
<i>Greene</i>	<5	19
<i>Monroe</i>	13	237
<i>Lawrence</i>	<5	32
<i>Bartholomew</i>	<5	62
Total	~40	706
Region 11** – Hoosier Hills	New HIV/AIDS Reports	Total Persons
<i>Orange</i>	<5	18
<i>Crawford</i>	<5	7
<i>Jackson</i>	<5	62
<i>Jennings</i>	<5	6
<i>Jefferson</i>	5	38
<i>Switzerland</i>	<5	8
Total	~20	139
Region 12 – AIDS Resource Group	New HIV/AIDS Reports	Total Persons
<i>Perry</i>	<5	13
<i>Spencer</i>	<5	9
<i>Warrick</i>	<5	42

<i>Vanderburgh</i>	13	346
<i>Posey</i>	<5	14
<i>Gibson</i>	<5	23
<i>Pike</i>	<5	<5
<i>Dubois</i>	<5	18
<i>Martin</i>	<5	10
<i>Daviess</i>	<5	21
<i>Knox</i>	<5	31
Total	~43	530
**HOPWA funding from Kentucky	New HIV/AIDS Reports	Total Persons
<i>KY - Washington</i>	<5	27
<i>KY - Floyd</i>	<5	142
<i>KY - Clark</i>	22	307
<i>KY - Scott</i>	7	150
<i>KY - Harrison</i>	<5	35
Total	~38	661

Note: <5 = 3

EXHIBIT G

Update on the Indiana Supportive Housing Institute

Zach Gross

June 27, 2019

INDIANA SUPPORTIVE HOUSING INSTITUTE

HISTORY & PURPOSE



The Institute helps supportive housing partners learn how to navigate the complex process of developing housing with supportive services to prevent and end homelessness.

The Institute process is expected to reduce the time it takes to obtain funding for supportive housing by improving the planning and development process.

INDIANA SUPPORTIVE HOUSING INSTITUTE HISTORY & PURPOSE

Launched in 2008, the 10th Institute ended last week

Partnership between IHEDA and CSH

Teams are selected from local communities through competitive RFP process

Teams consist of:

- Developer
- Property manager
- Supportive services provider

Teams attend four training sessions over the course of four months, 11 total days

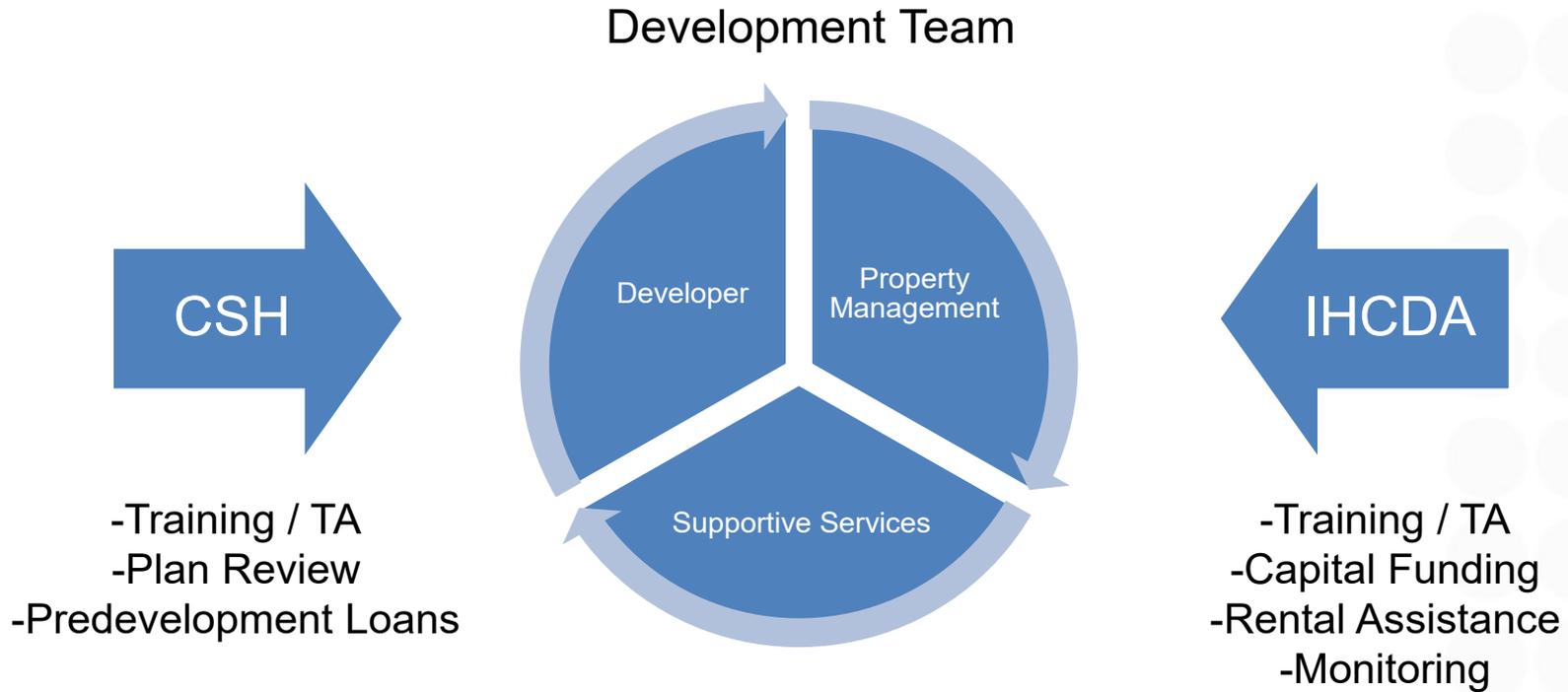
Develop project concept together throughout the course of the Institute

WHO DOES SUPPORTIVE HOUSING SERVE?

Target populations could include:

- Chronically homeless individuals
- Veterans experiencing homelessness
- Frequent users of emergency systems
- Youth exiting foster care
- Individuals with serious mental illness
- Individuals with a disability

INDIANA SUPPORTIVE HOUSING INSTITUTE STRUCTURE



BENEFITS OF THE INSTITUTE

Upon completion, participants in the Institute have:

- A detailed, individualized supportive housing plan;
- The opportunity to apply for early pre-development financing through CSH;
- Improved skills to operate supportive housing and develop new projects;
- A strong, effective development, property management and service team that leverages the strengths of each team member and has clearly defined roles and responsibilities;
- A powerful network of peers and experts to assist in project development and to trouble-shoot problems;
- Post-Institute technical assistance from CSH; and
- Access to capital funding and rental assistance from IHCD

INSTITUTE FUNDING PROCESS

Pipeline of projects applying for funds is managed by IHCDA

Resources are identified prior to each Institute and may change every year

- 100% supportive housing projects using LIHTC
- Integrated projects using LIHTC
- HOME and HTF projects

Additional resources are available to teams:

- Development Fund
- Project-Based Housing Choice Vouchers
- CoC

Funding IS NOT automatic

- Teams must complete the Institute and have materials reviewed by CSH
- Teams must meet all program eligibility requirements

2019 INSTITUTE

Target populations:

- Chronically homeless individuals
- Chronically homeless veterans

Types of development:

- Integrated LIHTC developments (3 teams)
- HOME and HTF developments (3 teams)

2019 Institute training started in March, Institute Finale was held on 6/20

Six teams presented their project concepts to funders and community stakeholders and are now working on applications for funding

2019 INSTITUTE TEAMS

- **Partner Organizations:** Hoosier Veterans Assistance Foundation (HVAF) and Woda Management & Real Estate
- **Location:** Indianapolis
- **Population:** Homeless Veterans

Project Lead:
Woda-Cooper



- **Partner Organizations:** Sheltering Wings and Cummins Behavioral Health Systems
- **Location:** Plainfield
- **Population:** Chronically Homeless

Project Lead:
RealAmerica



- **Partner Organizations:** Adult & Child Health Services and Mercy Housing Management Group
- **Location:** Indianapolis
- **Population:** Chronically Homeless

Project Lead:
Mercy Housing



- **Partner Organizations:** ECHO Community Healthcare, Aurora, Inc. and Crestline Communities
- **Location:** Evansville
- **Population:** Chronically Homeless

Project Lead:
ECHO Housing



- **Partner Organizations:** Oaklawn and City of South Bend
- **Location:** South Bend
- **Population:** Chronically Homeless

Project Lead: South Bend Heritage Foundation



- **Partner Organizations:** Community Health Network and A Place Empowering People, Inc. (PEP)
- **Location:** Indianapolis
- **Population:** Chronically Homeless

Project Lead:
Englewood CDC



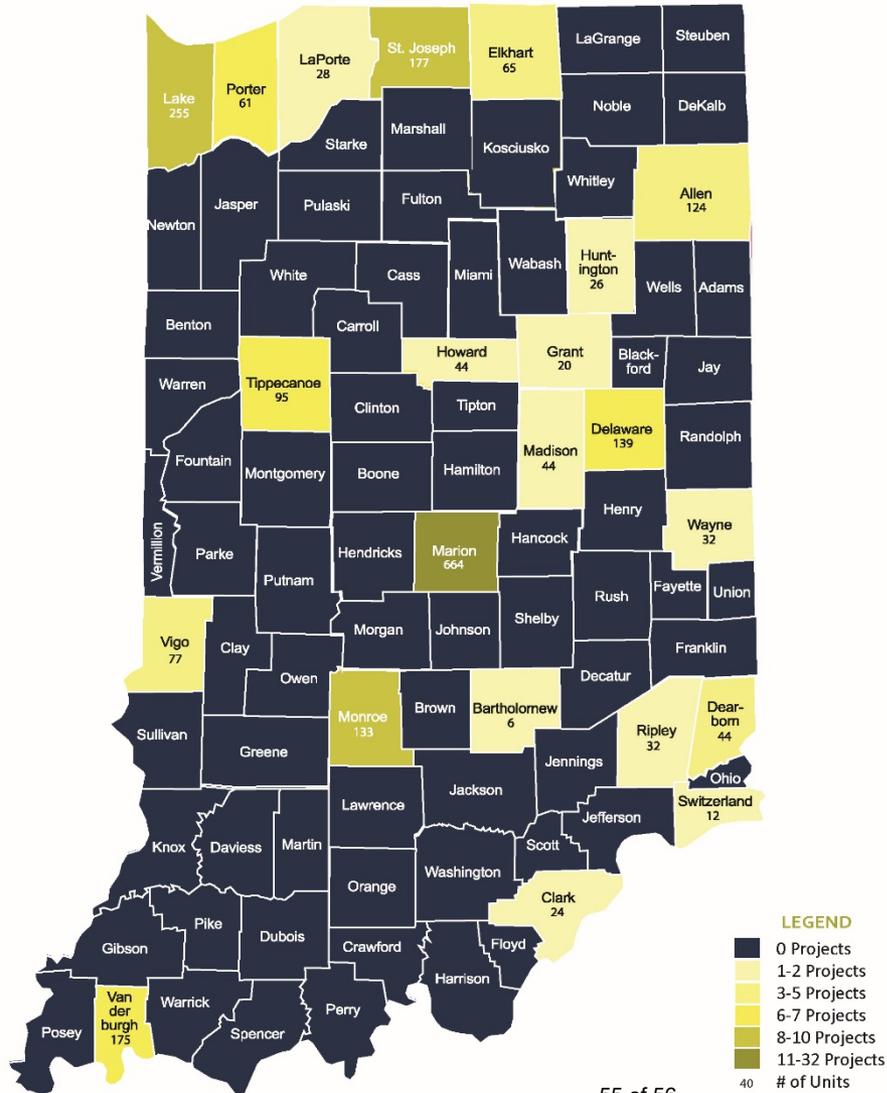
INDIANA SUPPORTIVE HOUSING INSTITUTE BY THE NUMBERS

44 operational projects
1035 units

8 funded projects in development
267 units

12 Institute teams working on
applications

SUPPORTIVE HOUSING MAP



INSTITUTE OUTCOMES

Chronic homelessness reduced by 37% statewide from 2009-2018

Over 90% of residents remained permanently housed last year

223 units for homeless veterans