



RESOLUTION 25-13

A RESOLUTION TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE FORT WAYNE HOUSING AUTHORITY TO PARTICIPATE IN THE HOOSIER HOMES HOMEBUYER ASSISTANCE PROGRAM

December 18, 2025

WHEREAS, the **Northwestern Indiana Regional Planning Commission** (NIRPC) has been formed under IC 36-7-7.6 “to institute and maintain a comprehensive planning and programming process for transportation, economic development, and environmental policy and provide a coordinative management process” for the counties of Lake, Porter, and La Porte in Indiana (collectively, the “Counties”); and

WHEREAS, NIRPC is an Economic Development District designated by the U.S. Economic Development Administration; and

WHEREAS, NIRPC’s officially adopted Comprehensive Economic Development Strategy (CEDS) includes a goal to “collaborate with and support other regional organizations to improve the affordability/availability of housing for all income levels” in order to improve Quality of Place and attract a skilled workforce; and

WHEREAS, the Fort Wayne Housing Authority (“FWHA”) sponsors and administers its own homeownership initiative (“Hoosier Homes Homebuyer Assistance Program” or “Program”) to provide competitive HUD, Fannie Mae and Freddie Mac eligible mortgage loans and down payment and closing cost assistance towards the purchase of existing and newly constructed homes within its eligible Counties for the benefit of qualified homebuyers; and

WHEREAS, FWHA has invited NIRPC to participate in its Hoosier Homes Program as a participant on behalf of its member Counties; and

WHEREAS, NIRPC has the full legal authority to enter into an intergovernmental cooperative agreement with FWHA, and NIRPC desires to authorize FWHA to take such actions as may be necessary or convenient to make the Program available within its member Counties; and

WHEREAS, NIRPC desires to enter into a Cooperative Agreement with FWHA, with the condition that the Program does not create an administrative or fiscal obligation to NIRPC or its member Counties; and

WHEREAS, it is the recommendation of the NIRPC Board of Commissioners to approve NIRPC’s participation in the Hoosier Homes Homebuyer Assistance Program on behalf of its member Counties;

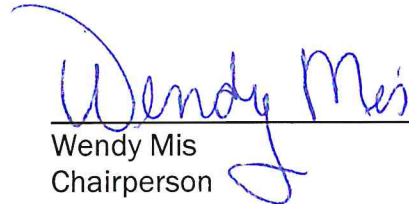
NOW THEREFORE BE IT RESOLVED, BY THE NORTHWESTERN INDIANA REGIONAL PLANNING COMMISSION that the Commission hereby authorizes and directs its representatives to execute and deliver the Cooperative Agreement attached hereto and to take such other actions as may be necessary or convenient to carry out and give effect to NIRPC's participation in the Hoosier Homes Homebuyer Assistance Program.

Duly adopted by the Northwestern Indiana Regional Planning Commission this 18TH day of December 2025.

ATTEST:



Denise Ebert
Secretary



Wendy Mis
Chairperson

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT (this “Agreement”), is by and between the Northwestern Indiana Regional Planning Commission (“NIRPC”), a federally designated Economic Development District, and the **Fort Wayne Housing Authority** (“FWHA”), an instrumentality of government duly organized and existing under the laws of the State of Indiana;

RECITALS:

WHEREAS, NIRPC seeks to stimulate economic development, the quality of life and the quality of place, which includes but is not limited to expanding the availability of safe and affordable housing options to qualified borrowers within its participating member county jurisdictions (Lake, Porter, and La Porte; collectively, the “Counties”); and

WHEREAS, the Fort Wayne Housing Authority (“FWHA”) sponsors and administers its own homeownership initiative (“Hoosier Homes Homebuyer Assistance Program” or “Program”) to provide competitive HUD, Fannie Mae and Freddie Mac eligible mortgage loans and down payment and closing cost assistance towards the purchase of existing and newly constructed homes within its participating member counties for the benefit of qualified homebuyers, and

WHEREAS, FWHA has invited NIRPC to participate in its Hoosier Homes Homebuyer Assistance Program as a participant on behalf of its member Counties; and

WHEREAS, NIRPC has the full legal authority to enter into an intergovernmental cooperative agreement with FWHA, and NIRPC desires to authorize FWHA to take such actions as may be necessary or convenient to make the Program available on its behalf within its member Counties; and

WHEREAS, NIRPC desires to enter into a Cooperative Agreement with FWHA, with the condition that the Program does not create an administrative or fiscal obligation to NIRPC or its member Counties; and

WHEREAS, it is the recommendation of the NIRPC Board of Commissioners to approve NIRPC’s participation in the Program on behalf of its member counties.

NOW THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, NIRPC and FWHA hereby agree as follows:

Section 1. NIRPC hereby authorizes FWHA to offer the Program within the boundaries of its member Counties.

Section 2. FWHA hereby agrees to provide the Program within the Counties and to abide by each of the terms and conditions of this Agreement in connection with the Program. FWHA agrees to make the Program available to qualified borrowers on behalf of the Counties for the origination of home mortgages within the jurisdictions of the Counties.

Section 3. The Parties may terminate this Agreement at any time; provided, however, that no such termination will be effective with respect to then-current Program participants. In the event that the Program is terminated, this Agreement, and all duties, obligations and rights of FWHA and NIRPC hereunder, shall terminate.

Section 4. NIRPC's participation in the Program pursuant to this Agreement shall not be construed as creating or constituting a general obligation or multiple fiscal year direct or indirect indebtedness or other financial obligation whatsoever of NIRPC or its member Counties nor a mandatory payment obligation of NIRPC or its member Counties.

Section 6. Both parties shall observe and comply with the applicable laws, ordinances, regulations and codes of the Federal, State, and other local government agencies which may in any manner affect the performance of this Agreement.

Section 7. All notices required pursuant to this Agreement shall be in writing and addressed to the parties at their respective addresses set forth below. All such notices shall be deemed duly given if hand delivered or if deposited in the United States mail, postage prepaid, registered or certified, return receipt requested. Notice as provided herein does not waive service of summons or process.

If to NIRPC:

Attn: Ty Warner AICP, Executive Director
Northwestern Indiana Regional Planning Commission
6100 Southport Rd
Portage, IN 46368

If to FWHA:

Attn: George Guy, Executive Director
Fort Wayne Housing Authority
Attention: Executive Director
7315 Hanna Street
Fort Wayne, IN 46816

[Signatures on the following pages]

IN WITNESS WHEREOF, FWHA and NIRPC caused this Agreement to be executed and be effective as of _____, 2025.

**NORTHWESTERN INDIANA REGIONAL
PLANNING COMMISSION**

Wendy Mis, Chair

ATTEST:

Denise Ebert, Secretary

Fort Wayne Housing Authority

By _____
George Guy, Executive Director