

ihcda

FALL ISSUE 2016

the magazine

Page 4

Billy Young

Outstanding Resident

Volunteer Award Recipient



Check out more coverage from the 2016 Indiana Housing Conference on page 9



a note from
Jake's desk

Artwork by Gracie Sipe

Moving Forward Update

With help and technical assistance from **Energy Systems Network (ESN)**, we successfully launched a new, innovative program last year aimed at providing energy efficient affordable housing and transportation. **Moving Forward** as we later named it, was met with great enthusiasm as 11 of the best development teams in the country responded to our Request for Qualifications (RFQ). Although it was an incredibly difficult decision, we chose **BWI, LLC** and **Pedcor Investments** to participate in the first year of the program as the lead entities. And I am pleased to report both have identified sites and have continued to work with IHCD, ESN and other subject matter experts to ensure these new developments provide transportation options, use energy efficient design and have other tenant-centered services.

As we continue to advance the discussion around providing the most effective affordable housing developments for Indiana families, we decided to make some adjustments to this year's Moving Forward Program. Coined "Moving Forward 2.0", this program asked for **Community Action Agencies (CAAs)** not development teams to serve as the lead entity. Each CAA identified a for profit developer and others to join them in responding to the Request for Qualifications (RFQ) released on May 27, 2016.

Five of Indiana's CAAs responded to the RFQ, each presenting plans intended to both provide energy efficient affordable housing and transportation while at the same time addressing the cycle of poverty within a targeted community. At this year's **Indiana Housing Conference** we announced that the **Area IV Agency on Aging and Community Action Programs** and **Community Action of Greater Indianapolis** would serve as the two lead entities of Moving Forward 2.0.

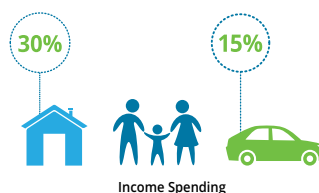
To help these two teams, we will once again gather subject matter experts from industry, academia and government agencies to work with them over the next several months to help create innovative housing concepts that leverage the most advanced technologies and designs in a sustainable way that allow Hoosier families to experience real cost savings. This innovative approach to providing affordable housing has been recognized by the **Indiana Bicentennial Commission** as a **Bicentennial Legacy Project** and featured in **Affordable Housing News**. Make sure to stay tuned for more updates and information on the Moving Forward Program.

Jake

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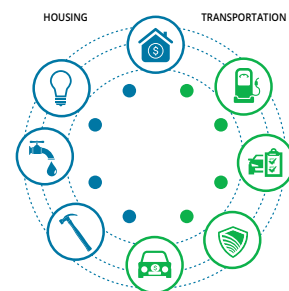
The Challenge: Affordable Housing and Transportation

The general rule of thumb of budgeting for housing and transportation:



The Solution: A Systems Approach

Focusing on each individually or in silos prevents us from realizing more efficient methods for community planning. A more coordinated planning effort between housing development and transportation will create these cross-efficiencies, including technical and financial benefits.



Housing

- Upfront cost of home
- Electricity/natural gas
- Water
- Maintenance

Transportation

- Upfront vehicle cost
- Fuel
- Maintenance
- Insurance



On the Cover:

Billy Young with one of the bicycles he refurbished

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

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

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

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Outstanding Resident Volunteer Award Recipient John "Billy" Young

By **Teresa Turner**, Public Relations & Advocacy Manager

*I*n August at the 2016 Indiana Housing Conference Awards Luncheon, John "Billy" Young was presented with the inaugural Outstanding Resident Volunteer Award. Billy restores bicycles and then donates them to the homeless. This is not just a random act of kindness; you see, Billy knows firsthand what it is to be homeless. He was homeless until he found a permanent home at Crawford Apartments in Bloomington about two years ago. He is grateful for his new home and is now "paying it forward" to help others in the community.

“ *I will help someone today.
No excuse.*

- **"Billy" Young**

”

Billy makes Bloomington a better place by directly improving the lives of its homeless, victims of domestic violence, and by advocating for the homeless. His own experience living on the streets taught him what a difference something as simple as a bicycle can make in the life of a homeless individual. He searches all over the city for abandoned bicycles and parts which he then repairs or refurbishes. Although Billy is a "one-man workshop" word of his

incredible efforts has spread in the community. Many people have donated parts and bicycles for him to repair. Billy works single-handedly to restore the bicycles, then personally delivers them to the homeless. So far over the past year he has restored and donated more than 100 bicycles.

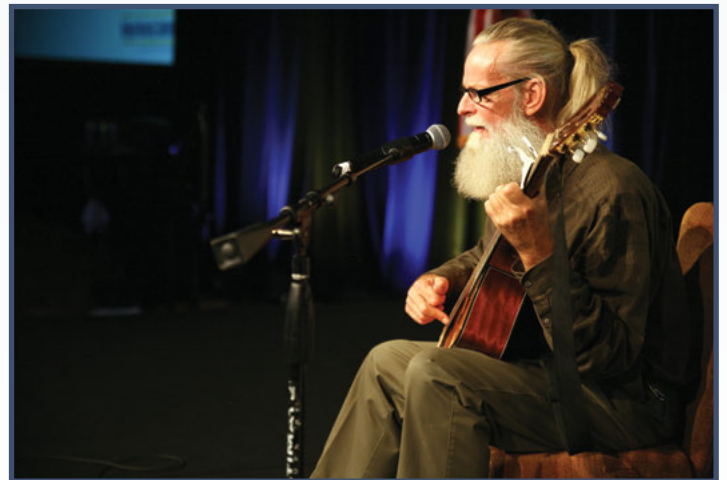
He also volunteers for the “Re-Entry Collective” which facilitates re-entry into society for ex-offenders, and he has volunteered for Habitat’s Re-Store. Billy also serves on the Board of Directors of Shalom Community Center as the Homeless Representative. Shalom is a nonprofit organization providing numerous services to Bloomington’s homeless.

Billy is extremely humble and downplays both the work he does and the time he devotes to helping others. Billy posted his own hand-made sign beside his front door where he will see it every time he leaves his apartment. It says, “I WILL HELP SOMEONE TODAY. NO EXCUSE;” and that is exactly what he does.

At the conference when presented with the award, Billy had an opportunity to speak. Rather than speaking he chose to sing. Providing his own accompaniment on the guitar, he sang a song he had written about homelessness. In the song his empathy and understanding for those whose lives are touched by homelessness was clear. The song focused on compassion and encouragement, which Billy shares with the homeless—one bicycle at a time. 🟩



Billy's outdoor bicycle and parts storage area at Crawford Apartments.



Billy chose to sing a song he wrote about homelessness.

About the Outstanding Resident Volunteer Award

The Indiana Housing and Community Development Authority (IHCDA) and the Indiana Affordable Housing Council (IAHC) requested nominations for their inaugural Outstanding Resident Volunteer Award. A nominee needed to be a consumer recipient of an IHCDA program (i.e. rental, owner-occupied housing rehab, etc., not an employee) who volunteers for the betterment of the community. The volunteering could be done through mentoring/tutoring, participating in charitable functions and/or fund raisers, creating items for nonprofit groups or to donate directly to others, community clean-up activities, or activities to bring happiness to others.

PARTNER

HIGHLIGHT

Organization: The Indiana Association of Regional Councils (IARC)

Key Staff: Theresa Criss-Hartwig
Executive Director

Jill Saegesser
President

Location: Indianapolis

Organizational Statement: IARC is a 501 (c)(3) statewide association of regional planning organizations that promotes regional strategies and solutions to address local issues.



IARC: Almost 20 Years of Service to Hoosier Communities

By **Brian Philps**, Outreach and Communications Project Manager
Theresa Criss-Hartwig Executive Director, IARC

Established in 1997, the **Indiana Association of Regional Councils (IARC)** provides a statewide forum for directors, staff and board members of regional planning organizations in Indiana to network and share ideas that promote economic and community development, transportation planning, smart growth and a multitude of other issues on a regional basis statewide.

The IARC is a state association made up of fifteen (15) organizations that provide comprehensive, regional planning services that are coordinated with local governments in Indiana. IARC provides advocacy, education, networking and training for the state's regional planning commissions and economic development districts. IARC and its member organizations support regionalism and work to strengthen community and economic development.

Most of the IARC member regional councils were formed under I.C. 36-7-7 more than 25 years ago, and are funded by member county dues, multiple grant sources and fee-based services, and have governing boards or commissions comprised mainly of local elected officials. The individual services provided by IARC member organizations vary by local jurisdictional authority and local project and planning needs.

The generic phrase for IARC's member regions is "regional development organizations." They are

“ IARC provides numerous education and network opportunities for the leadership of regional organizations and their staff.



- Theresa Criss-Hartwig
Executive Director of IARC

”

multi-jurisdictional, public-based regional planning and development organizations. There are over 500 regional development organizations across the nation. The regional development organizations are governed by a regional board made up primarily of local elected officials; however there are representatives from the business community and the educational sector. IARC helps its membership by promoting community and economic development through regional strategies in the areas of transportation, infrastructure, workforce development, housing, disaster resilience, brownfield redevelopment, and social services.

If you are interested in learning more or know of an organization that would be a good fit for IARC, please visit the **members page** for more information.



As financial resources for local governments become increasingly limited, the need for local governments to think and work regionally becomes even more essential.

2016 IARC Annual Meeting

The 2016 IARC Annual Meeting will be held on November 9th and 10th at the Westin Indianapolis located at 50 South Capitol Ave. Our annual conference is a gathering of regional community and economic development leaders, providing training and networking opportunities. Additional information about the conference and registration information can be found on our website at <http://www.iarc.cc/annual-meeting.html>

At IARC's annual meeting, regions from across the state are awarded for their regional efforts. Awardees are announced at the Awards Luncheon. Regions that have demonstrated extraordinary efforts in the following categories are awarded: Promoting Regionalism, Improving the Quality of Transportation, Improving the Quality of Public Infrastructure, and Advancing Redevelopment. ▣

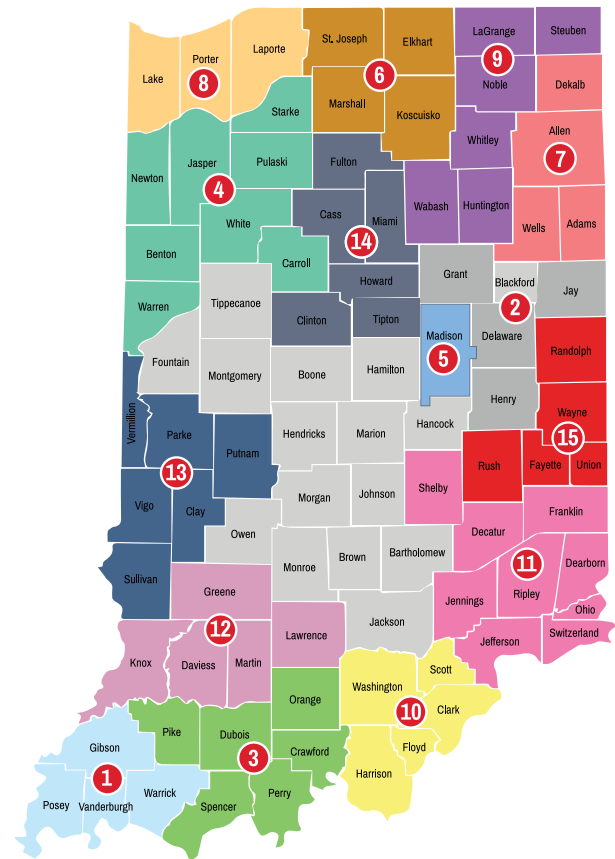
“ IARC has been successful in promoting local governments to think and work regionally in Indiana. ”

- Jill Saegesser

IARC Board of Directors and the Executive Director of River Hills Economic Development District & Regional Planning Commission



IARC MAP OF REGIONS



1 Economic Development Coalition of Southwest Indiana

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7th Annual Indiana Supportive Housing Institute Finale

This summer in Bloomington during the finale of the 2016 **Indiana Supportive Housing Institute**, teams comprised of developers and providers unveiled plans to create supportive housing in Anderson, Fort Wayne, Indianapolis and Evansville. These new developments will help vulnerable individuals and families in their respective communities escape homelessness and access the services they need to stay housed.

IPSHI is sponsored by IHEDA with assistance from the national thought-leader in supportive housing, **CSH**. The Institute is an important element of the Indiana Permanent Supportive Housing Initiative, which was launched in 2008 to further the strategy to end long-term and recurring homelessness. The focus is on funding lasting solutions instead of stop-gap programs. Since the initiative began in 2008, over 1,400 permanent supportive housing units have been added or are under development in the state, contributing to a significant (38%) reduction in chronic homelessness in Indiana. ▣



The Anderson Team consisted of BWI, LLC and Aspire Indiana.



The Evansville Team consisted of the following organizations: ECHO Housing Corporation, Crestline Communities, ECO Community Health Care, Vectren, Efficient Energy Technologies, LLC, Southwestern and Behavioral Healthcare, Inc.



In addition to team presentations, the Institute finale included recognition by CSH of three Hoosiers who have worked tirelessly to increase support for, and the availability of supportive housing in Indiana. **Joe Whitsett**, CEO of TWG Development in Indianapolis, was presented an award for his commitment to furthering the mission of ending homelessness through supportive housing. **Mayor Karen Freeman-Wilson** of Gary was recognized for her leadership and proven action in creating supportive housing. And **Gregg Nussbaum** (not pictured), Vice President of Adult Services at Oaklawn (mental health and addiction treatment), for advancing high-quality services in supportive housing.



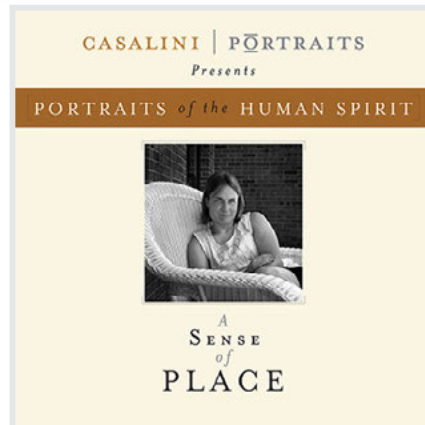
The Indianapolis Team consisted of the following organizations: Englewood Community Development Corporation, TWG Development, Adult & Child Center, and CICOA Aging & In-Home Solutions.



The Fort Wayne Team consisted of the following organizations: UP Development, LLC, Fort Wayne Housing Authority, Park Center, Inc., and the City of Fort Wayne.

Indiana Housing Conference

Indiana's must-attend conference for affordable housing professionals.



Tom Casalini Presents "Portrait of the Human Spirit: A Sense of Place"

In celebration of the 30-year anniversary of the Low-Income Housing Tax Credit (LIHTC) program IHCD and the Indiana Affordable Housing Council (IAHC) commissioned world-renowned photographer Tom Casalini to work on a series of portraits. With support from writer Jason Smith, Casalini showcased his breathtaking gallery, entitled "**Portrait of the Human Spirit: A Sense of Place**," during the Indiana Housing Conference.

"I've been doing black-and-white now for the past 20 years," he said. "I think the emotion is a little stronger in black and white, said Casalini. "They become timeless in a sense that we don't have to worry about fashion, we don't have to worry about color. It takes away visual distraction."



Photographer Tom Casalini is pictured giving his keynote speech Thursday, August 25, 2016 at the Indiana Housing Conference.



Download the Aurasma App

This interactive experience allows users to experience the exhibit to the fullest extent. Download the free Aurasma application to your iOS or Android device. Just enter the word "Aurasma" into the search window in either the iTunes App Store or Google Play. After downloading, tap the app icon at the bottom, type Indiana Housing, tap "Indiana Housing Public Auras" and tap "Follow".



Lt. Governor's Awards for Excellence in Affordable Housing Presented at the Indiana Housing Conference Awards Luncheon

By **Teresa Turner**, Public Relations & Advocacy Manager

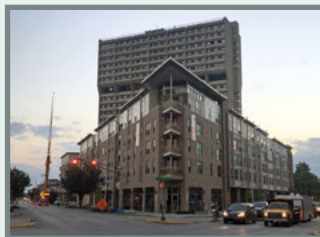
In August at the Indiana Housing Conference awards luncheon, the Indiana Housing and Community Development Authority (IHCDA) awarded four Indiana properties with the Lt. Governor's Excellence in Affordable Housing Awards. Presented to the most outstanding properties in four categories, these awards celebrate the best in Indiana affordable housing development.

"I'm pleased to congratulate the development teams of the four properties selected for their innovative approaches and effective solutions to providing affordable housing in Indiana," said Lt. Governor Eric Holcomb who serves as the board chair for IHCDA. "Through their planning and collaboration these new developments are great examples of how affordable housing can positively impact a community."

IHCDA accepted the nominations for the Lt. Governor's Awards for Excellence in Affordable Housing. IHCDA and the Indiana Affordable Housing Council (IAHC) then organized a six-member judging panel to evaluate the nominations. ▣

THIS YEAR'S AWARD RECIPIENTS ARE:

Urban Housing – The Barton Block; Indianapolis, Indiana



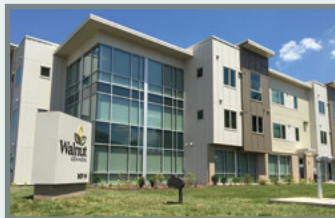
The Barton Block is a mixed-use development including 19,000 square feet of new retail space and 125 units of new affordable and market-rate housing, as well as 372 rehabbed public housing units.

Rural Housing – Canal Commons; Delphi, Indiana



Canal Commons is a 44-unit affordable housing project which features multi-family housing in two Delphi locations. Residents benefit from on-site services including Medicare counseling, a home-delivered meals program for seniors and low-cost medical equipment loans.

Special Needs Housing – Walnut Commons; Muncie, Indiana



Walnut Commons provides 44-units of permanent supportive housing in a setting which includes collaborative or wraparound services such as health care, case management and skills development.

Senior Housing – Hawthorne Hills Senior Apartments; Nashville, Indiana



Hawthorne Hills provides 57 units of senior housing in an environment which allows seniors to live more affordable, productive and independent lives while aging in place among family and friends.

Moving Forward 2.0 Participants Announced

During the awards luncheon the two participants in the Moving Forward 2.0 program were also announced. The Area IV Agency on Aging and Community Action Programs and Community Action of Greater Indianapolis (CAGI), were the two participants selected. Both are Community Action Agencies (CAAs) in Indiana. They will work with developers to create affordable, energy efficient affordable housing along with transportation options. The Moving Forward program was first introduced in 2015, and is designed to create housing that increases quality of life while decreasing the cost of living for low to moderate income individuals and families. Moving Forward was endorsed in 2015 as a Bicentennial Legacy Project.



A systems approach to affordable housing and transportation



The Barton Block award recipients



Walnut Commons award recipients



Hawthorne Hills Senior Apartments award recipients



Outstanding Resident Volunteer Award winner John "Billy" Young is pictured with IAHC Leadership Award winner Eric Frey following the awards luncheon.

Indiana Housing Conference

Indiana's must-attend conference for affordable housing professionals.



The 2016, winning team was Herman & Kittle Properties with Jeff Kittle, Pat O'Connor, Joel Henney, and Michael Valinetz.

2016 IHCDa Charity Golf Outing Summary

By **Brian Philps**, Outreach and Communications Project Manager

On Wednesday, August 24th, just over 140 golfers gathered for the 13th Annual IHCDa Charity Golf Outing, held at the Golf Club of Indiana. With the anticipation of bad weather, it was not looking to be a dry day for the field. Once again, good fortune kept the rain away until forty-five minutes after the last team turned in their scorecard. I can speak for all when I say that we are grateful for this. What came next was unlike any rain we had seen in a long time.

This year's outing benefited **The Villages**, Indiana's largest not-for-profit child and family services agency, which serves over 1,400 children and their families each day. Their vision is that every child will flourish in a healthy, nurturing, self-sufficient family. The Villages champions every child's right to a safe, permanent and nurturing home. They are committed to strengthening all families and embracing the dignity and diversity of every child, youth and family served. For more information on the villages, please visit their website at <http://www.villageskids.org>.

The morning began with the smell of sugar, specifically from the display of Long's Donuts and hot coffee. A few



Tim Davis with the Golf Club of Indiana and Sharon Pierce, President and CEO of The Villages are pictured with IHCDa Executive Director Jacob Sipe and IHCDa Deputy Executive Director and Chief Real Estate Development Officer Matt Rayburn at the 2016 IHCDa Charity Golf Outing.

2016 Golf Outing Winners

In **2nd place** by one stroke was the PR Mortgage & Investments team with Mike Petrie, Matt Kaercher, Jay Kittenbrink, and Lydell Carter.

Closest to the Pin Winners – Jeff Kittle (Herman & Kittle Properties and Amanda Horvath (Katz, Sapper, Miller)

Longest Drive Winners – Chrissy Vasquez (representing the INHP team) and Dustin Detzler (representing the Kuhl & Grant team)

\$100. After a few acknowledgments and greetings we were off to the first tee. The forecast called for rain about every two hours. It was not until almost 3:15pm when the first raindrop hit the ground. We sure know how to pick great golf days, don't we? After waiting to collect all of the scorecards, lunch was served and auction items were closed out for the day.



Sharon Pierce, President/CEO of The Villages, always speaks directly to her passion in assisting the children and families that they

serve. It is a great reward to see the smiles on the faces of those that we are here to assist. "Never have the numbers or needs of Indiana's abused and neglected children been greater! This unprecedented need for resources makes EVERY golfer and sponsor of IHCD's Annual Golf Outing a true INVESTOR in BRIGHTER FUTURES for these vulnerable children! We are privileged to serve 3,000 children, throughout the state, each and every day, and IHCD is a valuable and valued partner! Our deepest thanks for truly making a difference in the lives of our state's most fragile children! "

A huge thank you to the IHCD staff that help make this better each year. (Dolores Scisney, George McMannis, and Ryan Splichal). Lastly, I would be remiss if I did not thank long-time committee member and friend, Blake Blanch for leaving us in great shape to continue to raise funds for worthy organizations in Indiana since 2004.

If you would like to be proactive and secure a slot now or have suggestions on how we can make the outing even better, please contact Brian Philps at bphilps@ihcda.in.gov.

See you in 2017! ▣

decided to ensure that their putting and driving was at a high level, while most took the opportunity to network and strategize for the day. We had the pleasure of having Eddie White, Director of Corporate Communications for the Indiana Pacers join us again this year. He, as always, has a smile on his face and is ready to play. Golfers bid on silent auction items such as wine tastings, family fun packages, and an authentic, autographed Myles Turner jersey. We even had a gently used bicycle donated from a resident in Bloomington, which we later learned was also the recipient of the first Resident Volunteer of the Year Award presented by IHCD and the Indiana Affordable Housing Council. What a great fit to benefit from the efforts of one just being a good neighbor. We are pleased to report that the bike was purchased in the auction for just under



Thank You Sponsors

Thanks to your support of the 2016 IHCD Charity Golf Outing we will be providing this year's charity The Villages with a donation of more than \$50,000! We look forward to you joining us again next year.

Special Sponsors: Bank of New York Mellon and Pedcor Companies, LLC



13th Annual Charity Golf Outing



BENEFITTING THE VILLAGES

Presented by



Organization: Affordable Housing Association of Indiana (AHAIN)

Key Staff: Charyl Luth
Executive Director

Location: Decatur, IN

Mission: Progressing the affordable housing industry through advocacy, collaboration, and education.



By **Brian Philps**, Outreach and Communications Project Manager

Representing the Affordable Housing Needs of Indiana

The Affordable Housing Association of Indiana (AHAIN) is a state non-profit trade organization. For 33 years, AHAIN has served as the Indiana's premier association for participants in the affordable housing profession, including: Builders, Owners, Developers, Managers, Non-profits, Housing Authorities, Syndicators, Accountants, Architects, Attorneys, Bankers and companies that supply goods and services to the industry. AHAIN's membership includes more than 100 management companies, 18,000 affordable housing apartment units and 85 associate members.

The Work of Many – Done by One

It is not uncommon to see organizations that maintain their day-to-day activities with very little to no support from other hired staff. AHAIN is supported by a volunteer board made up of various facets of the affordable housing industry. With the assistance of this group, AHAIN is able to abide by their mission and provide the best service possible to its members.

Charyl Luth has been the Executive Director of the Affordable Housing Association of Indiana (AHAIN) since September 2008. She entered the affordable housing industry in May 2008 as a Property Manager for Biggs Property Management caring for nine properties located in Berne, Indiana. Prior to employment at AHAIN, she managed an optometric office and was an accountant for Fanning/Howey Associates, Inc.

Charyl's passion is encouraging people to expand their knowledge through personal development. Charyl designs and facilitates training for those look-

ing to generate a life they love. Her focus has been lifelong learning and she recently earned her Bachelor of Science Degree in Organizational Leadership and has served as the Marketing and Finance Chairman for a successful bond issue for the Parkway Local School District to build a new Pre-K through 12 school facility.

A Mission is...a MISSION

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

ADVOCACY: AHAIN staff and board members visit representatives in Indiana and Washington D.C. to discuss issues critical to affordable housing programs.

COLLABORATION: AHAIN works closely with USDA Rural Development, Indiana Housing & Community Development Authority, Indiana Quadel, Fair Housing Center of Central Indiana and the Council for Affordable and Rural



The Ralph E. Biggs scholarship winner I'Sys Rogers-Williams is pictured with her family at the 2015 AHAIN Affordable Housing Conference.

Housing to provide timely updates and educational events for providers in Indiana.

AHAIN is also a member of the **Indiana Affordable Housing Council (IAHC)**, **Indiana Association for Community Economic Development (IACED)**, **Affordable Housing Tax Credit Coalition (AHTCC)**, and the **National Affordable Housing Management Association (NAHMA)**.

EDUCATION: AHAIN plans and facilitates numerous educational events throughout the year. Our featured event

with key members of USDA Rural Development, IHDA, and HUD to discuss affordable multi-family housing in Indiana. ▣



Pictured above from left to right are AHAIN board members Tina Squires, Natalie Wells, Cindy Snider and Lela Murch.

“ AHAIN provides networking and educational opportunities for affordable housing professionals throughout Indiana and the Midwest. We invite you to join us at Indy 2016! the AHAIN Affordable Housing Conference and Annual Meeting on November 9 and 10.”



- Charyl Luth
AHAIN Executive Director

AHAIN FACTS

GOVERNED by a board of directors comprised of thirteen leaders who provide affordable housing throughout Indiana and surrounding states. These leaders are a mix of developers, owners and compliance professionals.

PARTNERS with IHEDA and USDA RD in a number of activities including the delivery of training, networking and hosting roundtables across the state.

STATE AFFILIATED ASSOCIATION of the Council for Affordable and Rural Housing, a national non-profit trade organization. For 35 years, CARH has served as the nation's premier association for participants in the affordable rural housing profession.

Indy 2016!

The **2016 AHAIN Affordable Housing Conference and Annual Meeting** will be held November 9 and 10 at the Indianapolis Marriott North. Co-Sponsors of the year's event include IHEDA and USDA RD.

each year is the **AHAIN Affordable Housing Conference and Annual Meeting** in Indianapolis.

Training provided this year includes:

- New Site Manager Basics for RD and TC Managers
- RD Budgeting
- LIHTC Compliance with HCCP Exam
- Fair Housing
- Preparing for HUD Management and Occupancy Reviews (MOR)

AHAIN is the only association that solely represents the needs of the affordable rental housing industry in Indiana, through education, networking, promoting professionalism, initiating the cooperation and exchange of information among our membership, relating important industry information, and encouraging ethical practices within the affordable housing industry. AHAIN is committed to providing a respected voice for its members, and it regularly meets

A green graphic with white and pink text. The text reads: "Indy 2016! 2016 AHAIN Affordable Housing Conference and Annual Meeting November 9-10, 2016 at the Indianapolis Marriott North 3645 River Crossing Parkway, Indianapolis Co-Sponsored by USDA Rural Development and Indiana Housing and Community Development Authority".



Celebrating the 40 Years of the Weatherization Assistance Program (WAP)

For the last 40 years the **Weatherization Assistance Program (WAP)** has assisted more than 7 million low income families by providing weatherization measures, and both the quantifiable and qualitative data speak wonders for the program. John P Millhone, former program manager for WAP for the Department of Energy (DOE), stated the WAP is the “longest running and perhaps most successful” U.S. energy efficiency program.

Indiana takes pride in the high quality of its WAP. Currently, the state is ranked in the top-15 in the nation for the most weatherized homes, with an estimated 150,000 homes weatherized, averaging about \$4,185.59 in cost savings per home. That’s an estimated total cost savings of over \$600 million.

Indiana is fortunate to have the **Indiana Community Action Association (INCAA)** operating the training facility for Indiana’s weatherization network. INCAA is recognized nationally for the accredited training staff and the quality of training that is delivered in over 25 training classes which include certifications necessary for auditing and contracting homes.

Through countless advancements in technology, nationally accredited training by INCAA and the network of Community Action Agencies (CAAs) Indiana is in a great position to continue administering the WAP to provide cost savings and improve energy efficiency for low-to-moderate income Hoosiers. ▣

SAVE THE DATE

October 12, 2016 @ 1:30 pm

Celebrating 40 Years

of the

**Weatherization Assistance Program (WAP)
in Indiana Event**

Indiana Statehouse North Atrium
200 W. Washington Street
Indianapolis, Indiana 46024

OCTOBER 12, 2016 @ 1:30 PM
Indiana Statehouse Rotunda • 200 W. Washington St. • Indianapolis, Ind.

No cost to attend. Light refreshments will be served. RSVP required.
To RSVP contact Pamela Emery at PEmery@ihcda.in.gov or call (317) 232-7787.

ihcda
Indiana Housing & Community Development Authority

PARTNER

HIGHLIGHT

ihcda 
Indiana Housing & Community Development Authority

ON LOCATION

IHCDA...On Location Travels with Area IV to Tippecanoe County



Albert and Loretta Brewer pictured with Zach Thise, Energy Auditor/QCI with the Area IV Agency on Aging and Community Action Programs.



For the latest installment of **IHCDA...On Location**, and as part of our yearlong effort to celebrate the 40-year anniversary of the **Weatherization Assistance Program (WAP)**, we traveled with our partners at the **Area IV Agency on Aging and Community Action Programs** to two homes that they had weatherized.

Want to find out more behind the scenes?

Visit <https://www.youtube.com/watch?v=QLYqamrkijA>



30th Anniversary Celebration & Prosperity Indiana Summit

We are pleased to join our long-time partner, the **Indiana Association for Community Economic Development's (IACED)**, on their 30th Anniversary Celebration & Prosperity Indiana Summit November 16, 2016, at the Sheraton Indianapolis Hotel at Keystone Crossing. Please register and celebrate with us, connect with colleagues, and learn best practices to serve and advocate for resilient families and vibrant communities in Indiana! If you have any questions about the celebration and summit, please contact Mackenzie McIntire at mmcintire@iaced.org or 317-454-8545. See you November 16th!



What is a CHDO?

Community Housing Development Organizations

A **Community Housing Development Organization (CHDO)** is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.

Advantages to being an IHCD CHDO

The **Home Investment Partnership (HOME) Program** is a U.S. Department of Housing and Urban Development (HUD) grant program administered by IHCD. Per HUD HOME regulations defined at 24 CFR 92.2 and implement-

ed at 92.300 and 92.500, IHCD is required to reserve no less than 15% of their HOME allocation for CHDOs. Therefore, IHCD uses HOME funds to provide special assistance to CHDOs and eligible entities seeking to become CHDOs. This assistance includes:

- Project predevelopment loans
- Supplemental operating funds
- Use of HOME project proceeds and
- Capacity-building assistance

Click here for more information about the CHDO Program.

You are also encouraged to contact your Real Estate Production Analyst.

2016 CHDO Capacity Building Series

Earlier this year IHCD, in partnership with the HPG Network, unveiled a Capacity Building Series for certified CHDOs as well as nonprofits seeking to become CHDOs. These five CHDO Capacity Building modules provided attendees with not only the benefits and steps to becoming an IHCD CHDO, but how to put together a fundable HOME project. One of these benefits is that beginning in 2017, IHCD will amend its policies for the HOME program in a way that will give a significant funding advantage to certified CHDOs. For more information about the 2016 CHDO Capacity Building Series check out **RED Notice 16-08**. Dates for the 2017 CHDO Building Series will be available later this year.

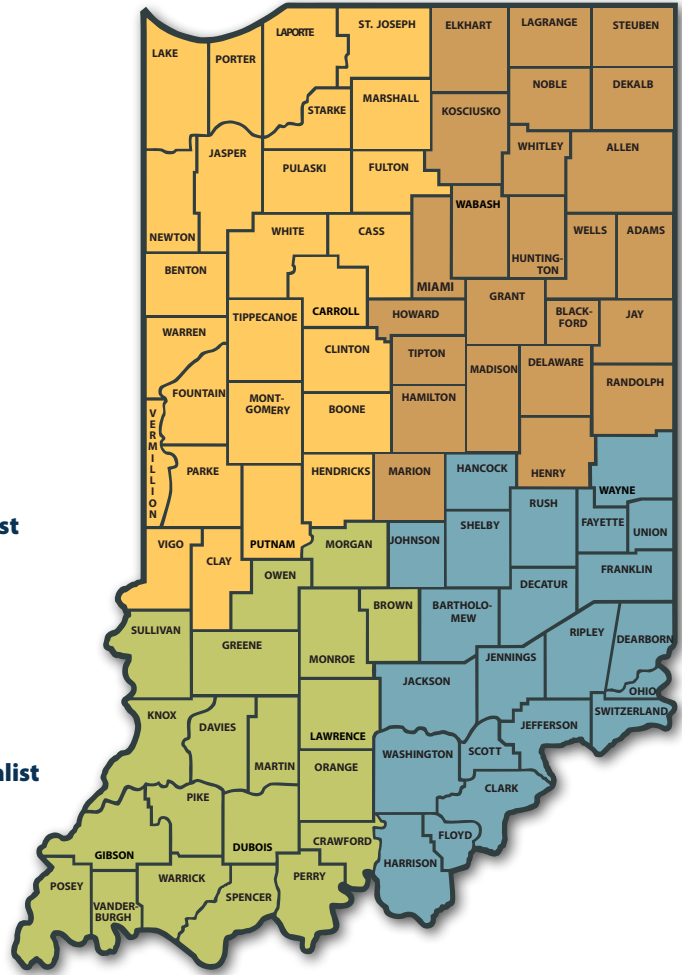
Depicted on the map on the next page are the coverage areas for the 23 IHCD CHDOs along with the Real Estate Production Analysts at IHCD.

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City of Rushville



Lt. Governor Eric Holcomb pictured with the Rushville Team after the Stellar Communities Designation Program (SCDP) announcement.

Town of Corydon



Representatives from the Corydon Team join Lt. Governor Eric Holcomb on stage for the Stellar Communities Designation Program (SCDP) announcement.

2016 Stellar Communities Announced

By **Rachel Woods**, Front Desk Coordinator

The Indiana **Stellar Communities Designation Program (SCDP)** is a multi-agency partnership created to recognize communities throughout the state for their economic and community development projects. This nationally recognized community development program provides a path for local entities to improve the lives of the constituents they serve.

A Stellar Community must embody all the definitions of the word “Stellar”: Brilliant, like the torch, rays, and all nineteen stars that make up the Indiana State flag. They are a representative of the type of community we want for every Hoosier. A Stellar Community must be a leader of community development, innovative with their plans to make a better future, and an outstanding example for other cities and towns to follow. It is a lot of work and responsibility, but each year since the program’s launch in 2011, cities, towns, and neighborhoods put together strategic investment plans that highlight their ability to be everything on that list and more. Every year we designate only the two communities that shine brighter and dream bigger than their competitors.



Stellar

- ★ Like a star, as in brilliance, shape, etc.
- ★ A star performer; excellent; outstanding
- ★ Pertaining to a preeminent performer, athlete, etc.
- ★ Leading



In 2016, this designee decision was made incredibly difficult: six finalist communities were named, each one with an active team of compassionate Hoosiers doing everything they could to improve the lives of their population. Upon visiting each finalist, Lt. Governor Eric Holcomb stated, “I was filled with such pride while visiting the six finalist communities this summer, seeing firsthand the passion and dedication each team is putting towards bettering their community through economic development opportunities.” In the end, the City of Rushville and the Town of Corydon rose above the rest.

We applaud their success and look forward to seeing what their futures hold. But they aren’t the only communities to keep an eye on, according to the Lt. Governor. “With or without the stellar designation, all six communities are on their way to achieving transformative outcomes that will better their local and regional areas.”

KAI =
CHANGE

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Kaizen It!

Implementing Improvement at IHCDA

善

ZEN =
GOOD

What is the first thing that comes to mind when you think “government”? For most, it would not be efficiency, customer service, or continuous improvement. However, at IHCDA and throughout Indiana’s state government, that is exactly the environment and atmosphere we are striving towards every day! Through Lean Daily Management with Kaufman Global Consulting, IHCDA has updated processes, streamlined daily tasks, cut red tape, and we continue to innovate every single day to make your experience with us a better one. We asked some of our leaders in this initiative to share their experiences:

What does Continuous Improvement mean to you?



Kyleen: Continuous Improvement to me is that never ending quest to understand, value and grow what we do. To IHCDA, I think it means empowerment—the ongoing attempt to empower our staff to better understand what we do (and why), the value they bring to us (and Hoosiers!) and to grow personally and professionally.



Beth: CI is all about the freedom to change what needs to be changed through the empowerment of staff at all levels. It is about giving staff ‘permission’ to think about ways to make their work days better, processes faster, error rates lower, and jobs more fulfilling while also providing the vehicle to implement their ideas.

How did the CI initiative start?



Kyleen: I remember sitting around the table in then Lt. Governor Ellspermann’s office and hearing about “lean” and her asking how we might introduce this in government. She was very familiar with the concept from her industrial engineering days. Jake Sipe spoke up and indicated that IHCDA was very interested in this concept and would take the lead by meeting with Kaufman Global Consultants. The rest is really history I guess! The initial goal was to make the job easier for staff. That was very important to the Lt. Governor, which was to improve the experience internally and that impact would improve the experience for our customers.

What improvements have you seen?



Beth: In the last year and a half, we have completed nine different Rapid Improvement and Kaizen events in our offices alone. Tangible results include streamlined processes, documented standard work, reduced cycle time, and reduced work time, just to name a few. Together, once all the changes have been implemented, these improvements will save the State of Indiana money in the form of employee time while allowing employees to take on more meaningful tasks resulting in more fulfilling jobs. To the outside world, these improvements have resulted in a higher level of customer service and efficiency in each program which our partners and customers benefit from on a daily basis.

Has the initiative changed the work environment, in your opinion?



Kyleen: I hope it has empowered staff through the tools and concepts we have learned, but I also hope it has injected a little fun into every day. The daily huddles are a great chance for team building—a chance to thank a team mate for editing that letter for HUD, recognize an anniversary or birthday, or learn a fun fact for the day.

What is employee response?



Beth: The staff members that have participated in these events have experienced team development, staff engagement, and have realized they own the changes that influence their daily work. Each event, or success within an event, spreads the culture of continuous improvement and soon it becomes common place to start looking for the opportunities for great changes.

What is the greatest thing about continuous improvement? It is constant change for the better. Which means there are bigger and better changes coming for all of our programs: Watch out, world!

Kyleen Welling: Chief of Staff and Chief Operating Officer, Indiana Housing & Community Development Authority

Beth Woods: Director of Accounting and Operations, Office of Indiana Lt. Governor Eric Holcomb



State-wide providers participated in a Housing Systems Simulation game on the first day of the kick-off event facilitated by the National Alliance to End Homelessness (NAEH) staff in Indianapolis held on August 10, 2016. One provider shared, "The CoC game on day one was very helpful."

Rapid Rehousing Learning Collaborative

By **Emily Harris Shears**, Emergency Solutions Grant (ESG) Coordinator



Earlier this year the Community Services division within IHCD developed the Rapid Rehousing Learning Collaborative to provide an opportunity for state-wide Rapid Rehousing program development. This twelve month, expert led project started in August with a two-day Kick-off event facilitated by staff from the **National Alliance to End Homelessness (NAEH)**.

Another important element to the collaborative is monthly-led partner calls. These calls are designed specifically to provide space for resource and practice sharing as well as opportunities to engage with partners doing similar work across the state. This is paired with quarterly "check-ins" by Learning Collaborative Lead Staff.

"The primary goal of hosting the year-long learning collaborative for Rapid Re-housing providers is to strengthen the service delivery model provided for rapid access to housing throughout the balance of state," said Emily Harris-Shears, **Emergency Solutions Grant (ESG)** Coordinator at IHCD. ▣

100 DAY HOUSING CHALLENGE

Teams participating in the Rapid Rehousing Learning Collaborative will set an ambitious 100-day goal that will impact their Rapid Rehousing approach or program. The challenge encourages teams to:

- Set a target number of households housed, and/or
- Reduce the length of time from program enrollment to move in

The 100 Day Housing Challenge will take place approximately six months into the learning collaborative.



Misty Glen Apartments



Redbud Village Apartments



The Steeples at Washington Apartments

30th YEARS ANNIVERSARY
LOW-INCOME HOUSING TAX CREDIT PROGRAM

Statewide Celebration

OCTOBER 21, 2016 @ 2:00 PM
The Barton Block • 50 N. Illinois St. • Indianapolis, Ind. 46204

No cost to attend. Light refreshments will be served. RSVP required.
To RSVP visit: <https://lihtc30yearcelebration.eventbrite.com>
For questions, contact: Brian Philips at BPhilips@ihcda.in.gov or call (317) 232-7787.

ihcda
Indiana Housing & Community Development Authority

Register Now:
<https://lihtc30yearcelebration.eventbrite.com>



Clifton Square Apartments



McKinley School Apartments



YWCA North Central Indiana

30-Year Anniversary of the LIHTC Program



By **Peter Nelson**, RHTC Specialist

It was announced earlier this year IHCDA would be celebrating the 30th anniversary of the **Low-Income Housing Tax Credit (LIHTC)** Program by organizing events at Tax Credit properties throughout the state. In August, six events were held to not only celebrate, but to serve as a reminder of all the good the LIHTC Program has done for communities. Each event highlighted a wonderful property and at each one similar themes arose. Whether it came from a mayor, a state legislator, or a developer, someone at each event stated having that property receive funding encouraged continued investment in that area. The LIHTC Program is not only providing affordable housing, but is in many cases serving as a catalyst for neighborhood redevelopment. At each stop we heard

from property managers who love working with tenants and from tenants who love their property manager. For all the good, ultimately, this program is about the tenants. These events allowed attendees to hear from the woman who was able to find housing after escaping domestic violence, from the woman on a fixed income after her husband had passed finding a community and friends, and from the many tenants who wanted to stay in their home town but would not have been able to if not for an affordable option. Hearing these stories affirmed the commitment to the LIHTC Program and the work IHCDA and all our great partners do, and proved 30 years is an anniversary worth celebrating. ▣



IHCDA Partners with SOAR Works to Offer Training

By **Nastacia' A. Moore**, Community Service Program Coordinator

Nationally, only about 28 percent of individuals who apply for the Social Security Administration (SSA) disability programs: Supplemental Security Income (SSI) and Social Security Disability Insurance (SSDI) are approved on initial application and appeals take an average of 1 year to complete. For people who are homeless or who are returning to the community from institutions, access to these programs can be extremely challenging.

To build better capacity throughout the state, IHCDA has partnered with SSI/SSDI Outreach, Access and Recovery (SOAR) to offer training to case managers to assist individuals who are experiencing homelessness apply for these programs. The techniques taught in the **SOAR Online**

Course can significantly improve the quality and completeness of any application for SSI/SSDI.

To further strengthen the relationship between SOAR and the State of Indiana, **Nastacia' A. Moore**, Community Service Program Coordinator at IHCDA, recently participated in a national training hosted by SOAR. Upon completion of this and other supplemental training courses, Nastacia' will become the SOAR Leadership Trainer for Indiana.

"Through an on-line cohort set-up by SOAR, Indiana program administrators can now participate and complete courses online at their own pace," said Moore.

[Click here for more information about SOAR Works.](#)

How is the SOAR Works Model Different?

1. Case managers actively assist applicants, maintain contact and act as their representative
2. Emphasis is placed on obtaining approval on initial applications and avoiding appeals
3. Case managers collaborate with local agencies, medical providers and SA/DDS
4. Case managers focus on documenting disability via a Medical Summary Report, reducing the need for consultive exams



\$1.15 Million in TANF Funds to go to Rapid Rehousing Providers

By **Emily Harris Shears**, Emergency Solutions Grant (ESG) Coordinator

IHCDA was awarded \$1.15 million in **Temporary Assistance for Needy Families (TANF)** funds from the **Indiana Family and Social Services Administration (FSSA)** to sub-award to Rapid Rehousing providers between September 2016 and December 2017. These funds will allow providers to expand rental assistance to reach more families experiencing homelessness. This partnership supports the goal of IHCDA to increase access to Rapid Rehousing throughout the Balance of State.

“These funds allow us to expand the program and strengthen state partners’ ability to help families experiencing homelessness,” said Emily Harris-Shears, **Emergency Solutions Grant (ESG)** Coordinator at IHCDA.

IHCDA will allocate rapid rehousing awards to sub-recipients administering rapid rehousing programs throughout the Balance of State (BoS) and Continuum of Care (CoC) based on a formula. Outreach conducted by the sub-recipients to the applicable population is verified through individual Service Plans completed through Case Management services.

Adrienne Shields, Division of Family Resources Director, FSSA said, “IHCDA and rapid-rehousing providers are uniquely positioned to provide direct assistance and outreach to families experiencing homelessness. This partnership allows us to assist families with children under age 18 achieve economic and housing stability.”

Through the partnership between FSSA and IHCDA, households will have an increased opportunity to meet their basic needs while establishing and maintaining their own housing as well as expanding their knowledge of mainstream resources.

Additionally, the partnership will:

- Increase knowledge of mainstream systems for staff through FSSA training
- Increase the number of homeless families served
- Contribute to increase in income for clients

[Click here for more information about TANF.](#) ▣

Eligible households must meet the following criteria for TANF funding:

1. Must be pregnant or have at least one (1) dependent child under age 18 residing in the household.
2. Income must be at or below 250% of the Federal Poverty Line (FPL).
3. Is experiencing homelessness; in an emergency shelter or in a place not meant for human habitation.



Placemaking Indiana

Website, Blog and Funding, Oh My!

By **Carmen Lethig**, Placemaking Manager

Placemaking Indiana is about promoting place-based community development and planning strategies that foster places where people want to live, work and play. The next time you are in a place that you love, take five minutes to observe the place closely. What elements do you love about it? What is there to do there? Are there things that are replicable in other places? Are there areas for improvement? What would make you love it more?



IHCDA recently added three exciting features to our Placemaking Indiana initiative that may help you answer those questions. The first is our **Placemaking Indiana** page on the IHCDA website. Here you'll find information about different types of placemaking as well as case studies that feature Indiana communities who are already implementing placemaking projects on their own. Do you know the difference between standard placemaking and strategic placemaking? **Find out here.** Interested in what the picture below has to do with creative placemaking? **Check out our case study here.**



We've also created a blog called (what else?!) Placemaking Indiana. **Check it out here** and follow us to find out more about placemaking events happening locally and nationally, ties between placemaking and social events, community highlights, recommended reading and funding opportunities. **Here on the blog** you can find out what old shipping containers have to do with creating community.

One of the most exciting developments is the creation of a funding program called **CreAtINg Places**. The program was approved by the IHCDA Board of Directors in July. It is a partnership with Patronicity that combines donation and reward-based crowdfunding with IHCDA grant dollars for the implementation of placemaking projects in public spaces.

With IHCDA's Placemaking Indiana initiative we hope to spark ideas and make connections so that Indiana communities can do this work together. We want to inspire you and help you and I hope the work we've done so far is doing that. As always, if you have questions, ideas, comments or just want to talk places, please contact me at **clethig@ihcda.in.gov**.



The North Central Community Action Agency (NCCAA) marked its 50th anniversary recently with a community-wide picnic and festival. Pictured at the celebration, from left, are NCCAA Executive Director Cynthia Davis, 8-year-old Arionna Smith and NCCAA Board President Willie Milsap.
(Photo by Jessica O'Brien)

NCCAA: Celebrating 50 Years of Service

North Central Community Action Agency Holds Community-wide Picnic

Starting as the Michigan City Fair Housing Committee which was established to address housing discrimination, the **North Central Community Action Agency (NCCAA)** has changed drastically over the course of the last 50 years. Now an Indiana Community Action Agency (CAA), NCCAA provides energy assistance, weatherization, rental assistance and other programs to residents in La Porte, Starke, Pulaski, Newton, Porter and Jasper Counties.

To celebrate their 50 year anniversary, NCCAA Executive Director Cynthia Davis and her team organized a community-wide picnic and festival in September. Sponsored by Horizon Bank, Swanston Center, The Inspector and more, the event offered a variety of family-friendly fun like face painting, a balloon artist, games and food.

[Click here for more information about the NCCAA.](#)

IHCDA Board Members: Commitment, Passion and Energy

By **Joe Palus**, Director of Research and Innovation

The **Board of Directors** of the Indiana Housing & Community Development Authority is a critical partner in building strong Indiana communities. We are fortunate to have an excellent group of board members with a passion for community development and the experience to help staff get things done. Recently, I sat down with board members Tom McGowan, Kelly Mitchell and David Miller to ask them a few questions:



Board Member	Kelly Mitchell	David Miller	Tom McGowan
Year Appointed	2014	2005	2001
Appointed By	As the State Treasurer Kelly is an Ex Officio member of the board.	Appointed by Governor Mitch Daniels.	Appointed by Governor Frank O'Bannon.
Of what IHCDA accomplishments are you the most proud?	What I've been most impressed by is the internal development of the agency.	I really liked what the staff came up with on the use of the funding for the Blight Elimination Program. I think that was a creative use of funds and I think we're one of the only states in the country that did that.	The thing I am most proud of is the operational efficiency—even though IHCDA has significantly increased the number of programs, the operational efficiency has actually improved and enhanced each step of the way.
What opportunities do you see for IHCDA in the future based on what you know right now?	I would be excited to see continued growth of supporting entrepreneurship and microenterprise development throughout Indiana that brightens the future for everybody when we can support those efforts.	I think as long as the staff and administration keeps the same forward thinking attitude, there's a world of opportunities. Placemaking, for example—that was a great idea. Creating new programs and new ideas and ensuring the best use of development fund and general fund money, and continuing to ask the federal government how we can use CDBG more creatively, as long as we continue to do that, there are all kinds of opportunities.	With Indiana Housing having so much strength from an infrastructure standpoint, I can see IHCDA continuing to grow its program base. I feel their reach can be extended well beyond where it stands today—we are seeing a lot of strain in CDCs throughout the state where they are having difficulty maintaining operations due to financial strains. I could envision IHCDA providing services from a regional standpoint within the state where CDCs are unable to be financially viable.
What's your vision for IHCDA over the next four to eight years?	One of the programs I'm excited about is very new: this two-generational approach to poverty, understanding that it's a holistic view that we need to take, that it's not going to be just a single "trick" for families where children are impacted and grandparents are impacted.	The biggest problems that I see is staff not having competitive salaries to the private sector. And I know you're a quasi-state agency and you've got all these state restrictions, but if we could somehow get the staff salaries more competitive with the private sector, we would see less staff turnover.	First and foremost I would like to see Indiana housing be best in class. We have a tremendous number of peers around the country, and we should measure ourselves more directly with our peers like they do in many private sector businesses.

Customer Service Survey

We want to hear from you

By **Joe Palus**, Director of Research and Innovation

In 2014 we determined that while the word “business” may seem out of place in government, it was still important for us to work under the aphorism “good customer service is good business.” Unlike for-profit businesses where success is often predicated on the bottom line of dollars and cents, we measure our efforts in terms of providing housing opportunities, promoting self-sufficiency and strengthening communities. We also measure our success based on our interactions and the level of customer service we provide to you—our partners. Which is why each October we ask for you to tell us how we are performing by completing our Customer Service Survey.



The Customer Service Survey has allowed us to make a number of improvements we hope that you see when working with us. A few of them include:

- One-on-one meetings with developers regarding the QAP
- Improvements in the ways in which we communicate program policies and expectations
- Using IHCD A Info and Special Info e-mails to inform you of updates in a timely manner

The survey will remain open until October 14, 2016. If you have any questions or concerns about the Customer Service Survey please contact: Joe Palus, Research & Innovation Director, (317) 233-1813 or jpalus@ihcda.in.gov.

To view the results from the last survey, reference **page 28 of the Spring 2015 IHCD A magazine**.

Click here to take the IHCD A Customer Service Survey. 

My Voice Portal (MVP)

At the Indiana Housing and Community Development Authority (IHCD A) we are committed to listening to you and empowering you—our partners.

Become an IHCD A MVP by helping us to identify costly, ineffective or outdated processes and new ideas in an effort to better serve you. If you are aware of a process or regulation that you believe to be outdated, unnecessary or overly burdensome, let us know! Be on the lookout for additional details.

For questions, please e-mail AskIHCD A@ihcda.in.gov.



Indiana Housing Conference

Indiana's must-attend conference for affordable housing professionals.

Tom Casalini Presents



Derick and Kristen Miller
Canterbury House, Newburgh, Indiana
Owner: Canterbury House II Newburgh, LP
Management: Herman and Kittle Properties
Developer: Herman and Kittle Properties



Diana Apostolakis
Commons at Wynne Farms, Brownsburg, Indiana
Owner: Commons at Wynne Farms, LP
Management: Herman and Kittle Properties
Developer: Herman and Kittle Properties



Eric Grinstead
Lincoln Apartments, Indianapolis, Indiana
Owner: Lincoln Apartments Veteran Housing, LP
Management: Flaherty and Collins Properties
Developer: Building Blocks Non-Profit Housing Corporation



Alexandra Allen
Hoffman Hotel Apartments, South Bend, Indiana
Owner: Hoffman Hotel Apartments Housing Partners, LP
Management: Flaherty and Collins Properties
Developer: Equal Development, LLC



Andy and Vicki Bohr
Grey Stone, Noblesville, Indiana
Owner: Pedcor Investments-2005-LXXXI, LP
Management: Pedcor Homes Corporation
Developer: Pedcor Development Services, LLC



Callie Teal
Millstone Pointe, Greencastle, Indiana
Owner: Millstone Pointe II, LP
Management: Valenti Real Estate Services, Inc.
Developer: Milestone Ventures, Inc.



Grant Beachy
The Hawks, Goshen, Indiana
Owner: Hawks Arts & Enterprise Center, LP
Management: LaCasa, Inc.
Developer: LaCasa, Inc.



Helen Porter
RomWeber Flats, Batesville, Indiana
Owner: RomWeber Flats, LLC
Management: Flaherty & Collins Properties
Developer: Modern Real Estate Sales, LLC



Linda Chris
Anderson Crossing, Valparaiso, Indiana
Owner: Anderson Crossing Limited Partnership
Management: Woda Management & Real Estate, LLC
Developer: The Woda Group, LLC

"Portrait of the Human Spirit: A Sense of Place"



Mary Acton
 Stonecutters Place, Bedford, Indiana
 Owner: Stonecutters Place, LP
 Management: Hoosier Uplands Economic Development Corporation
 Developer: Hoosier Uplands Economic Development Corporation



Mary McClamrock
 Village of Merici, Indianapolis, Indiana
 Owner: Merici Village Apartments
 Management: Merchants Affordable Housing Corp.
 Developer: Affordable Midwest Housing Corp.



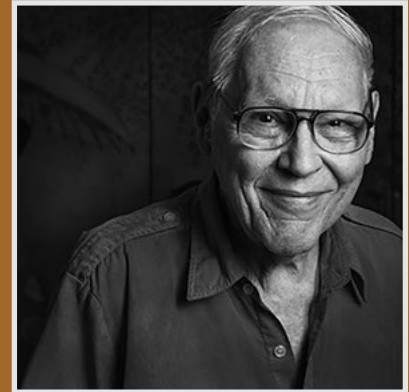
Matt Jenkins
 Biggs Courtyard, Fort Wayne, Indiana
 Owner: Fairfield Community Home, LP
 Management: Biggs Property Management
 Developer: SCAN, Inc.



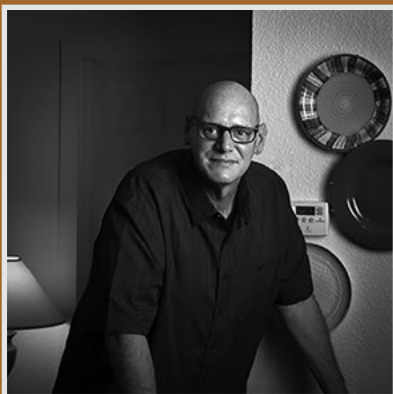
Monica Sutton
 Commons at Spring Mill, Westfield, Indiana
 Owner: Commons at Spring Mill, LP
 Management: Herman & Kittle Properties, Inc.
 Developer: Community Action of Greater Indianapolis (CAGI)



Randall Gordon
 NWI Veterans Village, Gary, Indiana
 Owner: NWI Veterans Village, LP
 Management: Evergreen Real Estate Services, LLC
 Developer: Broadway Area Community Development Corporation



Robert Jaros
 Willow Manor, Nashville, Indiana
 Owner: Willow Manor Senior Apartments, LLC
 Management: Real America Development & Management
 Developer: Real America Development & Management



Robert Smith
 Hendricks Pointe, Shelbyville, Indiana
 Owner: Hendricks Pointe Apartments, LP
 Management: Real America Development & Management
 Developer: Real America Development & Management



Sharon Peach
 Downtown Terrace, Petersburg, Indiana
 Owner: Downtown Terrace, LP
 Management: Flaherty & Collins Properties
 Developer: J Higgs Development LLC



Shalya Harrison
 Hopewell Pointe, Fort Wayne, Indiana
 Owner: Hopewell Pointe, LP
 Management: New Generation Management, Inc.
 Developer: Keller Development, Inc.



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