



Indiana Housing & Community Development Authority

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

Held: May 25, 2023

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority ("IHCDA" or "Authority") was held on Thursday, May 25, 2023 at 10:00 a.m. EST at 30 S. Meridian Street, Suite 900, Indianapolis, IN 46204.

The following individuals were present at the meeting: Ryan Clem (designee for the Lieutenant Governor); Daniel Elliott (Indiana Treasurer of State); Mark Pascarella (Indiana Public Finance Director designee); J. Jacob Sipe (IHCDA Executive Director); Board Member Thomas K. McGowan; Board Member G. Michael Schopmeyer; members of the staff of the Lieutenant Governor; members of the staff of the Authority and the public. Board Member Andy Place Sr., Board Member G. Michael Schopmeyer and Board Member J. June Midkiff attended virtually.

Ryan Clem, designee for Lieutenant Governor Suzanne Crouch, served as Chair of the meeting and upon noting the presence of a quorum, called the meeting to order. Lauren Tillery served as Secretary.

I. Approval of Minutes

A. Meeting Minutes

A motion was made by Andy Place to approve the April 27, 2023, Meeting Minutes, which was seconded by Tom McGowan. The motion passed unanimously by roll call.

RESOLVED, the Minutes of the Board meeting held on April 27, 2023, are hereby approved to be placed in the Minute Book of the Authority.

II. Real Estate Department

A. Development Fund Update

Chairperson Clem recognized Hayden Wiesinger who presented the TCAP Monthly Update.

Background

On September 23, 2021, the Board authorized IHCDA's Deputy Executive Director and Chief Real Estate Development Officer to take all actions necessary to distribute additional allocations of Tax Credit Assistance Program (TCAP) funds to Low Income Housing Tax Credit (LIHTC) developments that have been negatively impacted by cost increases, provided that the Board is informed of all awards made monthly.

There have been no new approvals since the last board meeting, with one application currently under review. The total number of approvals is 39 projects totaling \$17,440,411 in TCAP funding, leaving a balance of \$2,559,589 in available TCAP funding under the policy.

Table with 8 columns: Development Name, Location, Developer, Type of Construction, TCAP Amount Requested, TCAP Amount Awarded, Date Awarded, Year of Tax Credits.

The Reserve on Park	Fort Wayne	Leo Brown Group	New Construction	\$500,000			2022
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No action is needed as this is an update to the board.

III. Finance

A. Reserve on Park Bond Recommendation

Chairperson Clem recognized Richard Harcourt, who presented the Reserve on Park Bond Recommendation.

Background

The purpose of this memo and the attached resolution is to request the approval for the issuance of the Series 2023 Multifamily Housing Revenue Notes (Vita of Greenfield IL Project) in the principal amount not to exceed \$16,707,076 (the “Notes”).

Process

The Notes will be issued on behalf of Vita of Greenfield IL, LLC (the “Borrower”). The Indiana Housing and Community Development Authority (the “Authority”) will serve as a conduit issuer for the Notes; thereby, loaning the proceeds to the Borrower to finance the acquisition and rehabilitation of its multifamily housing complex. **The Notes 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.**

The Borrower is proposing the new construction of a 131-unit apartment community in Greenfield targeting seniors earning up to 60% of area median income. With the Authority serving as the issuer of the Notes, 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 Mark Pascarella to approve the Series 2023 Multifamily Housing Revenue Notes (Vita of Greenfield IL Project), pursuant to the Resolution attached hereto as **Exhibit A**. The motion was seconded by Daniel Elliott. The motion was passed unanimously by roll call.

RESOLVED, that the Board approve the Series 2023 Multifamily Housing Revenue Notes (Vita of Greenfield IL Project), pursuant to the Resolution attached hereto as **Exhibit A**, as recommended by staff.

IV. Legislative Update

A. Indiana Housing and Community Development Authority Related New Legislation

Chairperson Clem recognized Directory of Industry and Governmental Affairs Mike McQuillen, who presented an update on IHCDA Related New Legislation.

Background

One of the responsibilities of the Director of Industry and Legislative Affairs is to monitor the actions of the General Assembly and coordinate efforts within the agency to prepare for new legislation which may impact IHCDA. This report highlights some of the bills that involve housing issues in Indiana from the just-ended 2023 General Assembly Budget Session.

HB 1001, State Budget

Low Barrier Homeless Shelter Grant Program

- Funding: \$20,000,000
- Language:
 - The above appropriation shall be used to support the establishment of low barrier homeless shelters in Indiana.

- Although the exact definition of “low-barrier” varies greatly, it essentially means that the requirements for entry are limited or minimal. With a focus on “harm reduction,” low-barrier shelters encourage homeless individuals to seek resources by eliminating those obstacles.
- The \$20M is available for IHCDA to award statewide. IHCDA does have the right to determine the amount of funding to projects statewide and it is assumed by our outside counsel and a senate fiscal analyst, that funding will be awarded on an application basis.

Homelessness Prevention Grants

- Funding: \$5,000,000
- Language:
 - The above appropriation shall be used to support programs that seek to prevent homelessness among vulnerable populations, including but not limited to youth transitioning out of foster care and expectant mothers.
 - Per outside Counsel and the House Fiscal Policy staff, it will largely be up to the agency to design the program and those details will need to be worked out administratively.
 - Local units of government, 501(c)(3)s, etc. appear to be able to apply to IHCDA for funding, and IHCDA can choose whether to appropriate or not.

Also, in the overall budget is:

- **Housing First Program-** (provides rental assistance and supportive services to individuals and families with serious and persistent mental illness or other factors)
 - 2024: \$1,000,000; 2025: \$1,000,000
- **Indiana Individual Development Accounts-** (helps low-income Hoosiers build assets, attain self-sufficiency, learn personal financial skills, and invest in improving their quality of life.)
 - 2024: \$609,945; 2025: \$609,945

HB 1461, Long Term Services

- SECTION 3. IC 5-20-1-4.7 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2023]:
 - Sec. 4.7. (a) The authority (IHCDA) shall do the following:
 - (1) Assess the feasibility of the development of new assisted living communities for low income and middle-income individuals.
 - (2) Determine possible funding mechanisms for financing new assisted living communities for low income and middle-income individuals in counties with a population of less than fifty thousand (50,000).
 - (b) Not later than November 1, 2023, the authority shall deliver in an electronic format under IC 5-14-6 a summary of the authority's assessments and determinations under subsection (a) to the executive director of the legislative services agency for distribution to the members of the general assembly.
- **Deadline:** November 1, 2023
 - IC 5-20-1-4.7(b). Submit summary to LSA’s executive director.

SB 419, State Tax Matters

- SECTION 24. IC 6-3.1-35-7, is amended [EFFECTIVE JULY 1, 2023]:

- Sec. 7. (a) An eligible applicant who wishes to obtain the state tax credit provided by this chapter for a qualified project must submit an application to the authority [IHCDA] after June 30, 2023, and before January 1, 2028, in the manner prescribed by the authority.

The majority of the language in the bill refers to the rules and regulations regarding the applicant's submission and the timeline for IHCDA to appropriately deal with said submission.

HB 1454, Department of Local Government Finance

This legislation pertains to the inspection of rental units and lays out updated rules and procedures for those inspections. IHCDA is one of the agencies that inspects these properties. The written inspection report that is to be provided may change slightly as now the scope could change since the "random samples" of the rental community can be inspected as opposed to just the rental unit or the rental unit community.

HB 1591, Various Education Matters

- SECTION 26. IC 20-19-3-18, is amended by the bill.
- Under this section, the department of education has to submit an annual report (by June 1st) on homeless youth educational outcomes to IHCDA.
- Within this report, was the number and percentage of eligible homeless youth who are enrolled in the prekindergarten pilot program.
- Within the bill, the only change from this section was that this pilot program is no longer a "pilot" and will now be a full-time program. Therefore, IHCDA can expect to continue to see these results for future analysis as a part of its duty to "Strengthen communities by identifying youth and young adults (YYA) who are living with housing insecurity, eliminate barriers to resource access, and bridge systems that promote safe and sustainable housing."

HB 1005, a Residential Housing Infrastructure Assistance Program and Revolving Fund

Created so that political subdivisions may apply for loans for infrastructure projects related to the development of residential housing. IHCDA is not directly impacted.

State Agencies Affected: Indiana Finance Authority; Department of Local Government Finance.

Local Agencies Affected: County and municipal redevelopment commissions; County fiscal bodies; Local civil taxing units and school corporations.

SB 339, Establishes a Tax Credit for a Contribution to an Affordable Housing Organization.

Requires the Indiana Economic Development Corporation (IEDC) to approve each organization applicant as an organization for which a taxpayer is eligible to claim a credit for a contribution. Here, the Department of State Revenue is affected, although IHCDA is not named.

HB 1535, Individual Development Accounts (IDA) and Neighborhood Assistance Program (NAP) Credits

As mentioned earlier, Indiana Individual Development Accounts (IDA) helps low-income Hoosiers build assets, attain self-sufficiency, learn personal financial skills, and invest in improving their quality of life. Neighborhood Assistance Program (NAP) Programs offers \$2.5 million in tax credits yearly for distribution to 501(c)(3) non-profit organizations across Indiana to improve neighborhoods.

IHCDA offered legislation to be considered by the House Ways and Means Committee this year that would update and clean-up the current code pertaining to these programs.

Basically, the idea was to more accurately reflect the processes and procedures by which these programs are currently managed regarding the roles and responsibilities of IHCDA and other entities, as well as to remove the annual limit in the case of NAP.

The General Assembly did not act on the proposal in time to have it enacted this year, and we will be approaching legislators in anticipation of next year's session to give it another try.

VI. Executive Update

A. Executive Director Update

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

1. **IHCDA Magazine**

Jacob passed out copies of the Spring edition of the IHCDA Magazine and mentioned that it is now available online. This issue is dedicated to women in housing and community development across the state. Jacob thanked the IHCDA team that helped put together this edition, adding that this team was put together by staff who volunteered their time to help create this edition of the magazine.

2. **My Community, My Vision Update**

Jacob mentioned that My Community, My Vision is an initiative that we launched a few years ago which is dedicated to youth leadership. This year IHCDA partnered with the Indiana Mayor's Youth Councils to bring high school students across the state together and to encourage them to return to their hometowns after pursuing their careers. This year, seven teams participated in My Community, My Vision. Each team took on a placemaking project where they worked to raise funds for a project to enhance their communities. IHCDA matched each team's goals to help bring these projects to life. This was not only planning but included actual implementation like planning a budget and meeting with the Town Council and community leaders. There were seven (7) teams this year and every team hit their goal. Some of the projects included parks, local coffee shops and playgrounds. Jacob acknowledged all of the hard work done by Program Director Meagan Heber in this program.

3. **Indiana Permanent Supportive Housing Institute**

Jacob mentioned that the Permanent Supportive Housing Institute is an Institute that we do every year to develop permanent supportive housing. This year we had five (5) teams go through the Institute with all five teams graduating. Since they have graduated, these teams are all able to apply for capital funding through IHCDA's application process. Jacob added that these teams are given preference since they have gone through the institute. The teams are from Warsaw, Bedford, Indianapolis, South Bend and Plymouth and are working on sending their applications in to IHCDA in the near future.

4. **Potential Federal Government Shutdown**

Jacob addressed the potential of a federal government shutdown and the impact that it could have on IHCDA. Team members took inventory of the different federal programs that IHCDA has and how a federal shutdown would affect these programs and the people who rely on them. Jacob stated that some of the programs are front-loaded, meaning that the money has already been paid out to assist these participants. There are some programs where there is an automatic transfer of funds that would not be affected by a potential shutdown. Jacob mentioned that there are not any claims that are waiting to be approved or to be paid, which is a good thing. This means that IHCDA is up to date with their claims, preventing a potential backlog should the government be shut down in the future. There are plans in place should a shutdown occur, though more information will be released if this happens. IHCDA does plan to have a communications plan for our partners should there be a shutdown, to keep them informed of the situation. Currently, our plan is to operate as normal and continue to accept claims and process those. Mark Pascarella and Richard Harcourt mentioned that single family bonds may potentially be affected by a federal government shutdown, though homeowners should not be concerned as of now.

5. **Next Board Meeting**

The next board meeting will be held in East Chicago at Harbor Square Apartments, 2301 Broadway Street, East Chicago, IN 46312, on June 22, 2023 at 10:00 a.m. Central Time. There will be a virtual link for those who wish to listen to the meeting.

There being no further business, the meeting was adjourned by Chairperson Clem at 10:31 a.m.

Respectfully submitted,



Lieutenant Governor, Suzanne Crouch, or her designee

ATTEST:



J. Jacob Sipe
Executive Director for IHADA

EXHIBIT A
APPLICANT SUMMARY SHEET

2023 HOME AWARD RECOMMENDATION

Habitat for Humanity of Greater Fort Wayne, Inc. 129 W. Garfield Avenue, Elkhart, IN 46516 125 W. Indiana Avenue, Elkhart, IN 46516 153 W. Indiana Avenue, Elkhart, IN 46526 1019 S. 2 nd Street, Elkhart, IN 46516 803 Arehart Street, Goshen, IN 46528	HM-022-005
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HOME Homebuyer Amount Requested:	\$340,051.00
HOME Homebuyer Amount Awarded:	\$340,051.00
Total Project Costs:	\$1,193,001.00
Project Type:	Family
City/Town:	Elkhart and Goshen
County:	Elkhart
Activity:	Homebuyer New Construction
Anticipated # of HOME Units:	5
Anticipated # of Total Units:	5

Recommendation

Staff recommends the approval of a HOME Homebuyer award to Habitat for Humanity of Elkhart County, Inc. as listed in Table A:

TABLE A

Award Number	Applicant	Project Name	HOME Homebuyer Amount Recommended	Applicant Score	Location
HM-022-005	Habitat for Humanity of Elkhart County, Inc	Habitat 2023-2024 Scattered Site	\$340,051	57.2	129 W. Garfield Avenue, Elkhart, IN 46516 125 W. Indiana Avenue, Elkhart, IN 46516 153 W. Indiana Avenue, Elkhart, IN 46526 1019 S. 2 nd Street, Elkhart, IN 46516 803 Arehart Street, Goshen, IN 46528

Action Needed

Staff respectfully requests the Board approve the following resolutions:

RESOLVED, that the Board approve awarding HOME funding in the form of a grant in an amount not to exceed \$340,051.00 Habitat for Humanity of Elkhart County, Inc. as recommended by staff.