

ihcda



WINTER ISSUE 2015

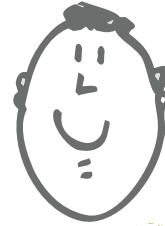
the magazine



Page 21

Andy Place, Sr. and Scenario Adebessin
Named to IHCDA Board of Directors





a note from Jake's desk

Artwork by Gracie Sipe

2015: A Look Back

Time seems to fly by so quickly, that it is often difficult to believe it when another year concludes. Fortunately, when you have a year as wonderful as 2015 was for IHCD and our partners, it is not easy to forget. I am so proud of everything that we accomplished working together and how many Hoosier individuals and families we were able to serve, that I thought I would provide a brief recap of the year:

To begin with, quite a transformation took place in 2015, when a new two-story, single-family residence was completed on the site of the first abandoned property in Indiana to be demolished from funds received through the Indiana **Blight Elimination Program**. The new home, located in the St. Clair neighborhood on the near the eastside of Indianapolis replaced a vacant eyesore, improved the safety and appearance of the surrounding homes, and provided the opportunity for a tax paying family to contribute to the positive growth of the neighborhood. Many other Indiana communities, both small and large, experienced a similar renaissance in 2015 as unsafe and dilapidated structures were torn down.

2015 was an exciting year for the **Indiana Stellar Communities Program**, as it welcomed six new state agencies into its partnership. The program was happy to include

the Indiana Department of Natural Resources, Indiana Office of Small Business & Entrepreneurship, Indiana State Department of Health, Serve Indiana, Indiana Finance Authority, and Indiana Office of Tourism and Development. While the original three agencies in the Stellar Program, OCRA, INDOT, and IHCD, have committed financial capital to implement the Strategic Investment Plan, the new agencies will provide technical skills to support and enhance the existing assets within the community.

Another change to the Stellar Program in 2015 was the creation of two divisions; Division I for communities with a population of 6,000 or more, and Division II for communities with a population of less than 6,000. This year the program had thirteen communities that submitted proposals, and from those submissions, five finalists were selected. After site visits and presentations were concluded, the Stellar Designation for Division I was awarded to the City of Crawfordsville in Montgomery County, and the Stellar Designation for Division II was awarded to the Town of North Liberty in St. Joseph County.

The 2015 **Permanent Supportive Housing Institute** was a huge success, with five teams representing the communities of Bloomington, South Bend, Lafayette, New Albany,

continued on page 4



On the Cover:
 Andy Place, Sr. and Scenario Adebessin
 Named to IHCD Board of Directors
Page 21



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.

IHCDA Board of Directors:

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 Fifth Third Bank

In This Issue

Adam Duzan Named 2015 IHCD Board of Directors **5**

Recapping the Top -10 Stories in 2015..... **6**

Darin Edwards: Remembering our friend and colleague **8**

Stockment Named a Heroes for Recovery Award Recipient..... **9**

Tax Credit, HOME and CDBG Programs: Put Training on Your 2016 Calendar **10**

Randall Lofts Honored for Innovative Financing **10**

IHCDA and Sponsors Proudly Present 2015 Golf Outing Proceeds..... **11**

Moving Forward program Endorsed as a Bicentennial Legacy Project..... **12**

IACED Awards Recognize Leadership and Program Impact..... **14**

Celebrating Energy Efficiency Awareness Month in Indiana..... **16**

My Community, My Vision Update..... **17**

IHCDA's Innovation Grant Programs..... **18**

Application Items Preventing First-Time Approvals..... **20**

Indiana Housing Conference Save the Dates **20**

Andy Place, Sr. and Scenario Adebessin Named to IHCD Board of Directors..... **21**

Indiana Association of Cities and Towns..... **22**

Lt. Governor Ellspermann and the Indiana Office of Community and Rural
 Affairs Hosted the 2015 Awards Ceremony and 10th Anniversary Celebration..... **25**

Inaugural Indiana Housing Policy Summit..... **26**

A Letter from Governor Mike Pence **28**

Hoosier Housing Now **28**

A LOOK BACK from page 2

and Valparaiso completing the six month program. This was the first group of attendees who were able to benefit from the results of the study conducted by the University of Southern Indiana Center for Applied Research and Economic Development to evaluate the effectiveness of the Indiana Permanent Supportive Housing Initiative. Specifically, the study assessed the impact on tenants and the community of five supportive housing developments created through the initiative. The results demonstrated significant reductions in costs to community resources such as hospital and criminal justice services, while showing marked increases in housing stability, resulting in better school attendance, improved family relationships, and opportunities to increase income. The findings of the study—showing that supportive housing is an effective way to end homelessness, and not just manage its symptoms, were inspirational for the participants in the Institute.

Another highlight of 2015 was the introduction of the **Moving Forward initiative**. This innovative partnership between IHCD and Energy Systems Network is aimed at providing energy efficient affordable housing and transportation to improve quality of life while decreasing the cost of living for low to moderate income individuals and families in Indiana. The Indiana Bicentennial Commission endorsed Moving Forward as a Bicentennial Legacy Project.

In September, IHCD received 11 responses from its RFQ seeking two developers to participate in Moving Forward. In October, after careful review, Pedcor Investments and BWI, LLC were selected as the two development teams. In November, a workshop was held where the development teams worked with numerous subject matter experts from industry, academia and government agencies to create housing concepts focused on transportation and sustainability. We look forward to seeing what the teams will come up with in 2016.

2015 was a huge year for Hoosier home ownership as demonstrated by the demand for our **single family loan products**. We were thrilled at the end of 2014 to report a record breaking lending year where we provided \$265 million to more than 2,500 Hoosiers. But now, thanks to the hard work by our single family team to streamline and

improve the lending process, we are proud to have broken the 2014 record! In 2015 we helped more than 3,200 Indiana citizens obtain the dream of home ownership by providing \$330 million in loans.

2015 was a very special year for **Indiana's Community Action Agencies** as thirteen agencies celebrated turning fifty. On October 2, 2014, Indiana's first Community Action Agency, the Western Indiana Community Action Agency (WIICAA) turned 50 years old. Fifty years before, on October 2, 1964, WIICAA was established to serve Clay, Putnam, and Vigo counties pursuant to the 1964 Economic Opportunity Act under the Community Action Program initiative. In 2015, twelve more Indiana CAAs turned fifty as well. To honor WIICAA and all of the thirteen Indiana Community Action Agencies that turned the golden age of 50, Lt. Governor Ellspermann, IHCD, and the Indiana Community Action Association joined together to celebrate with the entire network of CAP agencies. Congratulations to all of the Community Action Agencies who turned 50, and thank you for the many years of service you have provided to individuals and families in Indiana.

The inaugural class of the **My Community, My Vision** program finalized the plans for their communities in 2015. Student leaders from Hanover, Rushville, Vevay (Switzerland County), Washington County, and Lawrence County worked diligently with help from Ball State University's School of Urban Planning to develop formal plans to improve their communities and shape the future of their hometowns. Some highlights of the plans include developing apartments out of vacant downtown structures, constructing sidewalks and trails, expanding local farmers markets and providing access to local produce for healthier eating. Other ideas include opening a student run coffee house, and raising livestock to donate to food pantries.

The 2015 **Indiana Housing Conference** afforded IHCD the opportunity of partnering with the Indiana Affordable Housing Council to host the event this year. Attendees enjoyed the introductory discussion about Indiana's Permanent Supportive Housing Institute, as well as the informative plenary sessions. Workshops focusing on U.S. Department of Housing & Urban Development updates and Indiana's Qualified Allocation Plan were also very popular. In addition, housing professionals discussed the latest

Adam Duzan Named 2015 IHEDA Employee of the Year

Adam Duzan has served as the Senior Financial Analyst with the Indiana Housing and Community Development Authority (IHEDA) for the last five years. In this role he is responsible for processing monthly mortgage payments on behalf of over four hundred borrowers in a timely manner. He works with lenders and servicers regarding borrower payment changes. He works with the U.S. Treasury on reporting requirements ensuring compliance of operation with laws, regulations, policies, plans and procedures. In addition to his attention to detail, accuracy and ability to juggle multiple requests and meet deadlines, here is what his fellow staff members had to say about him:

Adam is always willing and able to answer questions and assist in getting people a resolution whether that be internal or external to the organization. He displays enthusiasm and sincere care about the organization and the people he serves. He is always upbeat even in the throws of the numerous audits encountered. He is an asset to the organization and a delight to work with. If everyone was as intelligent, helpful, and enthusiastic there would be no stopping this organization in achieving its goals.

Adam is a leader in our department. He has taken on a role with additional responsibilities with no hesitation. He is ALWAYS willing to help individually and as a group. He goes the extra mile for not only his responsibilities but for the entire department. He leads by example in so many areas and is always willing to teach you everything he knows. When Adam is out of the office, we all feel his absence and welcome him back with open arms. He keeps us mindful of what the Executive staff loves to see regarding CI: When we need leadership or a decision or advice we all look to Adam for his input. He is always fair and considers everyone's view. ▣



Adam Duzan, Senior Financial Analyst for Indiana's Hardest Hit Fund (HHF) pictured left with IHEDA Executive Director Jacob Sipe holding his award for being named the 2015 Employee of the Year.

industry developments while networking during a reception displaying local artwork. One of the highlights of the conference was the riveting speech delivered by keynote speaker Stephanie Decker. Ms. Decker told the harrowing story of the events that unfolded when a tornado ripped through Henryville in March 2012. As her house collapsed around her, she bravely shielded her young children, resulting in the crushing and ultimate loss of her legs. Not only did she miraculously survive, she went on to create the Stephanie Decker Foundation, which focuses on children with prosthetics and accessibility to cutting-edge prosthetic products.

As we look back on this memorable year, I hope we resolve to keep the momentum going in 2016 and build upon our prior achievements. Reflecting on where we have been in the past is always helpful in planning for the future. By looking at the many things we did well last year and determining areas where we can improve, we will be well on the way to a great 2016. I would appreciate any feedback or suggestions you have about ways we can improve any aspect of the services and programs we provide. Please contact me at any time at jsipe@iheda.in.gov or 317-233-1811.

Jake

Executive Director
jsipe@iheda.in.gov

Recapping the Top-10 Stories in 2015

2015 has been an exciting year at IHCD as we continue our mission of providing housing opportunities, promoting self-sufficiency and strengthening communities. To highlight our accomplishments and progress in achieving this mission, we have featured our Top-10 stories for this year based on website and social media interaction:



Paul Mitchell, President and CEO of Energy Systems Network (ESN), helps to introduce the Moving Forward Program... [More](#)



Crawfordsville and North Liberty were named the 2015 Stellar Communities Designees on August 17th... [More](#)



Perry Hammock, Executive Director of the Indiana Bicentennial Commission, is shown announcing the endorsement of Moving Forward as a Bicentennial Legacy Project... [More](#)



The 2015 Point-in-Time Homeless Count showed a two percent overall decrease in homelessness compared to last year... [More](#)



5

IHCDA staff members are pictured with the national award for Management Innovation received at the NCSHA Annual Conference and Showplace on September 29th...[More](#)



8

IHCDA Executive Director Jacob Sipe greets Indiana Builders Association's CEO Rick Wajda at the ceremony to kick-off Homeownership Month on June 6th in the Indiana Statehouse...[More](#)



6

Indiana Governor Mike Pence issued a Proclamation declaring October as Energy Efficiency Awareness Month in Indiana...[More](#)



9

Indiana Lt. Governor Sue Ellspermann recorded a video message encouraging high school student groups to participate in the My Community, My Vision program...[More](#)



7

IHCDA Research and Innovation staff member Rodney Stockment provided remarks to the teams who participated in the 6th Annual Indiana Permanent Supportive Housing Institute on August 13th...[More](#)



10

IHCDA staff members were joined by Peggy Welch and Alexandria town officials outside a home being demolished as part of Indiana's Hardest Hit Fund Blight Elimination...[More](#)



Darin Edwards:

Remembering our friend and colleague

By **Matt Rayburn**, Chief Real Estate Development Officer

In November 2015, the IHCD family was shocked and saddened to learn of the passing of our colleague Darin Edwards. Darin was a trusted coworker, a lifelong advocate for affordable housing and community development, and most importantly a friend.

As Director of Real Estate Lending, Darin was a valuable asset to IHCD's Real Estate Development team. Whether he was improving our underwriting and loan servicing procedures, providing input into the QAP, coaching staff, or working diligently to ensure that the Development Fund was being used to further IHCD's mission, Darin performed all of his work with passion and focus.

I had the privilege of working closely with Darin on a day-to-day basis, and I truly believe that his favorite part of IHCD was building relationships with our partners to help them improve Indiana communities. Darin enjoyed working with each and every one of you and saw all of our partners as being critical to IHCD's mission...a mission which he whole-heartedly embraced.



After the news of Darin's passing spread through our network, many IHCD partners took the time to reach out to me to share their thoughts and memories of Darin. Here is

a brief sample of the types of things that were said:

- The most common theme was Darin's dedication and passion. A partner stated, "I appreciated his commitment to the vision and spirit of Stellar. He believed in the program and was the perfect spokesperson."
- Another recurring theme was his ability to build relationships and his love of getting to know people. One partner noted "in each of my interactions...I learned something new from my conversation and left with a smile on my face," while another said she was "amazed and humored" by Darin's storytelling abilities.
- And perhaps summing it up better than any other words could do, one partner shared the sentiment that "the affordable housing community has lost a true soldier."

Although his time with us was far too short, Darin left a lasting impression on IHCD as a whole, on the Real Estate Development team, and on me personally. I deeply miss Darin's presence, perspective, and friendship. And while we still mourn the loss, IHCD moves forward knowing that the best way to remember Darin's legacy is to continue working towards our shared vision of an Indiana with a sustainable quality of life for all Hoosiers in the community of their choice. It was an honor to have worked alongside Darin and I hope we do him proud. ▣



Stockment Named a Heroes for Recovery Award Recipient

By **Brad Meadows**, Marketing & Communications Director

Rodney Stockment of the [Indiana Housing and Community Development Authority](#) (IHCDA) was recently named a Heroes For Recovery award recipient at an annual luncheon hosted by Mental Health America of Indiana. The annual awards luncheon hosted at the Columbia Club in Downtown Indianapolis recognizes exemplary “heroes” for their commitment and dedication to individuals with mental illness.

Heroes for Recovery is a recognition program made possible by Mental Health America of Indiana in partnership with Choices. This program celebrates the dedication and commitment of those that truly promote recovery of individuals in their ongoing treatment of serious and persistent mental illness. This program celebrates these “Heroes” and their families.

Stockment joined IHCDA in 2006 to serve as the Community Services Director. In this role he maintained a variety of federal and state housing programs including: Homeless Prevention and Rapid Re Housing Program, Shelter plus Care, Emergency Solutions Grant and Housing Opportunities for Persons with HIV/AIDS and the Section 8 Housing Choice Voucher Program.

In 2012, Stockment transitioned to a position with the [Research and Innovation department](#) at IHCDA. This po-



sition has allowed him to align his unique skill set, passion and partner relationships with data and analytics to design innovative practices and techniques to affordable housing, permanent supportive housing and community development. These models have improved the lives of Hoosiers by maximizing resources and building communities of opportunities.

Prior to joining the staff at IHCDA, Stockment was the Executive Director of the ECHO Housing Corporation in Evansville. In this role he provided housing and services to homeless and near homeless individuals and families. These are areas he has continued to pursue at IHCDA in partnership with the [Corporation for Supportive Housing](#) (CSH) with the [Indiana Balance of State Continuum of Care](#) and the award-winning Indiana Permanent Supportive Housing Initiative.

In addition to this honor, Stockment was named the Robert O. Zdenek Staff Member of the Year Award from IACED and has been previously awarded by CSH as the 2012 Central Region Innovations Award. He also received national recognition in 2009 from the [National Council of State Housing Agencies](#) for Program Excellence in combating homelessness. ▣



Tax Credit, HOME and CDBG Programs:

Put Training on Your 2016 Calendar

By **Peter Nelson**, Compliance Auditor, RHTC



TIP



It has been said that 80% of success is showing up. At least in the world of rental compliance. The other 20% is having a general idea what you are doing. Fortunately, IHCD offers a wide variety of training options for anyone ranging from “*these programs are brand new to me*” to “*I’m very knowledgeable but a refresher course is always nice.*” These trainings can be found on our website and are offered for the **Tax Credit**, **HOME**, and **CDBG** programs. The offerings are available free of charge or at a reasonable cost. Many are offered as downloadable Power Point presentations or PDFs and many others are available as online trainings that still allow the users to train at a time and pace that works best for them. Additionally, IHCD partners with Zeffert and Associates to provide at least four trainings at different locations throughout the state. IHCD finalizes the training schedule and posts it early every year with training topics including **Compliance for Tax Credit Managers** and **Managing Multiple Programs**. You might want to sign up early, because these trainings are popular and can fill up very quickly. Regardless of the method used, when a compliance auditor schedules a visit, the files will clearly show you have done more than just show up. ▣

Randall Lofts Honored For Innovative Financing

Indiana’s RealAmerica Development Company is received the 2016 Development of Distinction award for their work on Randall Lofts, which is located on Harrison Street near The Landing in Fort Wayne.

This accolade is given to development companies that use the low-income housing tax credit in unique and innovative ways.

RealAmerica runs 20 different housing and commercial properties across the state, nine of which are located in Fort Wayne.

Vice President of Development Jeff Ryan says Randall Lofts was different than its other development projects because of its age.



“It needed a lot of work,” said Ryan. “And so we combined historic tax credits with the rental housing tax credits in a way that gave us more equity to be able to rehab the building and be able to put more money into it.”

Ryan says the property serves mixed income-earners by providing affordable housing to individuals making between \$12,000 and \$30,000 annually.

Randall Lofts is the only Midwest property to be honored with the award, which was presented to RealAmerica on January 7 at the Novogradac 2016 Tax Credit Housing Developers Conference in Miami Beach, Fla. ▣

IHCDA and Sponsors Proudly Present 2015 Golf Outing Proceeds

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

The **Indiana Housing and Community Development Authority** (IHCDA) presented the **Hoosier Veterans Assistance Foundation** (HVAF) of Indiana with a donation of \$54,000 to further their work in assisting Hoosier veterans and their families who are experiencing or are at risk of becoming homeless. IHCDA and several partners of the **12th Annual Charity Golf Outing** were on hand to present the funds during a special presentation at HVAF's downtown office location.



Front Row Left to Right: Keith Broadnax – Great Lakes Capital Fund (white shirt), Randen Miller – HVAF (Army Hat), Jacob Sipe – IHCDA (holding check on end), Charles Haenlein – Executive Director of HVAF (center of check), Debra Des Vignes – HVAF (center of check), Patricia Gamble-Moore – PNC Bank (holding check on end), Jeff Whiting – City Real Estate Advisors (far right), Also pictured: HVAF and IHCDA staff

“We are so thankful for the support from IHCDA and their partners from the golf outing,” said Debra Des Vignes, Vice President of Marketing, Communications and Public Relations at HVAF. “This donation will help to fulfill the mission of HVAF of Indiana as well as expand our reach throughout the state.”

HVAF of Indiana, Inc., a United Way non-profit organization, is dedicated to eliminating homelessness for veterans and families through prevention, education, supportive services and advocacy. HVAF provides supportive, structured housing to Indiana veterans with the assistance necessary to ensure successful independent living in the community.

Last year HVAF served over 3,000 veterans and families by offering a variety of services including transitional housing with intensive case management, rapid perma-

nent re-housing, substance abuse treatment and legal and employment assistance. Funds from the golf outing will help support all of these services and programs plus HVAF's outreach services

which includes providing food, clothing and hygiene items as well as transportation for homeless veterans and families in our community.

“HVAF's dedication to providing support and prevention for Hoosier veterans made them an ideal recipient for the golf outing proceeds this year,” said Jacob Sipe, Executive Director of IHCDA. “Without the generous support of the golf outing partners this donation would not have been possible.”

Each year, IHCDA hosts a charity golf outing in conjunction with the **Indiana Housing Conference**. A recipient organization is selected that is aligned with **IHCDA's core values**. The 12th Annual IHCDA Charity Golf Outing took place at the Golf Club of Indiana in Lebanon on August 26th. ▀

12th Annual Charity Golf Outing

BENEFITTING THE HOOSIER VETERANS ASSISTANCE FOUNDATION

Presented by

Moving Forward Program Endorsed as a Bicentennial Legacy Project

By **Brad Meadows**, Marketing & Communications Director

The **Moving Forward Program** recently received endorsement from the **Indiana Bicentennial Commission** (IBC) as a **Bicentennial Legacy Project**. IBC Executive Director Perry Hammock delivered the news at a workshop recently hosted by the **Indiana Housing and Community Development Authority** (IHCDA) and **Energy Systems Network** (ESN) for the **two development teams selected** to participate in the program.

“Projects like this one are important to Indiana’s continued growth and prosperity,” said Hammock. “While much of the Bicentennial celebration is focused on the past, projects like this one are important as we look towards Indiana’s future.”

The two-day workshop took place at the **Indiana Nature Conservancy** in Downtown Indianapolis and featured subject matter experts from across the country collaborating around the integration of energy efficient affordable housing and transportation. The workshop was opened up by Indiana Lt. Governor Sue Ellspermann.

“I’m extremely proud of the teams at IHCDA and ESN for their innovative approach to affordable housing,” said Lt. Governor Ellspermann. “What Moving Forward does is recognize that affordability in housing goes beyond paying monthly rent. It includes transportation costs, utilities and other ancillary expenses.”

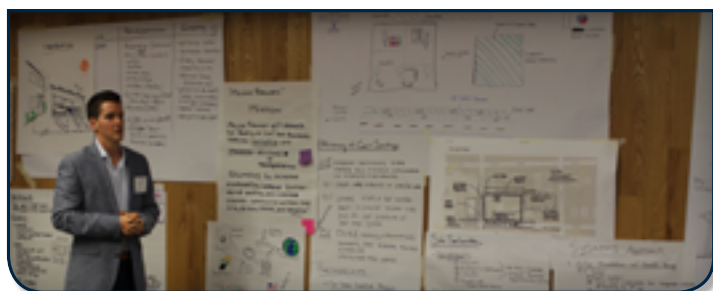


John Waters, CTO for Energy Systems Network, explains to Indiana Lt. Governor Sue Ellspermann and others in attendance the process for which the two design concepts were created.

The subject matter experts specialized in the built environment, energy efficiency and supply, systems integration, transportation and policy and finance. Experts from a number of organizations participated, including Art Center College, Building Green, Duke Energy, Housing and Urban Development (HUD), Purdue University and Vectren Corporation.

“We were fortunate to bring together national experts in affordable housing, energy efficiency and transportation,” said Paul Mitchell, president and CEO of ESN. “As a result of this program and our partnership with IHCDA, we may see as many as 100 families who could benefit from the innovative solutions in affordable housing and transportation that will be developed out of the Moving Forward program.”

“In my five decades of experience in attending urban planning and design workshops, this was one of the best workshops I’ve attended,” said Carl Worthington, director of urban design for OZ Architecture and founder of Carl A. Worthington & Associates, a subject matter expert in the workshop. “From the incredible talent in the room, to the level of organization by ESN, to the sheer volume of innovative work that was accomplished, the Moving Forward workshop created the potential for some groundbreaking



Brand Delk, Vice President of Development, Pedcor Investments, outlines his team’s thought process behind their preliminary design concept.





Gary Hobbs, CEO of BWI, LLC presents information to Indiana Lt. Governor Sue Ellspermann at the workshop hosted by ESN and IHCDa on November 19th.



“What Moving Forward does is recognize that affordability in housing goes beyond paying monthly rent. It includes transportation costs, utilities and other ancillary expenses.”

-Lt. Governor Sue Ellspermann

work for the future of affordable housing.” Worthington has an extensive portfolio in urban design projects, including Boulder Downtown Pearl Street Mall in Colorado.

At the conclusion of the workshop, the development teams shared their preliminary design concepts with the subject matter experts and Lt. Governor Ellspermann. Following the creation of their full development concepts, both teams will be able to submit Rental Housing Tax Credit (RHTC) applications of up to \$750,000 each under the General Set-aside* in July 2016.

First announced at the 2015 [Indiana Housing Conference](#), Moving Forward was designed to create housing that increases quality of life while decreasing the cost of living for low to moderate income individuals and families.

[Click for more information about the Moving Forward program.](#)

*Per the [Qualified Allocation Plan](#) (QAP), IHCDa will reserve 10% of its RHTC for the IHCDa General Set-aside. Under this set-aside, IHCDa reserves credits for developments that further the Authority’s mission, goals, initiatives, and priorities irrespective of the ranking by evaluation factors. The QAP states that the Authority will exercise its sole discretion in the allocation of the IHCDa General Set-aside. ▣



ON LOCATION



Want to find out more behind the scenes?

Check out **IHCDa On Location** at the Moving Forward Developer Workshops that were held on November 18-19, 2015. [Click Here](#)

IACED Awards Recognize Leadership and Program Impact

The **Indiana Association for Community Economic Development** recognized excellence in community economic development programs and leadership on October 7, 2015 at the 2015 Planning Prosperity Conference.

“Community economic development requires nonprofit, private and public organizations,” said Andy Fraizer, IACED Executive Director. “Impactful programs and projects are only possible because of the energy, passion and leadership of practitioners and local neighbors. It is their civic service that makes Indiana prosper. We recognize and reward their excellence.”

IACED honored three individuals and one program for their service to Indiana communities, organizations, and the field of community economic development.

Award for Services Program of the Year **Miller’s Vets, a program of the Center for the Homeless**



Andy Fraizer (IACED Executive Director), Mark Gould (1st Source Bank Award Presenter), Lani Vivirito (Award Recipient), Steve Hoffman (IACED Board President)

A program of the Center for the Homeless in South Bend, Miller’s Vets received the Award for Services Program of the Year. Former Judge Robert Miller Sr., a retired lieutenant commander in the US Naval Reserves, formed Miller’s Vets in 2009. The program helps homeless veterans restore their sense of dignity and pride. One participant said, “You put on that uniform, and it gives you a sense of self-esteem. Makes you stand a bit taller.” Miller’s Vets also created a Military Honors Funeral Program, entitled “The Last Salute,” making a first-class, personalized funeral service available to low-income veterans at no charge.

The Award for Services Program of the Year honors excellence and innovation in a service-oriented community development initiative. Award winning programs deliver impact and engage volunteers. “The recipient of this year’s Program of the Year Award has made transformative impact on those served by the program and the community at-large, said Mark Gould, 1st Source Bank, who made the announcement.

Steve Camilleri, Executive Director Center for the Homeless said, “We are thrilled to be honored by the IACED for this special award. We are so grateful to Judge Miller’s vision to create such a positive program for our veterans. Through the support of Judge Miller and IACED, we are seeing a real difference in the lives of so many of those who served our country.”

Robert O. Zdenek Staff Member of the Year Award **Rodney Stockment, Indiana Housing and Community Development Authority**



Andy Fraizer (IACED Executive Director), Anne Mannix (Neighborhood Development Associates Award Sponsor), Rodney Stockment (Award Recipient), and Steve Hoffman (IACED Board President)

The Robert O. Zdenek Staff Member of the Year award honors an individual who contributes to their organization and to the community economic development field as a whole. This person shows leadership and personal initiative and continued participation and contribution to general public service. Rodney Stockment, Permanent Supportive Housing and Data Analyst for the Indiana Housing and Community Development Authority received the 2015 award.

Anne Mannix, Principal of Neighborhood Development Associates said of her colleague, “Rodney has championed the effort to create capacity in Indiana to make homelessness rare, short in duration, and non-recurring for Hoosiers. Rodney’s work has brought about change in Indiana’s response to people experiencing homelessness, making communities better places to live through investments in affordable and supportive housing.”

John Niederman Rural Development Leadership Award
Abby Hoy, Economic Development Group of Wabash County, Inc.



John Niederman (Award Namesake), Bill Konyha (Nominator), Abby Hoy (Award Recipient), Andy Fraizer (IACED Executive Director)

The John Niederman Rural Development Leadership Award recognizes individuals who have demonstrated leadership in improving the quality of life, influencing policies, and fostering opportunities for growth and development for the betterment of rural Indiana. These individuals operate in a collaboration-first approach, building relationships to leverage impact in the rural communities that they serve. Bill Konyha, Executive Director of the Indiana Office of Community and Rural Affairs said, “Abby embodies the collaboration-first, always acting, and relationship-building style of leadership which is the anchor of revitalization.”

Hoy played a vital role in Wabash County’s bid for the 2014 Stellar Community designation, which resulted in \$29 million in grants, tax credits, and private equity being invested in nine projects. One of these projects helped the community save the largest building in Wabash, bringing desperately needed affordable housing to the city and re-developing ground floor store fronts. Just in the past year, Hoy’s efforts have grown the Wabash Farmers Market, fostered cooperation between multiple organizations in

Wabash and North Manchester through a Public Arts program, and enabled the Wabash County Special Olympics to triple their donations.

Michael Carroll Community Economic Development Leadership Award
Maynard Scales, Fort Wayne Housing Authority



Andy Fraizer (IACED Executive Director), Maynard Scales (Award Recipient), Jacob Sipe (IHCDA Executive Director)

IACED and the Indiana Housing and Community Development Authority jointly present the annual Michael Carroll Community Economic Development Leadership Award. It recognizes exceptional advocacy to support the community economic development field.

In his 40 years of service, Fort Wayne Housing Authority Executive Director Maynard Scales has advocated tirelessly for the development, growth, and sustainability of affordable housing, working collaboratively to provide housing as a platform for economic opportunity. Scales led the Fort Wayne Housing Authority to multiple awards in his many years of service. Jacob Sipe, Executive Director of IHCDA, said, “Maynard is best known for his compassion for the most vulnerable and his years of dedication to providing community residents with affordable, safe, and stable environments to call home.”

One example of his concern for those served by the Fort Wayne Housing Authority is his leadership in the creation of the Family Self-Sufficiency Program. In five years, 347 individuals enrolled in the program, leading to participants earning their GEDs, Associates, or Bachelor Degrees, gainful employment, increased incomes homeownership or upward housing mobility. ▣

Celebrating Energy Efficiency Awareness Month in Indiana

By **Ray Judy**, Community Programs Manager – Weatherization

Indiana Governor Mike Pence issued a **Proclamation** declaring October as Energy Efficiency Awareness Month in Indiana. The Proclamation encouraged Hoosiers to use energy conservation measures that reduce utility bills and energy consumption. It also commended the work of the **Indiana Housing and Community Development Authority** (IHCD) and their administration of the **Weatherization Assistance Program** (WAP) that is funded by a grant from the **U.S. Department of Energy**.

Here are a Few Highlights:

October 1, 2015 – “October is Energy Efficiency Awareness Month” article is featured on **page 2** of the Fall 2015 edition of ***IHCDA...the Magazine***.



October 2, 2015 – “Governor signs Proclamation declaring October Energy Efficiency Awareness Month in Indiana.” A **press release** is sent out after the **Proclamation** is received from the Governor’s office.



October 5, 2015 – Lt. Governor Sue Ellspermann receives a tour of INCAA provided by their training team.

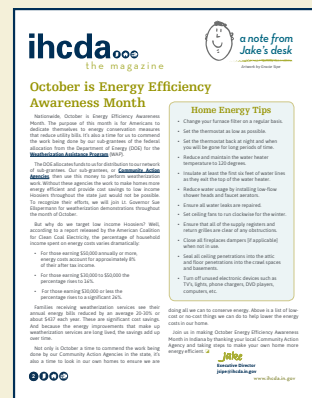


October 8, 2015 – Lt. Governor Sue Ellspermann joined IHCD staff and the **Area IV Agency on Aging and Community Action Programs** at the home of Lafayette resident Michael Overton. **Click here for video.**

October 9, 2015 – **INCAA** and IHCD is featured on WTHR-13’s Sunrise Morning Show. **Click here for story.**

October 24, 2015 – A team of 11 IHCD staff members volunteered at the annual “Caulk the Town” event hosted by NEAR-Indy. **Caulk of the Town** is a one-day, community-wide home weatherization event.

Click **here** for more information about Indiana’s WAP and tips to make your home more energy efficient. ▀



My Community, My Vision Update

What makes you want to stay in your community? Where are the opportunities and challenges, and what makes it home? Six groups of high school students from around the state are considering these questions as they participate in the second year of the **My Community, My Vision** program sponsored by IHCD and Ball State University.

Student groups from Anderson, DeKalb, Gary, Hamilton Heights, Martinsville and Muncie recently gathered at the Ball State University Center in downtown Indianapolis to hear presentations about community planning strategies, funding options, and learn how to collaborate with community stakeholders. Graduate students from the Ball State University School of Urban & Regional Planning will mentor each student group as they learn and implement community planning practices.

In addition to exposing students to the basic tenets of community planning, My Community, My Vision provides high schoolers with a civic engagement platform. Teams work proactively with elected officials and community organizations as they develop their community plans, giving students a real-life view of policymaking at the local level.

My Community, My Vision teams will continue to meet through the winter and spring months to draft and perfect their plans before presenting them at the Indiana Statehouse for Lt. Governor Sue Ellspermann. Current ideas for community development include partnerships with local nonprofits, working with local mental health advocates and spurring entrepreneurial activities. ▣



Lt. Governor Sue Ellspermann, IHCD Vista Beth Neville and Ball State Professor Dr. Bruce Frankel are pictured along with the group of MCMV mentors who are each graduate students from the Ball State University School of Urban & Regional Planning.



Lt. Governor Sue Ellspermann is pictured with former IHCD Real Estate Production Analyst, Kait Baffoe.



Want to watch My Community, My Vision make a difference? Follow the program:





IHCDA's Innovation Grant Programs

By **Veda Morris-May**, Community Programs Analyst

Since 2013 IHCDA has set aside funds as a part of the Community Service Block Grant to support innovative community collaborative projects that will impact local low income communities that are at or below one hundred twenty-five percent of the federal poverty level and directly address one or more of the **Six National Goals**. Grant applications have focused on a particular community need that was documented through a local needs assessment or other community survey. The project or initiative must also demonstrate an active partnership between a local community-based organization and a community action agency.

Last year IHCDA highlighted the 2013 Agencies who received Innovative Grant funding. The **South Central Community Action Program** received funding for "**Growing Opportunities**" which is a social business project that continues to be a self-sustaining com-



mercial greenhouse which provides job training for people with barriers to employment. **Northwest Indiana Community Action** also received funding to foster the civic engagement of seniors through events that gave them the opportunity to attend a Resource Fair, Educational Workshop and Open Space Technology Meeting.



We are now highlighting two programs that were awarded funds during our 2014 Innovative Grant Cycle and came to a close at the end of September 30, 2015.

Boys & Beyond **Pace Community Action Agency**

This program focused on life-skill training and leadership building for low-income males ages 9-11 in Knox County, IN which includes three school corporations (Vincennes, South Knox and North Knox). The program was designed locally to provide life-skills



This included class projects where they work in teams, analyzing themselves and their career aspirations, and talking with employers and community leaders.

Following graduation from the academy, participants are enrolled in Blue Jacket's Opportunity Staffing Agency. Opportunity staffers work to develop job opportunities and then match them with graduates of the program. Graduates of the academy also have access to Blue Jacket's clothing store which provides gently used professional clothing at a low price.

for boys as they transition through puberty and into manhood. Sessions were provided twice a month with healthy meals included. The program provided eight interactive, innovative and fun learning sessions and one field trip for 4th and 5th grade boys. In addition, participants were able to earn rewards (personal hygiene kits, alarm clocks, coin sorter banks, shirts/ties and family movie passes) as incentives that complemented the learning modules. Below are three exciting highlights of the program:



- 8 learning sessions and an educational field trip to a Children's Museum
- 12 Boys completed the program and 16 Boys participated in at least 2 sessions during the program
- 8 Boys opened a savings account with \$25 because of the program

Brightpoint Career Academy

Brightpoint

This program focused on providing participants with basic job skills. First the participants were introduced to such topics as accountability, appearance, respectful behavior, communication and punctuality. Then they moved into direct issues that aid participants in seeking employment, including resume writing, interviewing skills and conducting a job search. The final two weeks included many key experiences as participants explored their career prospects.



2015 Innovative Grant Cycle

The 2015 Innovative Grant cycle funded three new programs, and we look forward to seeing their progress. They include South Central Community Action Program's Energybus Weatherization Training Program, Community & Family Service's Crimson Coffeehouse that will provide job and skills training for unemployed clients and **TRI-Cap's NFL Fatherhood Program**.

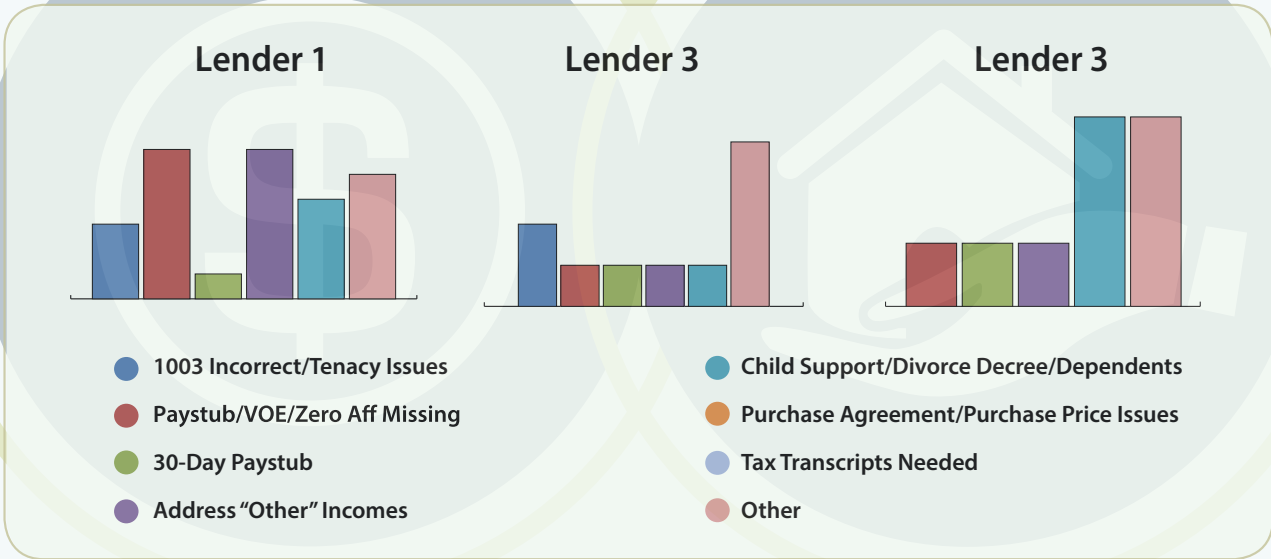
For more information about the Innovation Grant Program please contact Veda Morris-May at **VMorrisMay@ihcda.IN.gov** or (317) 232-0912. ▣

Application Items Preventing First-Time Approvals

By **Tom Pearson**, Tax Compliance Underwriter



TIP



Indiana Housing Conference

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

SAVE THE DATES

August 24, 2016 Golf Tournament, Golf Club of Indiana in Lebanon
 August 25-26, 2016 Conference, JW Marriott in Indianapolis

sponsored by



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Andy Place, Sr. and Scenario Adebessin Named to IHCD A Board of Directors

By **Brad Meadows**, Marketing & Communications Director

Governor Mike Pence recently named Andy Place, Sr. (St. Joseph County) and Scenario Adebessin (Hamilton County) to the Board of Directors at the **Indiana Housing and Community Development Authority** (IHCD A). Both appointments are through November 30, 2017.

"We couldn't be more pleased to have Andy and Scenario join the Board of Directors at IHCD A," said Lt. Governor Sue Ellspermann, who serves as the IHCD A Board Chair. "Their proven leadership and professional backgrounds will be an excellent addition to the board as we continue our mission of providing housing opportunities, promoting self-sufficiency and strengthening communities throughout Indiana."

Andy Place, Sr. is a third generation home builder who was born and raised in South Bend. He is a member of several local and national builders associations including the Home Builders Association of St. Joseph Valley, Indiana Builders Association and the National Association of Home Builders. As a residential and commercial builder/remodeler with Place Builders, Inc. he has built over 1,500 homes. His father, Andrew S. Place, started the Indiana Builders Association in 1952 and is in the National Association of Home Builders Hall of Fame.

"It's an honor and a privilege to be asked by the Governor to serve on this very prestigious board, said Place, Sr. "I plan on taking the time to contribute as much as I can for the citizens of Indiana to make the state a better place for all Hoosiers."

Scenario Adebessin is the Senior Vice President for Community and Economic Development for the Greater Indiana Region of Fifth Third Bank. Among her roles as a member of the Senior Leadership Team is to oversee business



Pictured above is Indiana Lt. Governor Sue Ellspermann's Chief of Staff Tonya Brothers-Bridge, new board members Scenario Adebessin and Andy Place, Sr. and IHCD A Executive Director Jacob Sipe.

development, employee and stakeholder engagement and strategic community partnerships. Prior to joining Fifth Third Bank in 2002, she was the Deputy Executive Director of Administration & Services for Cuyahoga Metropolitan Housing Authority in Cleveland, Ohio. During this time she also served as Board President for Neighborhood Housing Services of Greater Cleveland.

"I am excited to serve and utilize my experience to establish and guide policy that positively impacts Hoosiers across the great state of Indiana, said Adebessin."

IHCD A, by Ind. Code § 5-20-1-3, consists of seven commissioners. They are:

- The Lt. Governor or the Lt. Governor's designee
- The Treasurer of the State or the Treasurer of the State's designee
- The Public Finance Director of the Indiana Finance Authority or the Public Finance Director's designee
- Four (4) members appointed by the Governor
- Not more than three (3) of the members of the authority appointed shall be members of the same political party.
- All members are appointed for a term of four (4) years.

Created in 1978 by P.L.28, Sec.1, and later amended by Acts 1982, P.L. 35, Sec. 2, IHCD A was created due to a need which exists to provide safe and sanitary residential housing within the financial means of low and moderate income persons and families. For more information, visit www.ihcda.in.gov or www.in.gov/myihcda. ▣



Organization: **Indiana Association of Cities and Towns**
also known as "IACT"

Key Staff: Executive Director and CEO
Matthew C. Greller
Deputy Director and COO
Jennifer Simmons
Government Affairs Director
Brian Gould
Corporate Relations Director
Anne Trobaugh

Location: Statewide organization. Main Office located in Indianapolis, IN

Mission: The Indiana Association of Cities and Towns (IACT) is a coalition of municipal officials who seek to improve the quality of life in Indiana through effective government. IACT advocates for municipalities as the official voice of municipal government in Indiana, and promotes good government through education, training and leadership.



Indiana Association of Cities and Towns

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

About IACT

Historically, there seems to be a notion that there is strength in numbers. "The more the merrier" is often used as a phrase to express this same sentiment. In 1891, somewhere in Indiana, a group of mayors at the time got together to discuss how to minimize and combat thievery in their areas; someone was stealing horses!

That was the moment that started the path to the creation of IACT. It was established to provide Indiana municipal officials a means to congregate, educate and advocate their interests before the state and federal governments. Indiana is one of the first states to form a municipal association, and IACT (pronounced "i-act") has a rich tradition of serving municipal government and elected officials. A not-for-profit organization, IACT represents municipalities before state lawmakers, and provides educa-

tion and information to members. With more than 460 municipalities as members, IACT is the official voice of municipal government in Indiana.

“The reasons IACT was formed more than 125 years ago are still relevant today. Municipal officials unifying for the benefit of all Hoosier cities and towns. The specific issues are different, but the foundation is still the same.”



- **Matthew C. Greller**
Executive Director and CEO

On the opposite end of being the voice for cities and towns in Indiana, through various events and meetings held throughout the year, IACT provides one of the best opportunities to be heard and share our story. Working with IACT provides us with a platform to get in front of local units of government and share news, updates, and education on the wide variety of programs and initiatives that we offer directly to them or that local residents can receive directly. This, in turn, allows them to provide feedback on what is working, what is not, and how else we can help them help their constituents within the parameters of what we offer.

“ The importance of retaining local decision making comes up nearly every time I talk to city and town leaders. The challenges that come with building and maintaining quality communities are many. Not having enough tools or having existing tools taken away really threatens the ability of our municipalities to thrive. ”



- **Brian Gould**
Government Affairs Director

IHCDA has participated in their annual conference for several years and has also expanded into a membership role to continue to support what they do and allow us to stay in good communication with the local units of government throughout the State that know who we are, while hopefully making connections with those new in office and/or new to IHCDA.

Officers and Board of Directors

IACT is non-partisan association led by four officers and 52 active board members representing municipalities of all sizes, geographic areas of the state, and a variety of types of municipal elected offices.

[View the officers and board.](#)

Events and Education

IACT hosts two major conferences each year, numerous workshops and training sessions, and helps municipal officials remain effective leaders by keeping mayors, clerk-treasurers, council members and appointed staff educated about new laws, rules, and programs, and by providing education opportunities to enhance management and leadership skills.

Facilitating sharing of ideas and communicating the latest information with municipal officials is a major function of IACT. Through print and electronic media, meetings and roundtables, publications and the website, IACT employs a variety of means for municipal officials to take advantage of the immense knowledge of their municipal colleagues around Indiana, including state and federal agency officials, expert municipal service providers and the IACT staff.

Legislative Advocacy

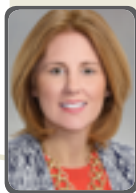
Legislative advocacy is a major function of the Association, and during the Indiana legislative session, IACT members and staff work hard to ensure that state lawmakers pass legislation that helps cities and towns better serve citizens.

“ The partners we work with are experts in municipal government. They are made up of former municipal employees and seasoned professionals who have dedicated their careers to making cities and towns better places. IACT is a great way to connect those who are charged with developing solutions with those responsible for implementing solutions. ”



- **Anne Trobaugh**
Corporate Relations Director

“Local government, particularly city and town government, has such a profound ability to impact the people it serves. Being a part of that is really inspiring. I think more and more citizens are seeing the great things happening at the local level. There is a lot of pride growing in our communities and the people who lead them. This pride is another component necessary for building a quality place.”



- **Jennifer Simmons**
Deputy Director and COO

The entire membership of the Association votes at the annual conference to accept policies, and the Legislative Committee works throughout the year to analyze legislation that the IACT Government Affairs team will advocate before state legislators.

2016 Legislative Session

Resources

IACT is keen on ensuring that any and all items of interest are attainable to its members. As a **member** of IACT, you have access to a wide array of services and resources. With a focus on education, training opportunities, and networking, there are several ways to learn, share ideas, and connect with your peers across the state. Some of the resources include:

- See how **Indiana Downtown** can help your community
- Browse relevant **reports and studies**
- Access to IACT publications
- Search or Post municipal job openings
- Learn more about IACT **Medical Trust**
- Access to various **Products and Services**
- Keep up with what is happening nationally
- Expand outreach through the **National League of Cities** 📌

“It’s such an exciting time to be involved with municipal government. Today’s emphasis on creating quality communities as hubs for talent attraction is drawing attention to the important role local government plays in the growth of our state. Economic development is no longer solely about a checklist of business tax incentives. Economic development now centers around place and creating communities that attract a skilled workforce. Solid infrastructure, quality housing, great parks, safe streets and good schools are just a handful of traits a community must have in order to be competitive.”



- **Matthew C. Greller**
Executive Director and CEO




The Indiana Office of Community and Rural Affairs' (OCRA) mission is to work with local, state, and national partners to provide resources and technical assistance to aid communities in shaping and achieving their vision for community and economic development.



Lt. Governor Ellspermann and the Indiana Office of Community and Rural Affairs Hosted the 2015 Awards Ceremony and 10th Anniversary Celebration

By **Lydia Schroeder**, Communications Manager, Office of Indiana Lt. Governor Sue Ellspermann


 On December 7, 2015 at the Indiana Statehouse, Lt. Governor Sue Ellspermann joined the **Office of Community and Rural Affairs** (OCRA) to recognize over 100 rural communities who partnered with the agency throughout 2015 to cooperatively shape and execute their vision for local community and economic development opportunities.

“It is important to determine where we want our state to be in the future,” said Lt. Governor Ellspermann in her address to the crowd. “Part of that vision must be a renewal of rural Indiana communities as great places for businesses to locate and Hoosiers to live, work and raise a family. OCRA has the unique opportunity and tools to impact rural Indiana and assure that our great success stories reach the small towns and rural communities throughout the state.”

The 2015 awards ceremony marked OCRA’s 10th anniversary since the agency’s creation in 2005 under the leadership of former Lt. Governor Becky Skillman. A high-

light of this afternoon’s ceremony was Skillman recalling OCRA’s early years and sharing stories about the decade of successes that have helped transform the agency and ultimately rural communities throughout Indiana. State legislators, mayors, local elected officials, grant administrators, community development organizations, community partners and businesses were present at the awards ceremony and anniversary celebration.


“As we celebrate our current successes and look forward to the future, it’s also important to celebrate OCRA’s past 10 years that have led us here today,” said OCRA Executive Director Bill Konyha. “I’m grateful to both Lt. Governor Ellspermann and former Lt. Governor Skillman for being champions of our rural communities to ensure our hometowns are thriving and relevant in the 21st century.”

To view a full listing of the communities recognized at the event, go to www.ocra.in.gov 



Inaugural Indiana Housing Policy SUMMIT

By **Zachary Rice**, Legislative Affairs and Policy Director

 On Friday, December 11, 2015, more than 100 attendees crowded into the Grand Hall Ballroom within the Historic Union Station at Crowne Plaza in Indianapolis, IN. The attendees included realtors, developers and builders, title insurers, local housing officials, elected officials, grassroots activists,

financial services industry, closing attorneys and many others. The content of the event was developed by more than 15 partners and members of the executive advisory committee, representing a broad cross-section of housing related professionals.



The summit began with opening remarks by Lieutenant Governor Sue Ellspermann followed by a discussion about the state of Indiana housing moderated by Scott Olson, a real estate reporter for the Indianapolis Business Journal. John Franklin Hay, Near East Area Renewal (NEAR), Jacob Sipe, IHEDA, George Tikijian, Tikijian & Associates, and Rick Wajda, Indiana Builders Association (IBA), conversed on multiple issues including Indiana's housing priorities,

millennials and homeownership, vacant and abandoned homes, property tax caps, as well as other challenges and opportunities in Indiana's housing market.

During the luncheon plenary session, attendees heard from Abdul-Hakim Shabazz, radio talk show host on WIBC and political commentator for RTV 6, to update attendees on issues of interest during the upcoming meeting of the Indiana General Assembly prior to moderating a legislative panel. Jeff Whiting, City Real Estate Advisors, provided federal updates, David Jamison, Iowa Finance Author-



ity, inserted an outside perspective and discussed Iowa's upcoming Presidential Caucus while Rick Wajda, IBA, and Kathleen Taylor, Indiana Association for Community Economic Development, added to discussions on the federal budget, property tax reforms, tax sales, disparate impact, among other topics.

In addition to popular workshops regarding the Indiana qualified allocation plan, blight elimination, and homeownership, attendees engaged in spirited dialogue about the consolidated plan, moving forward program, data-driven policy, healthy homes and fair housing. The afternoon plenary revealed the results and next steps for two of the largest challenges facing Indiana, mental health issues and housing, after spending the day using the "Simplex process" to problem solve a better



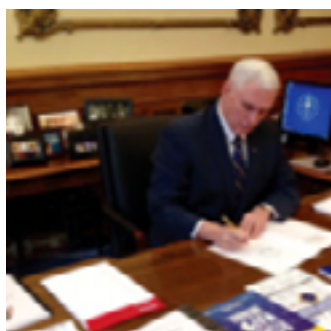
Partners and Executive Advisory Committee Members

- Association of Indiana Counties
- Coalition for Homelessness Intervention and Prevention
- Habitat for Humanity of Indiana
- Indiana Affordable Housing Council
- Indiana Apartment Association
- Indiana Association of Cities and Towns
- Indiana Association for Community Economic Development
- Indiana Association of Realtors
- Indiana Association of United Ways
- Indiana Bankers Association
- Indiana Builders Association
- Indiana Community Action Association
- Indiana Credit Union League
- Indiana Lieutenant Governor's Office
- Indiana Mortgage Bankers Association
- Mental Health of America of Indiana

understanding between the two. At closing, attendees enjoyed networking with peers during a lively reception featuring a local musician, Brett Wiscons.

If you have any questions, comments, or would like additional information about the Inaugural Indiana Housing Policy Summit, contact Zachary Rice, Legislative Affairs and Policy Director at 317-232-0624 or zrice@ihcda.in.gov or visit: www.in.gov/myihcda/IndianaHousingPolicySummit.htm 📄

A Letter from Governor Mike Pence



On Wednesday, September 16, 2015, the Governor's Task Force on Drug Enforcement, Treatment, and Prevention held its first meeting, and at my direction, provided several recommendations for immediate action to combat the drug abuse crisis in Indiana. I have decided to take action on their recommendation involving **Aaron's Law** (SEA 406-2015), which I signed into law earlier this year to allow individuals to obtain and administer lifesaving overdose intervention drugs.



Therefore, I am directing all agencies to raise awareness of the existence of this law. Consider how your agency may be directly or indirectly involved in the carrying out of this law, and any constituencies you may be able to notify and educate about it so that more individuals will know about the availability of these lifesaving drugs.

Click here for more information on the Governor's Task Force on Drug Enforcement, Treatment, and Prevention. ▣



In a fast-paced world, many professionals neither have the time nor the inclination to read long reports. In response to change in how people consume information, beginning in early 2016, the **IHCDA Research & Innovation Department** will be releasing a series of short fact sheets entitled Hoosier Housing NOW. Our goal is to educate IHCDA staff, partners, and housing advocates using Indiana-specific housing and community development-related data. We want to start a conversation with YOU about housing and how we can address housing affordability needs in Indiana. ▣



www.ihcda.in.gov

