



Breaking New Ground

Indiana Lt. Governor Suzanne Crouch is joined by Fort Wayne Mayor Tom Henry, IHEDA Executive Director Jacob Sipe and members from BWI, LLC for the groundbreaking of Posterity Scholar House in Fort Wayne September 6, 2017. Posterity Heights is Indiana's first Moving Forward Development and will feature 44 large, 2- and 3-bedroom apartments.



Pictured from left to right: Senator Jim Merritt, Lt. Governor Suzanne Crouch, Governor Eric Holcomb, Representative Earl Harris and Jacob Sipe, Executive Director of IHCD.



a note from
Jake's desk

Artwork by Gracie Sipe

A 'Housing First' Approach to 2017

As I reflect on 2017, 'Housing First' is one of the first things that comes to mind. Not only did Senate Bill 242 establish Indiana's Housing First Program, which provides rental assistance and support for individuals and families facing a persistent mental illness or chemical addiction, but it uses a principle we believe in very strongly at IHCD—housing first. We know that in order for Hoosiers to achieve self-sufficiency they need safe, decent and affordable housing. Whether it is someone that is struggling with opioids, a mental illness or another ailment, we know that supportive services coupled with stable housing is a recipe for success.

While affordable housing has long been the focus and mission of IHCD, affordable homeownership remains a major priority for our agency. In 2017 we were able to help more than 2,700 Hoosiers across all 92 counties achieve the dream of homeownership. Just as important, we provided more than 2,900 Hoosiers facing foreclosure with much needed mortgage payment assistance through our Indiana Foreclosure Prevention Network (IFPN). This has helped Indiana maintain one of the highest homeownership rates in the nation.

A major focus in 2018 will be on our veterans. We have come alongside the state's Next Level Veterans initiative—established to connect Indiana employers with our nation's veterans being discharged from

the armed forces—with a new homebuyer program called Honor Our Vets. The program is the most affordable way for veterans to buy their first or next home in Indiana. It takes the popular benefits of the VA loan and combines it with up to \$5,000* in incentives that can be used towards relocation expenses, closing costs and towards the down payment of a new home.

I truly believe that due to the outstanding job opportunities and low cost of living, Indiana is where job opportunity and affordable homeownership meet. We look forward to providing the dream of homeownership to our military veterans and welcoming them to the Hoosier state.

I hope you enjoy taking a look back at our 2017 accomplishments. I would like to thank our partners, sub-grantees and others that have allowed us to continue working together towards our mission at IHCD.

Jacob Sipe

Jake

Executive Director
jsipe@ihcda.in.gov

**The \$5,000 is reimbursable by participating Indiana employers.*

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Strategic

2017 - 2021

ihcda

Indiana Housing & Community Development Authority

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In 2017, we began the process of creating our next four-year strategic plan. As part of this process, we solicited feedback from staff, executive team members, the IHCDA Board of Directors and external stakeholders. From these sessions, we gathered 400 unique statements on our Strengths, Weaknesses, Opportunities and Threats. Using this feedback, we developed the following Strategic Priorities listed above. The plan was adopted by the IHCDA Board of Directors in June 2017.



The image above is from one of the five Strategic Plan listening sessions held throughout the state in 2017. Mark Wuellner is seen leading participants through a Simplex exercise to identify IHCDA's Strengths and Weaknesses in Jasper.

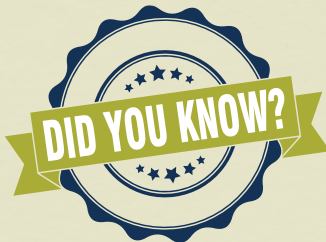
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Creating Homeownership Opportunities

Emily Baldwin recently moved back to Central Indiana to be closer to her family. She found a job and then quickly set her sights on purchasing her first home. Jeneene West, of Jeneene West Realty assisted Emily in searching for a home. Jeneene introduced Emily to Loan Officer Scott Miller with Ruoff Mortgage. Scott suggested to Emily that she use one of the IHCD's down payment assistance programs. Emily used the Next Home, Mortgage Credit Certificate Combo Program. The Combo Program offers the benefit of down payment assistance, along with the possibility to claim a federal tax credit. In the end, Emily was able to purchase a beautiful 100-year-old home.



Emily Baldwin is pictured with Scott Miller, Loan Officer at Ruoff Mortgage.



\$320 Million
Provided by IHCD



to



2,700
Hoosiers for affordable homeownership



2,900
Homeowners to remain in their homes through Indiana's Foreclosure Prevention Network (IFPN)



5,600
Hoosiers helped with IHCD's mortgage payment assistance programs



Indiana Broadcasters Association's Public Education Program (PEP)

To further spread the message of the importance and value of homeownership and our products, we were one of four state agencies to take advantage of the Indiana Broadcasters Association's Public Education Program. This program helps government agencies and not-for-profit organizations deliver important messages effectively and

affordably to listeners and viewers of Indiana's radio and TV stations. Through this program, our TV and radio commercials promoting our homeownership products were shown more than 50,000 times across all 92 Indiana counties.



Several IHEDA staff members were cast as extras in the homeownership TV commercials.

Rental Housing

The availability of affordable housing remains a necessity for economic development in the state. During 2017, the agency made commitments to provide financing for the creation or preservation of over 4,000 affordable rental units. Financing was obtained by housing developers to support various affordable housing projects across Indiana. Generally, these projects are required to guarantee 10-30 years of affordability in exchange for public financing at favorable terms. Rental units were funded through a number of funding sources, including the Indiana Affordable Housing and Community Development Fund, the Federal HOME Investment Partnership Program (HOME), the federal Low-Income Housing Tax Credit (LIHTC) program, and other federal state dollars.



2017 Indiana Supportive Housing Institute

Five supportive housing development teams from across the Hoosier state completed the 2017 Indiana Supportive Housing Institute. The ISHI, started in 2008, is hosted annually by IHCD and the Corporation for Supportive Housing (CSH). At the finale in August, plans to develop supportive housing were presented by teams from Elkhart, Plymouth, Indianapolis, Martinsville and Columbus.



Home Place Gardens Groundbreaking Home Place, Ind.

IHCDA staff members were joined by members of Hamilton County Area Neighborhood Development (HAND) for the groundbreaking of Home Place Gardens on June 22, 2017. HAND plans to invest \$2.4 million to construct a total of six buildings on the 2.4-acre property: four 1- and 2-bedroom duplexes for seniors and two detached 3-bedroom homes for families that have survived domestic violence. The survivors will be referred by Prevail. IHCD provided \$1.23 million in HOME funds towards this new development.



VIP Preview Party of Belvedere Senior Housing Merrillville, Ind.

Belvedere Supportive Living Community, a 126-unit senior living community located in Merrillville, held their grand opening event on August 10, 2017. The development used a combination of Rental Housing Tax Credits and Bond Volume received from IHCD to help finance the development. Belvedere was developed by Bravo Properties, LLC and is managed by Gardant Management Solutions.



Indianapolis Integrated Supportive Housing Institute

On July 31, 2017, we launched the Indianapolis Integrated Supportive Housing Initiative, a collaborative effort with the City of Indianapolis to create approximately 500 rental units, 25% of which will be designated as integrated supportive housing to provide housing and supportive services for persons experiencing homelessness.



INDIANAPOLIS INTEGRATED
SUPPORTIVE HOUSING
INITIATIVE

About the OOR Program

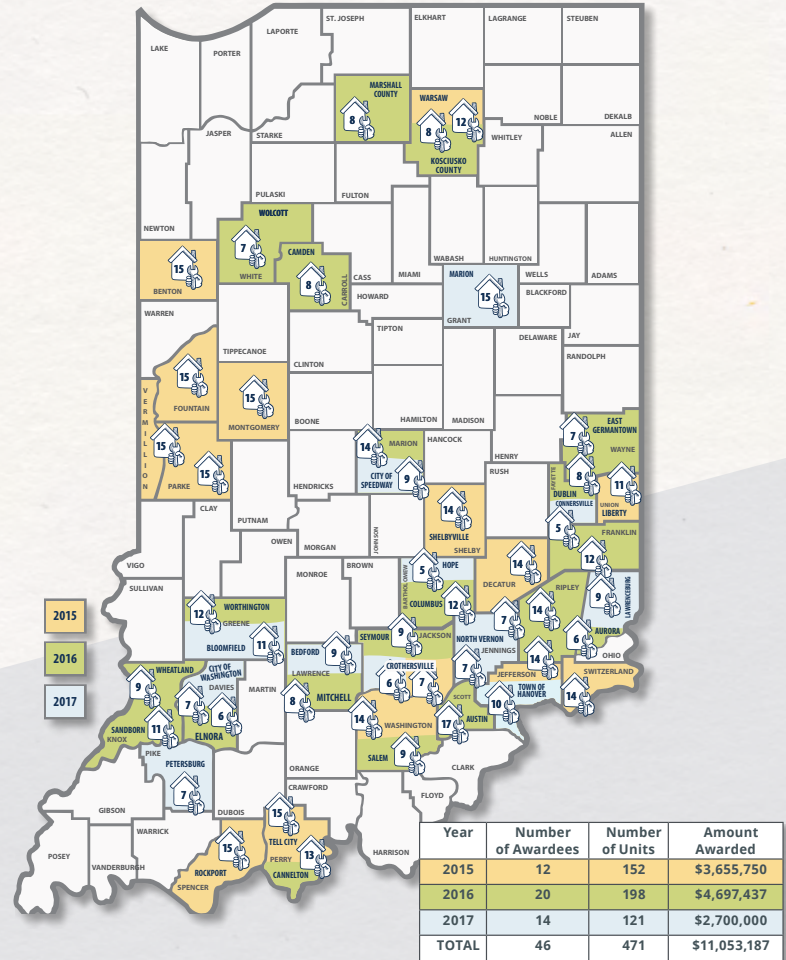
The program provides funds for the rehabilitation of existing Hoosier homes. Rehabilitating outdated home features can be undoubtedly expensive; consequently, people may choose to forgo the costs of home rehabilitation, especially when those outdated home features pose long term safety hazards or prohibit accessibility. From 2015-2017 IHCA has invested over \$11 million to rehabilitate 471 homes.



Ralph and Mary Hurt enjoy their life as homeowners in Seymour, Indiana. The couple has lived there for over 10 years but the home has been in the family for far longer. The home was previously owned by Ralph's parents. The couple was eager to share with us the impact the renovations had on their home through the Owner-Occupied Rehabilitation (OOR) program. The OOR funds paid for the construction of a ramp that allowed Mary to safely and independently get in and out of her house and to the sidewalk while in her wheelchair. They also were able to get a new HVAC unit and have their roof replaced and chimneys taken down.

"I'm a more independent person, and I feel safe," says Mary. "Everything's just really great... neighbors are telling us how fantastic our home looks. I am so proud; I feel so blessed, I really do."

Owner Occupied Rehabilitation Recipients 2015 - 2017



Want to see how Ralph and Mary are doing now?
Click Here to watch the video.

(https://www.youtube.com/watch?v=rcSoLyK_rkk)

Is OOR currently being offered in your community?
Click Here to see which Indiana communities currently offer the OOR program.

(<http://www.in.gov/ihcda/2410.htm>)



Alexandria McMann accepts a \$5,000 check on behalf of Gleaner's Food Bank from IHEDA Executive Director Jacob Sipe at the 2017 Indiana Housing Conference. The money went towards their BackSacks Program which helps to provide meals for at-risk students over the weekend.

Indiana Housing Conference

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

Indiana Lt. Governor Suzanne Crouch presented her 2017 Excellence in Affordable Housing Awards at the Indiana Housing Conference on August 15, 2017. The awards are presented to the most outstanding new properties in four categories and celebrate the best in Indiana affordable housing development.

"Safe, decent and affordable housing is imperative to move this state to the next level," said Lt. Governor Suzanne Crouch. "These developments have and will continue to make a profound impact within their communities."

IHCDA accepted nominations for affordable housing developments that were placed in service between July 1, 2015 and July 1, 2017. The nominations were evaluated by a panel of judges who looked at the location, services, unique features, community impact and financing structure to make their determinations.

The Indiana Housing Conference is Indiana's must-attend conference for affordable housing professionals. The conference, which annually draws more than 500 attendees, is presented by IHCDA and the Indiana Affordable Housing Council (IAHC).

Lt. Governor's Excellence in Affordable Housing 2017 Award Recipients:



Urban Housing
Gateway Apartments
Columbus, Indiana



Rural Housing
Hope's Landing
Auburn, Indiana



Special Needs Housing
Penn Place Apartments
Indianapolis, Indiana



Senior Housing
Pattern Mill
Connersville, Indiana



Annie Williams is awarded the 2017 Outstanding Resident Volunteer Award by Indiana Lt. Governor Suzanne Crouch, IHCD Executive Director Jacob Sipe and Indiana Affordable Housing Council President Dawn Gallaway and Annie Williams.

Outstanding Resident Volunteer Award

Annie Williams

Anna “Annie” Williams is 95 years young. She is a life-long resident of West Terre Haute, Indiana. She has lived in Providence Place Apartments since 2015. She moved from her home of over 65 years to live there. Annie is “never home”. That is because she is too busy volunteering elsewhere in town. Annie works at the local funeral home as a door greeter. She volunteers at The Helping Hands (a local not-for-profit thrift store), the Providence Food Pantry (since 1994) and her church. She is truly an inspiration and personifies the Outstanding Resident Volunteer award.



A helping hand: Providence Pantry volunteer Anna Williams helps a patron with her order on March 27 in West Terre Haute. Williams has volunteered at the pantry since 1994. (Tribune-Star/Joseph C. Garza)

Placemaking

What do kayaks, trolleys, gardens, plazas, alleys, creative hubs, art, trails, and events have in common? All of these projects were dreamed about and funded by their community members. IHCD's CreatINg Places program then helped make them a reality. In 2017, a total of **29 projects** were completed. These projects were supported by more than **3,500 donors** that together contributed **over \$1 million** to these placemaking projects. These campaigns received matching funds from IHCD totaling just **under \$900,000**.

Project Categories

- Park/Playground - 10
- Event - 3
- Plaza/Alley - 3
- Community Center/Maker Space - 5
- Public Art - 3
- Other - 5



CREATING
PLACES



Spencer Park Town of Demotte

It's long past time for the aging equipment at Spencer Park to be replaced. The current playground has faithfully served generations of DeMotte residents and visitors, providing fun and entertainment for countless kids and their families. But the equipment is over 30 years old and does not meet the guidelines set in today's market. Even worse, the wood is rotting and the merry go round is no longer in use, creating hazards for kids at play. After years of trying to maintain the equipment, it is finally time to make some upgrades. Thanks to a successful crowdfunding campaign, a spectacular new playground is planned that will be ADA accessible and meet safety guidelines so children and families of all abilities can play without restrictions.



DID YOU KNOW?

The total private investment (TPI) ratio for the CreatINg Places program in 2017 was **\$3.30** of private investment for **every \$1** IHCD granted.

Father Hesburgh and Dr. Martin Luther King, Jr. Monument South Bend, Indiana



The City of South Bend activated Leighton Plaza as a gathering place for dialog, recreation and reflection and to honor the life of civil rights leaders, Dr. Martin Luther King, Jr. and former president of the University of Notre Dame, Father Theodore Hesburgh. A monument was erected depicting the famous photograph of Father Hesburgh and Dr. Martin Luther King Jr. holding hands while singing "We Shall Overcome" at a civil rights rally in Chicago in 1964.



Miller-Valentine Group (MVG) and UP Development were joined by subject matter experts from around the country at Carrie Gosch Elementary School for the Moving Forward 3.0 Workshop facilitated by Energy Systems Network (ESN).

Rental Housing

Two Midwest-based developers and their teams completed an intensive two-day workshop in November at the former Carrie Gosch Elementary School in East Chicago, Ind. as part of the Moving Forward 3.0 Program. Miller-Valentine Group (MVG) and UP Development worked closely with subject matter experts, local leaders and former residents of the West Calumet Housing Complex in the workshop, which served as the next step in providing two new affordable housing developments in Lake County.

The purpose of the workshop was to encourage innovative thinking by collaborating with national experts convened by ESN to share the latest strategies in energy efficient building design, transportation models, and poverty alleviation practices and services—all with an eye toward improving quality of life for residents. As such, including the voice of the customer in the workshop process was a critical aspect of this year's program.

At the conclusion of the workshop, the development teams applied their learning in a design exercise, incorporating their ideas into a high-level design for two sample sites. These designs were shared with local leaders and state agencies.

In February, Indiana Governor Eric Holcomb issued an Executive Order for Declaration of Disaster Emergency in East Chicago. One of his requests in this order was for IHCD to find ways to encourage the new development of affordable rental housing in the East Chicago area. To do so, IHCD elected to use the state's Moving Forward program.

"We are pleased to continue efforts to identify and encourage the financing of new development for affordable rental housing in and around East Chicago," said Governor Eric Holcomb in a May 2017 statement. "The Moving Forward program affords us the unique opportunity to bring two energy efficient affordable housing developments to Lake County."



CEO of Energy Systems Network Paul Mitchell provides opening remarks at the Moving Forward 3.0 Workshop.

MVG and UP Development will spend the next 12 months identifying a site for their affordable housing developments within Lake County and creating a detailed design plan that follows the goals outlined in the workshop. In 2018, the developers will be able to submit Rental Housing Tax Credit (RHCT) applications of up to \$750,000 each under the General Set-Aside*. Following the awarding of tax credits, construction is expected to be approximately a 12-month process with a grand opening anticipated in late 2019.

**Per the 2018-19 Qualified Allocation Plan (QAP), IHCD will reserve 10% of its RHCT for the IHCD General Set-aside. Under this set-aside, IHCD 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 IHCD General Set-aside.*



IHCD Executive Director Jacob Sipe (middle) is joined by former West Calumet Housing Complex residents Tara Adams and Lakeeshea Daniels. The two participated in the two-day Moving Forward 3.0 Workshop.

Promise Zones

Comprehensive Community Development

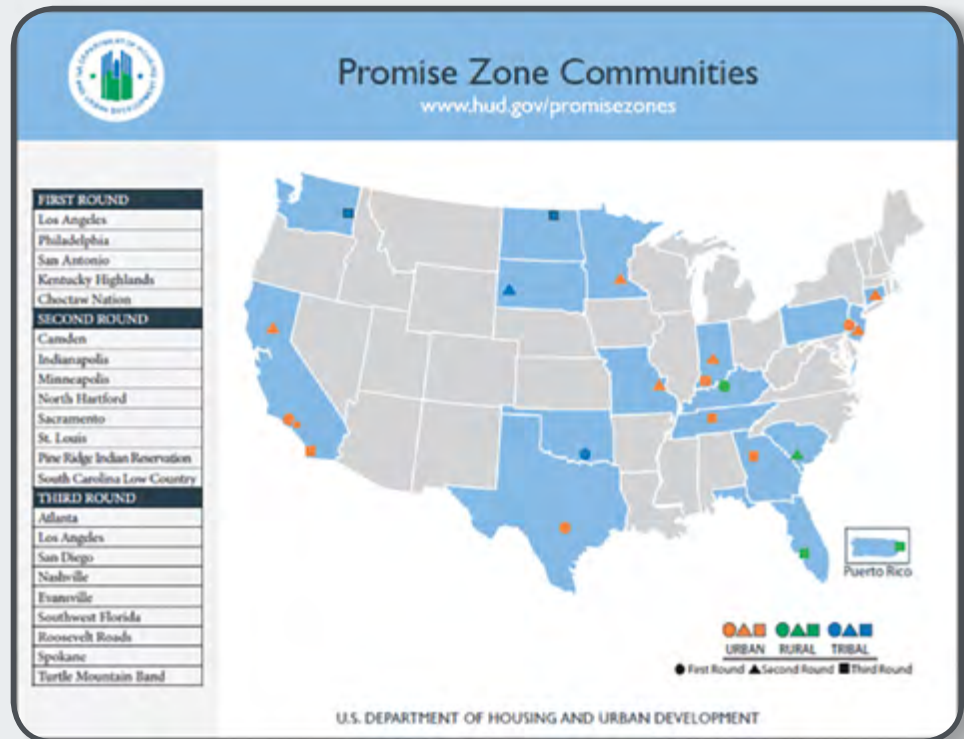
In April, the IHCD Board of Directors approved staff to develop Revolving Loan Funds in each of the Indiana Promise Zones which are located in Evansville and Indianapolis. The Evansville Promise Zone, located in the Jacobsville neighborhood, is led by ECHO Housing Corporation and the IndyEast Promise Zone, located on the near-east side of Indianapolis, is led by the John Boner Neighborhood Centers. Both organizations submitted applications to become certified as a Community Based Development Organization (CBDO). This certification allows both entities to carry out their strategic goals related to their Promise Zone designation using this revolving fund.

These goals include:

- Creating Affordable Housing Options
- Creating Jobs
- Increasing Economic Activity
- Reducing Serious And Violent Crime
- Improving Educational Opportunity

What is a Promise Zone?

Promise Zone communities were selected by the U.S. Department of Housing and Urban Development (HUD) from 82 applications across 38 states and Puerto Rico. Each urban, rural, and tribal Promise Zone applicant was asked to put together a clear description of how the Promise Zone designation would accelerate and strengthen the community's own efforts at comprehensive community revitalization.





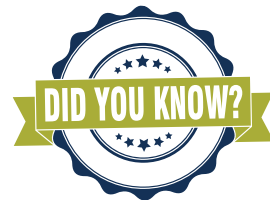
Pictured in the center is 901 and 903 N Jefferson Avenue in Indianapolis. These are two of the 36 homes that are included in the IndyEast Homes project.

Success Story IndyEast Homes

The John Boner Neighborhood Centers submitted an application that was awarded \$585,165 in annual tax credits during the 2017 A-C Round announced in February 2017. This project involves the preservation of housing on the Near Eastside of Indianapolis. It consists of 36 affordable one, two, three and four bedroom scattered site homes, with two lease-purchase units. The Boner Center was able to utilize the RLF toward this project; the revolved funds can now be used for other community development and affordable housing projects that meet the goals of the Promise Zone.



The IndyEast Promise Zone has secured nearly \$10 million in federal grants across seven different agencies. This support has helped create 110 jobs, provide life-changing workforce training to hundreds of formerly incarcerated individuals and develop a new energy-efficient apartment building for low-income seniors.



**\$10
Million**
in federal grants



**110
Jobs**
created



Huntingburg “A City Like No Other”

When you drive south down Highway 231, entering Huntingburg, the first thing you see is a sign that says “Welcome to Huntingburg, A City Like No Other.”

“The first and most obvious reason why Huntingburg is a City Like No Other is there is no other Huntingburg”, said Denny Spinner, Mayor of Huntingburg. “Not in the United States. Not in the world. We are the only Huntingburg.”

Just above the welcome sign you see a banner, although now slightly faded, that says Stellar Community.

“It was August 14th at 10:23 am (in 2014) that the Lt. Governor (Ellspermann) announced that Huntingburg was indeed a Stellar Community”, added Spinner. “It really had a transformational effect even before we started to have projects in place. It did rally the community and bring a sense of pride. It was something we could really be proud of.”

There are several pieces of advice Mayor Spinner would give to communities considering the Stellar Communities Designation (SCDP) Program. However, he felt the most important was for communities to maintain their identity.

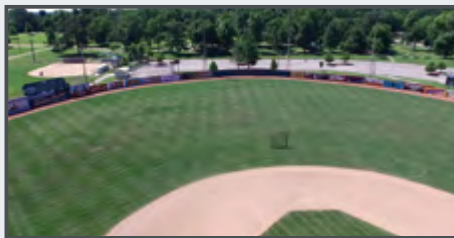
“Our application was truly a Huntingburg application,” added Spinner. “It wasn’t like anybody else’s and it reflected the character of our community. And that is why we felt that we were ultimately very successful.”

They are now three years into their Stellar journey and Huntingburg has made an incredible transformation. Despite undergoing a number of projects simultaneously, they have stayed true to themselves and keep moving forward.



DOWNTOWN HUNTINGBURG

A look at Downtown 4th Street. Through the Stellar Communities Designation Program, a number of projects have been completed or are under construction. Future downtown plans include a concert venue, additional façade improvements and workforce housing.



LEAGUE STADIUM

Historic League Stadium was opened in 1894. It was renovated in 1991 for the filming of *A League of Their Own* and served as the fictional home of the Rockford Peaches in the movie. It now serves as the home of the Dubois County Bombers of the collegiate summer Prospect League.



THE LOFTS AT ST. JOSEPH'S APARTMENTS

Completed in 2016, this new community features 45 one and two bedroom units for seniors age 55 and over. Miller-Valentine Group and TRI-CAP completed the Lofts at St. Joseph development, along with support from IHCD, Federal Home Loan Bank of Indianapolis, Old National Bank and support from the City of Huntingburg and Dubois County.

Comprehensive Community Development



City officials and community members from Madison are pictured with Lt. Governor Suzanne Crouch at the Indiana Statehouse during the state's Stellar Communities Designation Program event at the Indiana Statehouse October 25, 2017.



Town officials and community members from Culver are pictured with Lt. Governor Suzanne Crouch at the Indiana Statehouse during the state's Stellar Communities Designation Program event held at the Indiana Statehouse October 25, 2017.

2017 Stellar Community Designees

In October, in six communities around the state, development teams sat eagerly awaiting a very important phone call. Project developers from Culver, Churubusco, Greensburg, Madison, Union City and Vincennes were each looking for the reward for all of their hard work: Lt. Governor Suzanne Crouch's voice on the other end of the telephone, letting them know that they had been designated an Indiana Stellar Community.

After careful consideration and hearty debate between those with the difficult job of choosing two communities from the six, the final recommendations were made to the Lt. Governor. It was then, on October 18th, that Lt. Gov. Crouch announced that Culver and Madison were the 2017 Indiana Stellar Communities designees.

MADISON

Madison's ambitious list of projects includes taking measures to connect their historic, riverside downtown with the part of their community up "the hill" via a bike and pedestrian trail. It includes developing parks throughout the community, revitalizing the historic Ohio Theater, and creating community gateways. Their potential collaboration with IHCD, which already has produced a "lighter-quicker-cheaper" placemaking project via CreatiNg Places, includes an owner occupied repair project and a Low Income Housing Tax Credit (LIHTC) affordable housing project that adaptively repurposes a 100-year-old tack factory into senior housing.

CULVER

Culver's Strategic Investment Plan plays off of one of their greatest assets, Lake Maxinkuckee. They are looking to restore and redevelop their historic Beach Lodge building along the lake shore and further develop the bike and pedestrian trail that encompasses Lake Max. Additionally, Culver will also improve the gateways that lead visitors into their town, enhance Cavalier Park and create affordable, workforce housing to accommodate those filling new jobs in and around Culver.

Homelessness Prevention

Indiana Balance of State Continuum of Care

IHCDA is the designated Collaborative Applicant for the IN-502 Balance of State Continuum of Care (CoC). In that capacity, the agency plays a major part in planning and organizing funding and services to help Indiana reach the goal of ending homelessness. Since the Indiana CoC recently absorbed St. Joseph into its coverage area, it now covers 91 of Indiana's 92 counties, with the exception being Marion County. IHCDA is tasked with serving as the liaison between the US Department of Housing and Urban Development (HUD) and the other organizations involved with the CoC that make up the homeless crisis response system.

Highlights in 2017 include:

- Increase in CoC funding to **\$14.4 million** (up from \$12.7 million)
- The **development** of a Strategic Plan
- **St. Joseph County** joining the Balance of State

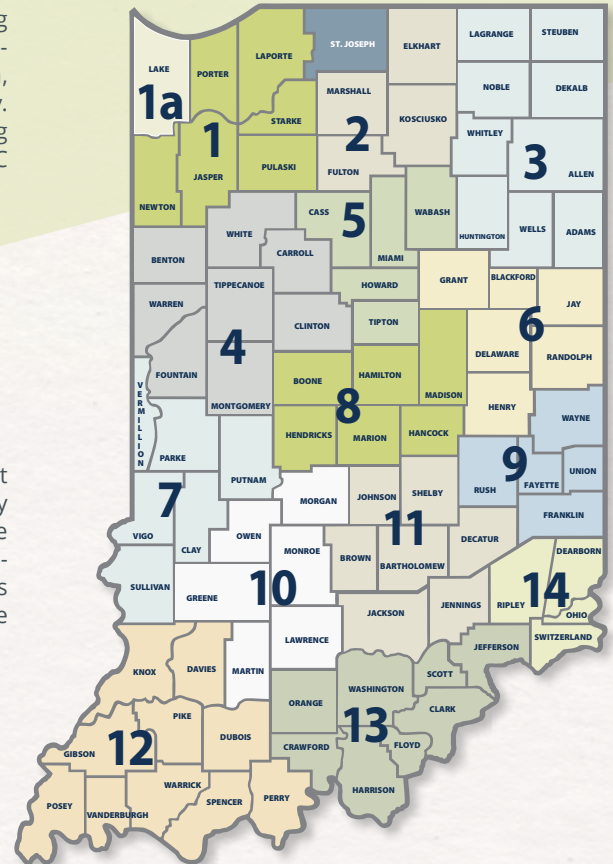
Point-in-Time Homeless Count

Taking place on January 25, 2017, the Point-in-Time Homeless Count is a requirement by the **U.S. Department for Housing and Urban Development (HUD)** for every community receiving federal funds for programs to aid the homeless. While the amount of federal allocations is not directly based on the findings of the Point-in-Time Homeless Count, HUD considers the outcomes and justifications for upwards and downward swings as additional information for tracking purposes and future strategies on how to house persons permanently.

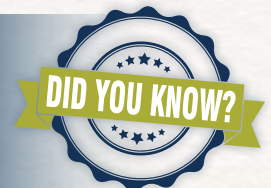
Key findings from the 2017 Balance of State Point-in-Time Count include:

- **55% decrease** in veterans identified as being chronically homeless
- **29% decrease** in individuals identified as being chronically homeless
- **14% decrease** in the overall homeless population
- **25% increase** in Rapid Rehousing Program beds

Indiana Balance of State Continuum of Care Regional Structure



In 2017, The Indiana CoC launched Coordinated Entry statewide. Using 2-1-1 and encouraging better community collaboration through HMIS, there is now a single point of intake and assessment for individuals facing homelessness in all 92 Indiana counties.



Stabilizing Communities



June Mercer

Do I pay rent or do I eat? This is the stark reality that some tenants face because of unaffordable housing costs. Kaloha Allen, area manager of three properties that participate in the Housing Choice Voucher (HCV) program, has seen the life-saving and changing impact of the program. One of Kaloha's tenants, June Mercer, knows what it is like trying to balance affording high rent along with other basic necessities. "My high rent made it very difficult for me."

Some people might assume that tenants like June are simply looking for a handout. But June, like many seniors living in subsidized housing, has worked all her adult life. "Maybe people think that anything like this is for people that are lazy...but I want to work," added June.

June receives rental assistance through the Housing Choice Voucher program and now

lives in a senior affordable housing development in Nashville, Indiana. She is extremely grateful for the rental help. "It just makes it easier to live because I am on a very limited budget."

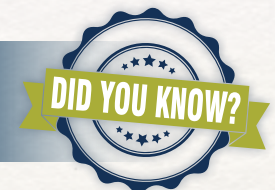
The tenants are not the only beneficiaries of the program. Kaloha explains, "Usually our voucher residents are some of our very best residents. We have the least problems, the least concerns. We have the least issues in getting payment."

Speaking from her position in property management, she adds, "We get, in my opinion, just as much out of it as the resident does because it benefits what we do. I think we're definitely on the winning side of it as well."

2017 Vouchers

- ✓ **4901**
Total vouchers leased across program
- ✓ **335**
Veterans Affairs Supportive Housing (VASH) Vouchers for homeless veterans
- ✓ **427**
Project-Based Vouchers for chronically homeless individuals with a disability
- ✓ **300**
Mainstream Vouchers for non-elderly persons with a disability

In 2017, IHEDA administered a total of **4,901 vouchers** across **82 counties** in partnership with Local Subcontracting Agencies (LSAs).



Stabilizing Communities



Michael Goldsmith

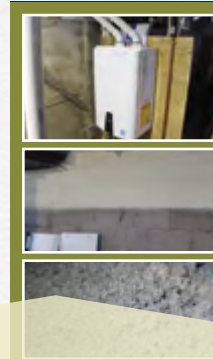
Michael Goldsmith (left) is pictured with Tim Popenfoose, Brightpoint Weatherization Inspector, outside his home located at 220 Mechanic Street, Fort Wayne.

A lifelong and proud resident of Fort Wayne, Mr. Goldsmith lost everything and found himself homeless. As a retired electrical contractor and someone involved in the antique business for as long as he could remember, Michael always has had an appreciation for vintage things. It is no surprise, then, that he fell in love with an old two-story old farm house located at 220 Mechanic Street.

"Nobody wanted the home because it needed a lot of work," said Goldsmith. "The bones of the house were in excellent condition, but as is the case with most homes over 100 years old the house needed a lot of work. I was amazed at everything that was done."

When BrightPoint arrived they found that the exterior walls and knee walls were uninsulated, the back chimney was abandoned and there was lead-based paint on the exterior wood siding. Additionally, box sills and the foundation walls had insulation and air sealing opportunities.

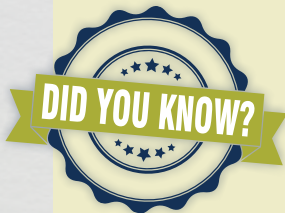
"Our intent with doing this work is for the homeowner to save at least 20% on their utility bill," said Tim Popenfoose, Weatherization Inspector for Brightpoint. But with the amount of work we did on this home Mr. Goldsmith could expect to see much more than that."



A new water heater was installed.

Foam insulation was put throughout the basement.

Insulation was put into the basement.



Like Michael, homeowner's receiving utility assistance through the Energy Assistance Program (EAP) have their homes go through an energy audit to see if they could benefit from their home being weatherized.

In 2017



100,000+
Households received utility assistance through EAP



600
Homes were weatherized

Stabilizing Communities

Community Services Block Grant (CSBG)

The Community Service Block Grant (CSBG) is a federally-funded block grant that provides funding to alleviate the causes and conditions of poverty in communities. The funding is available to eligible nonprofit community based organizations and governmental entities in the United States to achieve the following goals: (1) increased self-sufficiency, (2) improved living conditions, (3) ownership of and (4) pride in their communities and strong family and support systems.

IHCDA is designated as the lead agency in Indiana to carry out the state activities of the Community Service Block Grant. IHCDA passes the funds to Community Action Programs (CAPs) as defined in the Indiana Statute (IC 12-14-23-1).



TOP 10 CSBG SERVICES IN 2017 # SERVED

	Referral Services/211	48,988
	Internship Program	42,445
	Food Pantry/Food Program	40,079
	Senior Program	22,451
	Meals on Wheels	15,527
	Second Helping Food-Restaurant	9,600
	Computer/Education/Job Training	9,217
	Pre-Admission Screening	7,266
	Tax Prep-Free	5,584
	In Home Care	5,354

KEY NUMBERS

- **674,460** low-income individuals in **213,340** families served
- **\$224,630,504** in the Indiana Network non-CSBG funded total
- **\$5.44 for every \$1** of CSBG leveraged from state, local and private sources

Innovation



My Community, My Vision Program

Five student groups from across the state participated in the 2016-17 My Community, My Vision (MCMV). These groups worked with graduate students from Ball State University's School of Urban Planning to develop and present their community vision plans during a luncheon at The Platform in Downtown Indianapolis in April.

In September 2016, local units of government were encouraged to identify high school students in their community to participate in the 2016-17 MCMV program. Over the past several months, students from Crawfordsville, Fort Wayne, Greenfield, Greensburg

and Shelbyville worked alongside their city leaders, IHEDA staff and Ball State University faculty and students to outline their ideas for enhancing the development and quality of life in their hometowns.

"Young people should always have a seat at the table when municipalities—both small and large—identify strategies to make their communities better," said Lt. Governor Suzanne Crouch who serves as board chair of IHEDA. "I'm excited to see the plans presented today and visit these communities in the future to see some of the projects become a reality."

MCMV was developed with the belief that young people in Indiana should not have to leave their hometowns in order to achieve their dreams. Previous participating groups have developed community vision plans that lay the groundwork for student entrepreneurship opportunities, community gardens, bike-share programs, farmer's markets, and other programs students wanted to see brought to their hometown. Others have raised grant funding and in-kind donations to implement projects developed in the MCMV planning process.

IN_Fill Design Competition

As Indiana focuses on developing a strong workforce, the accessibility of residential homeownership in proximity to work centers can still be a challenge. Simultaneously, the housing market across the country is showing a greater demand for walkability and connection in residential neighborhoods. Statewide, Indiana's various communities have legacy neighborhoods located in close proximity to mixed-use and employment centers, however, there are also often vacant lots within these areas. The development of new, well-designed, owner-occupied housing on these lots is an economic opportunity this competition seeks to engage.

In light of this, Downtown Indy, Inc. collaborated with IHCD to launch a housing design competition titled IN_Fill. Architects, both students and professionals alike, were encouraged to develop designs for single family homes located in infill lots and on undeveloped land. Land was located in specific downtown or urban settings in Indianapolis, Anderson, and Evansville. These designs were to be both energy efficient and modern. While over fifteen groups submitted entries, there were four winners; one for each city, along with a grand prize winner. The winner for each city received \$1,000 and the grand prize winner won \$5,000.



**GRAND PRIZE
HAMMER HOUSE
RATIO ARCHITECTS**

Rob Proctor, AIA, Joe Yount, AIA, Ha To, Scott Cicero

Important to Indianapolis' near northeast Kennedy King neighborhood, the Hammer House is perfect for today's homeowner seeking a well-designed, beautifully modern living environment that is affordable, energy-efficient, comfortable, safe, durable and adaptable. Piece by piece, the Hammer House supports the growth of active and involved families, with close connection to the walkable urban amenities such as the neighborhood parks, emerging businesses, recreation, the important Monon Trail corridor and other available means of public transit.



**ANDERSON WINNER
CRAFTSMAN REDUX
SRKM ARCHITECTURE**

David Clemens, Brent Martin, Jeff Kumfer, Doug Baker with John Kolton of Milestone Construction (Cost Estimator)

This infill design proposes to build on Craftsman traditions by incorporating a large front and side gabled porch, multiple roof planes, tapered porch columns, and multi-pane top sashes. Quality sustainable infill housing can greatly rejuvenate residential neighborhoods by complementing the context in which it is located and restoring the original community density.



**EVANSVILLE WINNER
ROOM TO GROW
ANDREA SWARTZ, AIA**

Room to Grow embraces a few key values: clear construction strategies resulting in minimalist yet innovative and delightful design, embracing innovative materials and methods to facilitate investment of industry partners, connecting design solutions with exploration of transformative affordable housing research with post-occupancy monitoring, and participatory home ownership versus a gift-wrapped solution.



**INDIANAPOLIS WINNER
EHMH
EMERY HUNT, ASSOC. AIA**

Three critical design considerations that guided the idea of 1950 Cornell Ave. were the integration of feasible passive energy solutions, an affordable and dynamic home, and enhancing the feel of the surrounding neighborhood aesthetic.

SPECIAL RECOGNITION AWARD

This project uses the IN_fill competition as an opportunity to propose methods for connecting low to moderate income homebuyers to the home design process.

**HOMEPLUS
TONY COSTELLO, FAIA**

The goal of HomePLUS is for first time homebuyers to learn about the process involving the architect, financial institutions, and the homebuilder. The intent behind this submission is that the final design will not be determined until the prospective buyer or buyers participate in one or more "take part" workshops with the architect.





The Wesley Manor "Golden Girls" are pictured with Indiana Lt. Governor Suzanne Crouch, Senator Lonnie Randolph, and IHCA Executive Director Jacob Sipe at the August 24th board meeting in Frankfort.

Board of Directors Meetings Hit the Road

The IHCA Board of Directors concluded 2017 by traveling to Frankfort (August 24th), Tell City (September 28th), Batesville (October 26th) and Hammond (December 21st) for their monthly meetings. They felt it important to see firsthand the investments made by IHCA. It also gave them the opportunity to meet with residents and tour these affordable housing developments. Next year, the Board of Directors are planning to travel to six developments. We have also started to record these meetings so more people can stay updated on what's going on at IHCA.



Tell City – Tell City Mayor Jim Adams and others from Perry County present Lt. Governor Suzanne Crouch with a gift basket at the September 28th board meeting at River Pointe in Tell City.



Batesville – A picture from the October 26th board meeting at Rom Weber Flats in Batesville.



Hammond – Lt. Governor Suzanne Crouch visits with a resident at the December 21st board meeting at Sohl Avenue Assisted Living in Hammond.



Indiana Housing & Community Development Authority

www.in.gov/ihcda

