



Indiana Housing & Community Development Authority

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

Held: May 24, 2012

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority (“IHCDA” or “Authority”) was held May 24, 2012 at 10:00 a.m. at 30 South Meridian Street, Suite 1000, Indianapolis, Indiana 46204.

The following individuals were present at the meeting: David Terrell (Lieutenant Governor delegate), Mark Pascarella (Public Finance Director of the State of Indiana delegate), Jillean Battle (Treasurer of the State of Indiana delegate), Pat Gamble-Moore, David Miller, Tom McGowan, Sherry Seiwert (Executive Director for IHCDA), members of the staff of the Authority, and the general public. Lu Porter was not present.

David Terrell served as Chair of the meeting, and upon noting the presence of a quorum, called the meeting to order. Gina S. Jones served as Secretary.

I. APPROVAL OF PRIOR MEETING MINUTES

A. April 26, 2012 Meeting Minutes

A motion was made by Tom McGowan to approve the April 26, 2012 Meeting Minutes, which was seconded by David Miller. The following Resolution was unanimously approved:

RESOLVED, the Minutes of the Board meeting held April 26, 2012, are hereby approved to be placed in the Minute Book of the Authority.

II. REAL ESTATE

A. Neighborhood Assistance Program Award Recommendations

Chairman Terrell recognized Latrina Akins who presented information regarding the Neighborhood Assistance Program award recommendations.

Background:

The Neighborhood Assistance Program (NAP) offers up to \$2.5 million in tax credits annually for distribution by 501(c)3 not-for-profit corporations. Organizations use NAP tax credits as an incentive to help leverage more contributions from individuals and businesses for certain neighborhood-based programs and projects. Tax credits are distributed to donors at 50% of the contribution amount and are subtracted from a donor’s state income tax liability. Indiana Code 6-3.1-9 establishes the NAP program.

Process:

Due to the increased numbers of applicants, NAP tax credits are awarded through a formula allocation process that is based on several factors, including socioeconomic need, type of request, amount of request, and adherence to instructions. IHCDA received and reviewed 197 applications requesting \$6,889,859.04 in NAP tax credits for Fiscal Year 2012-2013.

Applicants identify which of the activities identified in the authorizing statute and the 2012-13 NAP Application Package they are applying for: community services (including counseling and advice,

emergency assistance, medical care, recreational facilities, housing facilities and economic development assistance), crime prevention, education, job training or neighborhood assistance. The Real Estate Department staff then reviews all applications based on specific and established threshold criteria set forth in the 2012-13 NAP Application Package. Per the NAP Application Package, all those applicants that pass threshold receive an allocation of NAP tax credits. This year, all 197 applicants passed threshold.

To determine the amount of credits awarded, IHCDCA divides the total amount of tax credits available (\$2,500,000) by the total amount of tax credits requested (\$6,889,859.04 for 2012-13). This year's allocation percentage is 36%, and every applicant will receive 36% of the requested amount, subject to minimum and maximum allocation levels set by the Application Package. Based on this formula, the 2012 allocations are recommended as follows:

Activity	Amount Requested	Credits Allocated	Allocation %
Community Services	\$5,876,451.04	\$2,127,275.28	36%
Education	\$645,289.00	\$233,594.62	36%
Job Training	\$180,000.00	\$65,160.00	36%
Neighborhood Assistance	\$182,619.00	\$66,203.08	36%
Crime Prevention	\$5,500.00	\$1,991.00	36%
Total	\$6,889,859.04	\$2,494,223.97	

IHCDA will distribute the difference between the amount allocated and the total amount of credits available in conjunction with its normal re-allocation process. According to the NAP Award Manual, in the event that a recipient's report indicates that it has not met the required utilization percentage, IHCDCA will proceed with the de-allocation and re-allocation process. This is a process in which tax credits are taken from organizations failing to meet the utilization requirements and given to organizations that have not received their full request and have demonstrated they are capable of selling NAP tax credits.

Recommendation:

Based on application evaluations, staff respectfully recommends that 197 organizations receive NAP tax credits totaling \$2,494,223.97.

Following discussion a motion was made by Mark Pascarella to approve the allocation of Neighborhood Assistance Program Tax Credits totaling \$2,494,223.97 to the 197 organizations listed in Exhibit A, as recommended by staff, which was seconded by Tom McGowan. The motion passed by majority vote, with one abstention from Pat Gamble-Moore, one opposition from Jillean Battle, and one affirmative vote from Chairman Terrell to approve the allocation;

RESOLVED, that the Board approve the allocation of Neighborhood Assistance Program Tax Credits totaling \$2,494,223.97 to the 197 organizations listed in Exhibit A, as recommended by staff.

B. Neighborhood Stabilization Program Round 1 Re-allocation

Chairman Terrell recognized Peter Hunt who presented information regarding the Neighborhood Stabilization Program Round 1 Re-allocation.

Background:

The Housing and Economic Recovery Act 2008 created the first Neighborhood Stabilization Program (NSPI), with the aims of:

- Stabilizing communities affected by foreclosures caused by sub-prime lending;
- Removing blight from neighborhoods caused by vacant properties;

- Providing opportunities for low, moderate and middle income families to become homeowners through the purchase of NSP-assisted properties; and
- Providing affordable rental housing in communities.

Arising Issues:

Following a review of all NSPI recipients to check their ability to expend funding, two cities have indicated that they have funding they will be unable to use prior to the end of the program in March 2013. The City of Elwood has \$44,434.54 of NSPI funding that it will not be able to expend – this is due to having received program income from home sales and having to use this program income in advance of additional draws on NSPI funding. The City of Mishawaka has \$257,902.87 of acquisition/rehabilitation funding that it will not be able to expend – this is due to a combination of lower costs for acquisition and demolition, as well as staff changes which will reduce its capacity to carry out additional activity. The amount to re-allocate from the City of Mishawaka is both NSPI funding and some program income.

As a result, IHCDA staff offered all NSPI recipients the opportunity to provide proposals as to how they would use any re-allocated funding. Eight recipients submitted proposals, which were scored against the following criteria:

1. Only applicants proposing to build rental units (or use Lease-to-Purchase), have pre-sold homebuyer units, or looking to build public facilities can receive additional funding. All properties need to be completed (e.g. leased or sold) by January 31, 2013.
2. Only applicants who can prove that they will complete their additional projects by January 31, 2013 can receive additional funding.
3. Only applicants who have shovel-ready projects can receive additional funding.

In order to qualify for receipt of additional funding, recipients also had to meet the following requirements:

- i. Only recipients who have been successful at expending their own NSP funding can apply for additional funding – they need to have achieved an expenditure of at least 90% of their original NSP allocation.
- ii. Only recipients who have sold a majority of their homes can apply – sales of at least 60% of inventory are required.
- iii. Only recipients who have demonstrated their ability to achieve sales, or have managed to full lease all their homes, can apply.
- iv. Recipients must have either expended all their program income or are currently in the process of expending it.

Eight requests for additional funding were received in total and their proposals have been summarized below:

Applicant	Amount Requested	Proposed Activity
Englewood CDC	\$100,000 \$40,000 \$35,000	or or 2 units of homebuyer, but could turn to rental if necessary. 1 unit of 50%AMI rental. Acquire 2 units and demolish then land bank the lots
Hoosier Uplands	\$151,293	To cover a shortfall in funding on NSP3 project in Paoli
City of Lafayette	\$300,000	6 units for sale with Habitat for Humanity for 50%AMI clients
King Park ADC	\$300,000	3 units of homebuyer at 120%AMI
Riley-Newport	\$243,800	2 units of rental, and three demos to create green space
Tell City	\$300,000	To add to funding for a visitor's center with the hope of leveraging in a \$4m hotel
Terre Haute	\$300,000	7 units of rental at 50%AMI matched with \$540,000 of local HOME funding

Walkerton	No amount quoted	To create a park and play area for the Dogwood NSP site
-----------	------------------	---

After reviewing the applications against the review criteria, IHEDA staff recommends the proposals from the City of Terre Haute and the City of Tell City. This is because they achieved the two highest scores and were able to be developed within the timeframe (i.e., by January 31, 2013 at the latest). Both proposals were scored equally which is why the recommended funding allocation has been shared between the two cities.

Following discussion a motion was made by Tom McGowan to approve the re-capture of NSPI funds and program income from the City of Elwood, in the amount of \$44,434.54, and the City of Mishawaka, in the amount of \$257,902.87, as recommended by staff, which was seconded by Jillean Battle; the motion passed unanimously:

RESOLVED, that the Board approve the re-capture of NSPI funds and program income from the City of Elwood, in the amount of \$44,434.54, and the City of Mishawaka, in the amount of \$257,902.87, as recommended by staff.

Following discussion an additional motion was made by David Miller to approve the re-allocation of \$132,000.00 to the City of Terre Haute to construct 3 additional rental units, as recommended by staff, which was seconded by Mark Pascarella; the motion passed unanimously:

RESOLVED, that the Board approve the re-allocation of \$132,000.00 to the City of Terre Haute to construct 3 additional rental units, as recommended by staff.

Following discussion an additional motion was made by David Miller to approve the re-allocation of \$170,337.41 to the City of Tell City to add funding to the visitor's center, as recommended by staff, which was seconded by Tom McGowan; the motion passed unanimously:

RESOLVED, that the Board approve the re-allocation of \$170,337.41 to the City of Tell City to add funding to the visitor's center, as recommended by staff.

C. IHEDA Strategic Funding Process Recommendations

Chairman Terrell recognized the following individuals who presented information regarding IHEDA's Strategic Funding Process Recommendations:

- Megan Coler
 - Matt Hutchinson and Blake Blanch
 - Carmen Lethig
- Ridgeville Owner Occupied Housing Rehabilitation;
The Point on Fall Creek; and
Heart House, Inc.;
King Park Area Development Corporation Smart Growth District Business Façade Program; and
King Park Area Development Corporation Smart Growth District Homeowner Repair Program.

Staff recommended five (5) projects for Board approval, as follows:

i. Ridgeville Owner Occupied Housing Rehabilitation

Project Summary:

The Town of Ridgeville is requesting \$466,000 to assist up to twenty-one (21) homeowners with owner occupied rehabilitation projects under the Comprehensive Community Development strategic priority. Repairs will be eligible for homeowners within the Town of Ridgeville corporate limits whose incomes are at or below 80% of the area median income.

Project Name: Ridgeville Owner Occupied Housing Rehabilitation

IHCDA Amount Requested:	\$466,000.00
CDBG Amount Recommended:	\$466,000.00
Per Unit Subsidy:	\$22,190.00
Total Project Costs:	512,800.00
Other Funding:	\$28,650.00 – Donations, RD Grants, and Town Contribution
Location:	Randolph County
Developer:	Kenna Consulting & Management Group, Inc.
Activity:	Owner Occupied Rehabilitation
Award Type:	Recoverable Grant

Following discussion a motion was made by Jillean Battle to approve the allocation of Community Development Block Grant funding, in an amount not to exceed \$466,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Tom McGowan; the motion passed unanimously:

RESOLVED, that the Board approve the allocation of Community Development Block Grant funding, in an amount not to exceed \$466,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

ii. The Point on Fall Creek

Background:

IHCDA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This is done by both new construction and rehabilitation of existing structures.

Process:

On March 12, 2012 the IHCDA began the 2012A-B bond round for multi-family bond volume. The first application received and reviewed represented a total development cost of \$8,232,180 with \$5,000,000 in bond volume and \$277,769 in annual LIHTCs to create fifty-nine (59) units of affordable housing. The initial application included a request for a \$200,000 loan from the Affordable Housing and Community Development Fund but after further negotiation the developer agreed to increase the size of its deferred developer fee to finance the gap.

During the round the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the 2012-2013 Qualified Allocation Plan. Additionally, on April 23, 2012 the applicant was given an opportunity to present the development to many of the members of the Executive Committee and the Real Estate Department.

In addition, the developer has requested that IHCDA act as the Bond Issuer. The Bonds will be issued on behalf of The Point on Fall Creek, L.P. (the "Borrower"). IHCDA will serve as a conduit issuer for the bonds, thereby loaning the proceeds to the Borrower to finance the construction of the development. **The Bonds are backed solely by the revenues derived from the development and will not constitute a debt, liability, or obligation of IHCDA or the State of Indiana.** IHCDA will receive a fee for issuing the bonds, and will receive an annual fee for as long as the bonds are outstanding.

Recommendation:

The Real Estate Department recommends the allocation of \$5,000,000 in bond volume and \$277,769 in annual LIHTC to The Point on Fall Creek, L.P.

The Finance Department recommends that IHCD serve as a conduit issuer for the bonds.

Following discussion a motion was made by Pat Gamble-Moore to approve awarding up to \$5,000,000 in bond volume and \$277,769 in LIHTC to The Point on Fall Creek, L.P. according to the terms of the 2012 A-B Application Round, as recommended by staff, which was seconded by Tom McGowan; the motion passed unanimously:

RESOLVED, that the Board approve awarding up to \$5,000,000 in bond volume and \$277,769 in LIHTC to The Point on Fall Creek, L.P. according to the terms of the 2012 A-B Application Round, as recommended by staff.

Following discussion an additional motion was made by Tom McGowan to approve IHCD acting as a conduit issuer for the Bonds on behalf of The Point on Fall Creek, L.P. pursuant to the Resolution, attached hereto as Exhibit B, as recommended by staff, which was seconded by Mark Pascarella; the motion passed unanimously:

RESOLVED, that the Board approve IHCD acting as a conduit issuer for the Bonds on behalf of The Point on Fall Creek, L.P. pursuant to the Resolution, attached hereto as Exhibit B, as recommended by staff.

iii. Heart House, Inc.

Project Summary:

Heart House, Inc. is requesting \$470,100 in order to acquire eight (8) units of rental housing under the Ending Homelessness priority. The Conwell Street Apartments currently have market rate rents, and under Heart House's ownership, six (6) of the units will be available to individuals at 30% of the area median income and two (2) of the units will be available to individuals at 40% of the area median income.

In addition to creating affordable housing in Dearborn County, the acquisition creates synergies with the Heart House Shelter. The Heart House Shelter is a 60-bed shelter and a 12-unit transitional apartment building which provides temporary housing to families with children, single individuals or married adults who have become homeless through emergency circumstances or household crises and are lacking any other options for safe housing. Heart House serves those in need of emergency and temporary shelter in the counties of Dearborn, Franklin, Ohio, Ripley, and Switzerland counties.

Heart House has found that when individuals leave the Heart House Shelter, they are often in need of affordable housing in conjunction with support services. Conwell Street Apartments would address some of that demand. Heart House will be required to refer every individual exiting the Shelter to the Conwell Street Apartments, and will be required to provide support services, such as employment training, personal counseling, GED training and educational classes that emphasize childcare, mastery of finances, and household management. Conwell Street Apartments would be available to any income-qualifying individual and not just people leaving the Shelter to ensure compliance with fair housing law as well as maintaining high lease-up.

Project Name:	Conwell Street Apartments Project
IHCDA Amount Requested:	\$470,100.00
CDBG-D Amount Recommended:	\$470,100.00
Per Unit Subsidy:	\$58,762.50

Total Project Costs:	\$584,300.00
Other Funding:	\$114,200.00 – owner donation
Location:	Dearborn County
Developer:	Heart House, Inc.
Activity:	Acquisition / Rental
Award Type:	Recoverable Grant

Following discussion a motion was made by David Miller to approve the allocation of CDBG-D funding, in an amount not to exceed \$470,100, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Jillean Battle; the motion passed unanimously:

RESOLVED, that the Board approve the allocation of CDBG-D funding, in an amount not to exceed \$470,100, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

<p>iv. King Park Area Development Corporation Smart Growth District Business Façade Program</p>
--

Project Summary:

King Park Area Development Corporation is requesting \$50,000 in order to complete up to fifteen (15) façade improvements for businesses in the Smart Growth District in Indianapolis. This project is funded under the Comprehensive Community Development priority.

Project Name:	King Park Area Development Corporation Smart Growth District Façade Program
IHCDA Amount Requested:	\$50,000.00
Development Fund Amount Recommended:	\$50,000.00
Per Unit Subsidy:	Between \$2,500 to \$15,000 depending on the business's financial capacity and the scope of work required on the façade.
Total Project Costs:	\$70,000.00
Other Funding:	\$20,000.00 Local Initiatives Support Corporation Façade Improvement Grants Program
Location:	Marion County
Developer:	King Park Area Development Corporation
Activity:	Other
Award Type:	Recoverable Grant

Following discussion a motion was made by Mark Pascarella to approve the allocation of Development Fund funding, in an amount not to exceed \$50,000, for the above-referenced request received during the

current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Tom McGowan; the motion passed unanimously:

RESOLVED, that the Board approve the allocation of Development Fund funding, in an amount not to exceed \$50,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

v. King Park Area Development Corporation Smart Growth District Homeowner Repair Program

Project Summary:

King Park Area Development Corporation is requesting \$375,000 to assist twenty (20) homeowners with owner occupied rehabilitation projects under the Comprehensive Community Development strategic priority. Repairs will be eligible for homeowners within the Smart Growth District boundaries in Indianapolis whose incomes are at or below 80% of the area median income.

Project Name:	King Park Area Development Corporation Smart Growth District Homeowner Repair Program
IHCDA Amount Requested:	\$375,000.00
HOME Amount Recommended:	\$375,000.00
Per Unit Subsidy:	\$18,750.00
Total Project Costs:	\$375,000.00
Location:	Marion County
Developer:	King Park Area Development Corporation
Activity:	Owner Occupied Rehabilitation
Award Type:	Recoverable Grant

Following discussion a motion was made by Tom McGowan to approve the allocation of Community Development Block Grant Disaster funding, in an amount not to exceed \$375,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Pat Gamble-Moore; the motion passed unanimously:

RESOLVED, that the Board approve the allocation of Community Development Block Grant Disaster funding, in an amount not to exceed \$375,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

III. EXECUTIVE

A. Report of Delegation and Economic Stimulus Update

Chairman Terrell recognized Sherry Seiwert who updated the Board on contracts which fell under the Board's delegation of authority to staff. On February 26, 2009 the IHCDA Board authorized the Executive Director to take all action necessary to obtain, accept and begin distributing ARRA funds, if those actions are approved by the Stimulus Panel and are recommended by the executive management committee created for this purpose. On July 23, 2009 the IHCDA Board also approved a Delegation Policy by which the Board delegated certain decision-making authority to the Executive Director. On October 28, 2010, the IHCDA Board approved revising the 2009-2010 Delegation Policy. The Executive Director has approved the items attached hereto as Exhibit C.

No action was required, as this was an update to the Board on delegated authority.

IV. FINANCE

A. Next Home Single Family Program Changes

Chairman Terrell recognized Blake Blanch who presented information regarding Next Home Single Family Program changes.

This memo requested approval for the Authority to make changes to the Next Home Program ("NH"). The IHCDA Board unanimously approved the Next Home Program in May 2011, and IHCDA was able to offer it from July to December 2011. Bank of America, who filled the servicing component of NH, exited the business in December, and as a result IHCDA had to quit offering NH. IHCDA is now ready to re-launch NH, but with a couple of changes.

Overview of Existing Programs

The Authority's First Home ("FH") programs operate to fund below-market interest rate loans for first-time homebuyers by issuing tax-exempt bonds. FH loans have three requirements that must be met for a borrower to qualify: (1) The borrower must be a first-time homebuyer, defined as not having an ownership interest in a home for the past three years (or be purchasing in a targeted area). (2) The borrower must earn less than 115% of the Area Median Income ("AMI") (140% in targeted areas). (3) The borrower must purchase a home that is less than the allowed purchase price for that county as determined by the Internal Revenue Service.

In addition to below-market rate loans, through First Home/Plus the Authority provides down payment/closing cost assistance to qualified borrowers through HOME funds. A borrower must earn less than 80% of the AMI to be qualified.

A Niche to Fill

While FH has served the Authority's clients well, it limits those who can be served. The Authority has identified a niche of homeowners with income between 80% and 125% of the AMI, who want to purchase a home, but lack the down payment necessary to meet the underwriting requirements to obtain a loan. NH seeks to help this niche and others by reducing the barriers to their program participation. NH eliminates all of the FH and FH/Plus requirements, except for having an income limit (Indiana statute), and gives each borrower 4% of the mortgage loan as a forgivable, 0%, second mortgage for down payment/closing cost assistance.

Next Home Overview

NH used a new business model that the Finance and Single Family departments developed. Instead of mortgage rates corresponding to the interest rates on bonds, the NH mortgage rates are tied to the market. This is because unlike FH, where the Authority issues debt and holds the loans, the Authority sold the NH loans at forward market rates. (In a forward market, participants enter into a contract to exchange items at a specified date in the future, but at a price agreed upon today.)

Process

On a daily basis:

- The Authority receives a rate sheet from First Southwest, the hedging provider. (The rate sheet shows different mortgage rates and the corresponding prices for delivering the loan in the future.)
- The Authority publishes a rate for lenders participating in NH.
- First Southwest reviews NH reservations and First Southwest enters into hedges accordingly. **(First Southwest bears all risk if reserved loans do not get approved by the Authority.)**

Approximately 60 days from Reservation:

- US Bank (IHCDA's current servicer) will receive the loans from the originating lender and pool them into a Ginnie Mae Mortgage Backed Security ("MBS").

Approximately 90 days from Reservation:

- The Authority will purchase the MBS from US Bank and then immediately either sell it to First Southwest, or have it purchased by a bond series.

The mortgage rate will be approximately one percentage point above the current market rate, but will entitle the borrower to receive a forgivable 0% second mortgage that can be used for down payment assistance and/or closing costs. The amount of down payment assistance available in the second mortgage is not tied to the pricing on the first mortgage, and IHCDA funds the second mortgage only after US Bank approves for purchase the first mortgage. The second mortgage will be forgiven as long as the borrower resides in the house for a set period of time. By pricing the loan at the time of reservation, the Authority is able to provide a down payment/closing cost assistance second mortgage equal to 4% of the first mortgage and earn a similar return to the FH program. US Bank will service the second mortgage on IHCDA's behalf, and IHCDA will not sell or securitize the second mortgage.

Next Home Program Snapshot

- | | |
|------------------------------------|--|
| • Income guidelines | Max 125%/140% AMI |
| • Credit Score | 650 FICO |
| • Max 1 st Mortgage LTV | 96.5% |
| • Soft Second | 4% of 1 st Mortgage, 0% rate, forgivable, no monthly payments, no cash back to borrower |
| • First time homebuyer | No |
| • Purchase Price Limits | No, will follow FHA guidelines |
| • Mortgage Rate | Approximately 100 basis points above the market rate |
| • IHCDA leverage | Can be used with a Mortgage Credit Certificate |
| • Master Servicer | US Bank |

Changes

The old NH model had the 4% second mortgage being funded by the servicer and was netted with the sale of the MBS, meaning IHCDA never funded the second mortgage. IHCDA has received clarification from HUD that that model could cause compliance issues and should be changed. In light of that, Staff is proposing to set aside \$10,000,000 of funds held in the Single Family Indenture held by Bank of New York Mellon to serve as the Next Home Loan Fund ("NHLF") to act as a bridge loan fund. The NHLF would be used to fund the second mortgage upon IHCDA receiving notification from the servicer that it approves the first mortgage for purchase (this eliminates IHCDA funding second mortgages for first mortgages that are subsequently rejected for purchase by the servicer). The servicer then packages the first mortgages into an MBS and delivers to IHCDA for purchase. IHCDA purchases the MBS and then either sells the MBS to First Southwest or to a bond series and deposits the proceeds back into the NHLF. Any payments received on second mortgages under this program (due to borrower moving out of residence prior to the forgivability period expiring) will be returned to the NHLF as well.

Following discussion a motion was made by Jillean Battle to approve the Authority to take those actions necessary to re-launch the Next Home program, including the establishment of the Next Home Loan Fund from \$10,000,000 held in the Single Family Indenture, as recommended by staff, which was seconded by David Miller; the motion passed unanimously:

RESOLVED, that the Board approve the Authority to take those actions necessary to re-launch the Next Home program, including the establishment of the Next Home Loan Fund from \$10,000,000 held in the Single Family Indenture, as recommended by staff.

V. ASSET PRESERVATION

A. Indiana Hardest Hit Fund Update and Request for Marketing Campaign

Chairman Terrell recognized Stephanie Wells and Mark Neyland who presented the Indiana Hardest Hit Fund update and request for marketing campaign.

Introduction

The U.S. Department of the Treasury established the Housing Finance Agency Innovation Fund for the Hardest-Hit Markets (“Hardest Hit Fund” or “HHF”) to provide financial assistance to families in the states most impacted by the downturn of the housing market. As such, in late 2010, Treasury awarded Indiana over \$221 Million to help unemployed homeowners pay a portion of their mortgage. Under the Hardest Hit Fund Unemployment Bridge Loan Program, IHCD targets low-to-moderate-income homeowners whose primary residence is in any county in Indiana.

HHF offers individuals who are unemployed through no fault of their own assistance in paying their mortgage while they seek employment. Depending upon the county of residence, approved homeowners may receive assistance up to \$12,000 or \$18,000.

Major Challenge to Date

Since program launch in May 2011, IHCD has received 1,250 applications for HHF assistance out of the over 6,200 individuals who are determined to be “pre-eligible”¹ in the IFPN system. Of those applications, IHCD has assisted 820 individuals. Note that Indiana has the 2nd highest approval rate of all HHF states, with 74% of all complete HHF applications being approved for assistance.

As originally conceived, IHCD anticipated assisting 13,000 borrowers through HHF, equally spread out over the course of 3 years, or approximately 4,300 per year. This estimate was based off of previous volume within the Indiana Foreclosure Prevention Network (“IFPN”) since its inception in 2007. Typically, 20,000 individuals contact the IFPN per year, of which approximately 10,000 receive foreclosure prevention counseling. Since IFPN’s inception, 60% (or 6,000) of those individuals who contact the IFPN are at risk of foreclosure due to a loss of employment or loss of income. Using those figures, IHCD projected that not only would it be easy to reach the goal of 4,300 enrolled per year in HHF, but that those numbers may be conservative due to the fact that HHF is the only form of mortgage rescue assistance available to Indiana homeowners, which would act to increase the demand.

Current lower than expected volume is due to a general lack of awareness. Individuals in foreclosure are inundated with information on where to receive assistance. In addition to foreclosure rescue scammers (who comb through foreclosure filings in the offices of the county clerks and then solicit these homeowners directly), the federal government and lenders themselves often send information offering assistance to homeowners in the foreclosure process. Due to this, 2011 saw the lowest referral volume ever within the IFPN/HHF network (only 15,000 in one year, which is down significantly from the previous years). (This, unfortunately, is not attributable to a drop in the foreclosure rate in the state, which remained near 5%.)

New Proposed Marketing Strategy

Staff believes that it is now necessary to ramp up marketing efforts to offset these conflicting messages. Pending approval by the Board, this new marketing effort will begin in late May 2012 with the goal of increasing referral volume by as much as 200%. Strategy elements include:

- Website redesign to address high bounce rate;
- Paid radio (with sponsorships) through Radio One and Emmis and internet ads;
- Increase DWD postcard mailings;
- Increased grassroots marketing (churches, libraries, etc.);
- Re-engage elected officials with the program;
- Begin to do borrower outreach events again (September Telethon/Virtual Event); and

¹ An unemployed Indiana resident who owns only one home and currently resides in the home in question is deemed to be pre-eligible for HHF assistance.

- Other partnerships as appropriate.

To accomplish these efforts, staff projects requiring a \$500,000 investment of HHF administrative funds in 2012.

Recommendation

Staff recommends approval to enter into any agreements necessary to implement the above-proposed campaign strategy, up to \$500,000 aggregate.

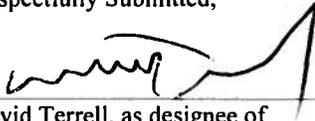
Following discussion a motion was made by Mark Pascarella to allow staff to enter into any agreements necessary to implement the above-described campaign strategy for the purpose of increasing awareness of the Hardest Hit Fund program, in an amount not to exceed \$500,000, as recommended by staff, which was seconded by Tom McGowan; the motion passed unanimously:

RESOLVED, that the Board allow staff to enter into any agreements necessary to implement the above-described campaign strategy for the purpose of increasing awareness of the Hardest Hit Fund program, in an amount not to exceed \$500,000, as recommended by staff.

VI. OTHER BUSINESS

There being no further business the meeting was adjourned at 11:10 a.m.

Respectfully Submitted,



David Terrell, as designee of
Lieutenant Governor, Becky Skillman

ATTEST:


Sherry Seiwert

Award Numbers	Recipient	County	Activity	Amount allocated
NP-012-001	A Better Way Services, Inc.	Delaware	Emergency Assistance	\$18,100.00
NP-012-002	A Positive Approach to Teen Health (PATH)	Porter	Counseling	\$18,100.00
NP-012-003	ADEC, Inc.	Elkhart	Counseling	\$18,100.00
NP-012-004	Agape Therapeutic Riding Resources, Inc		Recreational Facility	\$7,240.00
NP-012-005	Alternatives Incorporated	Madison	Housing Facilities	\$18,100.00
NP-012-006	Amethyst House	Monroe	Counseling	\$18,100.00
NP-012-007	Aurora, Inc	Vanderburgh	Counseling	\$7,240.00
NP-012-008	Big Brothers Big Sisters of Northeast Indiana, Inc.	Allen	Counseling	\$18,100.00
NP-012-009	Big Brothers Big Sisters of South Central Indiana (BBBSCI)	Monroe	Counseling	\$18,100.00
NP-012-010	Bloomington Hospital Inc (Positive Link)	Monroe	Medical Care	\$10,860.00
NP-012-011	Bloomington Meals on Wheels	Monroe	Emergency Assistance	\$9,050.00
NP-012-012	Blue Jacket, Inc	Allen	Job Training	\$7,240.00
NP-012-013	Bona Vista Programs, Inc.	Howard	Housing Facilities	\$18,100.00
NP-012-014	Boy & Girls Club of Greater Goshen, Inc	Elkhart	Recreational Facility	\$18,100.00
NP-012-015	Boys & Girls Clubs of Indianapolis	Marion	Educational Assistance	\$10,860.00
NP-012-016	Boys & Girls Clubs of Porter County	Porter	Educational Assistance	\$18,100.00
NP-012-017	Boys & Girls Clubs of St. Joseph County	St. Joseph	Counseling	\$14,480.00
NP-012-018	Bridges to Health	Grant	Medical Care	\$16,652.00
NP-012-019	Carey Services, Inc.	Grant	Medical Care	\$18,100.00
NP-012-020	Catholic Charities Bethany House	Vigo	Emergency Assistance	\$18,100.00
NP-012-021	Catholic Charities Bloomington	Monroe	Counseling	\$18,100.00
NP-012-022	Center for Nonviolence, Inc	Allen	Counseling	\$1,810.00
NP-012-023	Center of Workforce Innovations	Porter	Job Training	\$3,620.00
NP-012-024	Centerstone of Indiana, Inc	Monroe	Counseling	\$7,240.00
NP-012-025	Children's Bureau, Inc	Marion	Counseling	\$18,100.00
NP-012-026	Child and Parent Services	Elkhart	Counseling	\$18,100.00

NP-012-027	Christian Haven, Incorporated	Jasper	Recreational Facility	\$18,100.00
NP-012-028	Church Community Services Soup of Success Job and Life Skills Training Program	Elkhart	Job Training	\$18,100.00
NP-012-029	CICOA	Marion	Housing Facilities	\$10,860.00
NP-012-030	Circle U Help Center	Wayne	Emergency Assistance	\$9,050.00
NP-012-031	Clark Memorial Hospital Foundation	Clark	Medical Care	\$7,240.00
NP-012-032	Coburn Place Safehaven II, Inc	Marion	Housing Facilities	\$12,670.00
NP-012-033	Communities in Schools of Clark County, Inc (CISCC)	Clark	Counseling	\$18,100.00
NP-012-034	Community & Family Services, Inc	Jay	Emergency Assistance	\$7,240.00
NP-012-035	Community Cancer Network	Tippecanoe	Counseling	\$18,100.00
NP-012-036	Community Harvest Food Bank of Northeast Indiana, Inc.	Allen	Emergency Assistance	\$18,100.00
NP-012-037	Community Justice & Mediation Center	Monroe	Crime Prevention	\$1,991.00
NP-012-038	Community Kitchen of Monroe County, Inc.	Monroe	Emergency Assistance	\$18,100.00
NP-012-039	Community School of the Arts	Grant	Recreational Facility	\$7,240.00
NP-012-040	Community Transportation Network	Allen	Medical Care	\$7,240.00
NP-012-041	Concord Center Association, Inc	Marion	Educational Assistance	\$18,100.00
NP-012-042	Counseling For Change, Inc	Vanderburgh	Counseling	\$7,240.00
NP-012-043	Damar Services	Marion	Counseling	\$7,240.00
NP-012-044	Dayspring Center, Inc.	Marion	Emergency Assistance	\$18,100.00
NP-012-045	DePaul Reading & Learning Association, Inc	Monroe	Educational Assistance	\$18,100.00
NP-012-046	Early Childhood Alliance	Allen	Educational Assistance	\$9,050.00
NP-012-047	Easter Seals Arc of Northeast Indiana	Allen	Medical Care	\$18,100.00
NP-012-048	Easter Seals Rehabilitation Center	Vanderburgh	Counseling	\$18,100.00
NP-012-049	ECHO Community Health Care, Inc.	Vanderburgh	Medical Care	\$10,860.00
NP-012-050	Elkhart County Clubhouse	Elkhart	Counseling	\$7,240.00
NP-012-051	Emerge Ministries	Elkhart	Housing Facilities	\$5,430.00
NP-012-052	Englewood Community Development Corporation	Marion	Recreational Facility	\$18,100.00

NP-012-053	Evansville ARC	Vanderburgh	Counseling	\$18,100.00
NP-012-054	Evansville Rescue Mission, Inc	Vanderburgh	Counseling	\$18,100.00
NP-012-055	Family & Children's Center - CDS	St. Joseph	Counseling	\$14,480.00
NP-012-056	Family & Children's Services, Inc.	Allen	Counseling	\$7,240.00
NP-012-057	Family Christian Development Center	Elkhart	Emergency Assistance	\$4,706.00
NP-012-058	Family Crisis Shelter of Montgomery County, Inc	Montgomery	Emergency Assistance	\$3,620.00
NP-012-059	Family Promise of Greater Lafayette	Tippecanoe	Emergency Assistance	\$16,290.00
NP-012-060	Family Service of Central Indiana, Inc.	Marion	Counseling	\$18,100.00
NP-012-061	Family Service Society, Inc.	Grant	Counseling	\$18,100.00
NP-012-062	Four Rivers Resources Services, Inc	Greene	Neighborhood Assistance	\$2,715.00
NP-012-063	Fulton County Habitat for Humanity, Inc.	Fulton	Housing Facilities	\$10,860.00
NP-012-064	Gateway Woods Family Services	Allen	Counseling	\$18,100.00
NP-012-065	Gennesaret Free Clinic, Inc.	Marion	Housing Facilities	\$18,100.00
NP-012-066	Girls Incorporated of Monroe County	Monroe	Educational Assistance	\$6,620.62
NP-012-067	Girls Incorporated of Jackson County	Jackson	Recreational Facility	\$1,810.00
NP-012-068	Gleaners Food Bank of Indiana, Inc.	Marion	Emergency Assistance	\$18,100.00
NP-012-069	Good News Mission Inc	Marion	Housing Facilities	\$18,100.00
NP-012-070	Goodwill Industries of Michiana, Inc.	St. Joseph	Job Training	\$18,100.00
NP-012-071	Goshen Interfaith Hospitality Network, Inc.	Elkhart	Housing Facilities	\$12,469.09
NP-012-072	Greater Muncie, Indiana Habitat for Humanity	Delaware	Housing Facilities	\$18,100.00
NP-012-073	Greencroft Goshen, Inc.	Elkhart	Medical Care	\$18,100.00
NP-012-074	Grouseland Foundation, Inc		Recreational Facility	\$10,860.00
NP-012-075	Habitat for Humanity of Elkhart County, Inc.	Elkhart	Housing Facilities	\$18,100.00
NP-012-076	Habitat for Humanity of Evansville	Vanderburgh	Housing Facilities	\$18,100.00

NP-012-077	Habitat for Humanity of Fort Wayne	Allen	Housing Facilities	\$7,240.00
NP-012-078	Habitat for Humanity of Grant County, Inc.	Grant	Housing Facilities	\$10,860.00
NP-012-079	Habitat for Humanity of Greater Indianapolis	Marion	Neighborhood Assistance	\$17,962.08
NP-012-080	Habitat for Humanity of Greater Richmond, Indiana, Inc	Wayne	Housing Facilities	\$18,100.00
NP-012-081	Habitat for Humanity of Huntington County, Inc	Huntington	Housing Facilities	\$7,240.00
NP-012-082	Habitat for Humanity of Lafayette, Inc.	Tippecanoe	Housing Facilities	\$18,100.00
NP-012-083	Habitat for Humanity of Madison County	Madison	Housing Facilities	\$5,430.00
NP-012-084	Habitat for Humanity of Monroe County	Monroe	Housing Facilities	\$18,100.00
NP-012-085	Habitat for Humanity of Morgan County	Morgan	Counseling	\$18,100.00
NP-012-086	Habitat for Humanity of Northwest Indiana	Lake	Housing Facilities	\$7,240.00
NP-012-087	Habitat for Humanity of Perry County	Perry	Housing Facilities	\$7,240.00
NP-012-088	Habitat for Humanity of Porter County	Porter	Housing Facilities	\$18,100.00
NP-012-089	Habitat for Humanity of St. Joseph County	St. Joseph	Housing Facilities	\$18,100.00
NP-012-090	Habitat for Humanity of Whitley County	Whitley	Housing Facilities	\$12,308.00
NP-012-091	Harmony School Corporation	Monroe	Recreational Facility	\$9,050.00
NP-012-092	Hawthorne Social Service Association, Inc	Marion	Neighborhood Assistance	\$2,896.00
NP-012-093	HealthLinc	Porter	Medical Care	\$18,100.00
NP-012-094	Hearts & Hands Neighborhood Revitalization Project	Marion	Housing Facilities	\$7,240.00
NP-012-095	Hilltop Neighborhood House	Porter	Educational Assistance	\$18,100.00
NP-012-096	Hollis Adams Foundation	Marion	Counseling	\$18,100.00
NP-012-097	Hoosier Hills Food Bank	Monroe	Emergency Assistance	\$18,100.00
NP-012-098	Hope House, Inc	Allen	Counseling	\$1,810.00
NP-012-099	Hope Ministries	St. Joseph	Job Training	\$18,100.00
NP-012-100	Horizon House	Marion	Counseling	\$18,100.00

NP-012-101	Housing Opportunities	Porter	Housing Facilities	\$18,100.00
NP-012-102	Indiana Historical Society	Marion	Recreational Facility	\$18,100.00
NP-012-103	Indiana Legal Services	Marion	Counseling	\$18,100.00
NP-012-104	Indianapolis Neighborhood Housing Partnership (INHP)	Marion	Counseling	\$18,100.00
NP-012-105	Insight Development Corporation	Marion	Economic Development	\$18,100.00
NP-012-106	Interfaith Hospitality Network of Greater Ft. Wayne, Inc.	Marion	Emergency Assistance	\$7,240.00
NP-012-107	Jill's House, Inc		Housing Facilities	\$7,240.00
NP-012-108	Just Help: Elkhart Legal Advocacy Group	Elkhart	Counseling	\$9,050.00
NP-012-109	Kingsway Community Care Center	Hendricks	Medical Care	\$7,710.60
NP-012-110	LaCasa, Inc.	Elkhart	Counseling	\$18,100.00
NP-012-111	Lafayette Neighborhood Housing Services, Inc.	Tippecanoe	Counseling	\$5,430.00
NP-012-112	Lifeline Youth & Family Services, Inc.	Allen	Counseling	\$18,100.00
NP-012-113	Lincoln Hills Development Corporation	Perry	Neighborhood Assistance	\$1,000.00
NP-012-114	Living Well in Wabash County (formerly Wabash County Council on Aging, Inc.)	Wabash	Recreational Facility	\$18,100.00
NP-012-115	LOGAN Community Resources, Inc.	St. Joseph	Counseling	\$10,860.00
NP-012-116	Madison County Community Health Center, Inc	Madison	Medical Care	\$7,240.00
NP-012-117	Maple City Health Care Center, Inc.	Elkhart	Medical Care	\$18,100.00
NP-012-118	Marion County Commission On Youth, Inc	Marion	Neighborhood Assistance	\$5,430.00
NP-012-119	Marshall County Council on Aging	Marshall	Emergency Assistance	\$3,620.00
NP-012-120	Martha's House, Inc.	Monroe	Housing Facilities	\$6,154.00
NP-012-121	Matthew 25 Health and Dental Clinic	Allen	Medical Care	\$7,240.00
NP-012-122	Mennonite disabilities Committee, Inc dba MDC	Elkhart	Medical Care	\$18,100.00
NP-012-123	Mental Health America of Greater Indianapolis, Inc	Marion	Counseling	\$3,620.00

NP-012-124	Michiana Public Broadcasting Corp	Elkhart	Educational Assistance	\$18,100.00
NP-012-125	Middle Way House, Inc.	Monroe	Counseling	\$18,100.00
NP-012-126	Monroe County United Ministries	Monroe	Educational Assistance	\$18,100.00
NP-012-127	Montgomery County Youth Services Bureau	Montgomery	Counseling	\$2,966.95
NP-012-128	Mother Hubbard's Cupboard, Inc.	Monroe	Emergency Assistance	\$18,100.00
NP-012-129	Neighborhood Christian Legal Clinic	Marion	Counseling	\$18,100.00
NP-012-130	New Hope Family Shelter	Monroe	Housing Facilities	\$7,240.00
NP-012-131	NPUSC Activity Center	La Porte	Recreational Facility	\$3,620.00
NP-012-132	Oaklawn Psychiatric Center, Inc	Elkhart	Counseling	\$18,100.00
NP-012-133	Opportunity Enterprises, Inc.	Porter	Housing Facilities	\$14,480.00
NP-012-134	Options for Better Living, Inc	Monroe	Educational Assistance	\$7,240.00
NP-012-135	Orange County Habitat for Humanity	Orange	Housing Facilities	\$18,100.00
NP-012-136	Owen County Learning Network, Inc.	Owen	Educational Assistance	\$9,050.00
NP-012-137	Parents as Teachers of Porter County	Porter	Counseling	\$7,240.00
NP-012-138	Partners In Housing Development Corp	Marion	Housing Facilities	\$18,100.00
NP-012-139	Patchwork Central, Inc.	Vanderburgh	Recreational Facility	\$9,160.51
NP-012-140	Pathfinder Services, Inc	Huntington	Educational Assistance	\$3,077.00
NP-012-141	Pathway to Recovery	Marion	Housing Facilities	\$7,240.00
NP-012-142	People & Animal Learning Services, Inc. (PALS)	Monroe	Recreational Facility	\$15,990.90
NP-012-143	Planned Parenthood of Indiana, Inc	Marion	Medical Care	\$7,240.00
NP-012-144	Porter County Aging & Community Services, Inc (PCACS)	Porter	Emergency Assistance	\$7,240.00
NP-012-145	Progress House, Inc	Marion	Emergency Assistance	\$7,240.00
NP-012-146	Raintree Habitat for Humanity	Henry	Housing Facilities	\$9,050.00
NP-012-147	Raphael Health Center	Marion	Medical Care	\$18,100.00
NP-012-148	Reach For Youth, Inc	Johnson	Counseling	\$1,810.00
NP-012-149	Rebuilding Together Owen Putnam	Owen	Housing Facilities	\$3,620.00

NP-012-150	Richmond/Wayne County Halfway House Corp, Inc	Wayne	Counseling	\$12,670.00
NP-012-151	RSVP Allen County, Inc.	Allen	Counseling	\$7,240.00
NP-012-152	Safe Passage Inc.	Ripley	Counseling	\$5,430.00
NP-012-153	Samaritan Caregivers, Inc	Howard	Emergency Assistance	\$6,165.22
NP-012-154	School on Wheels Corp	Marion	Educational Assistance	\$18,100.00
NP-012-155	Second Harvest Food Bank of East Central Indiana, Inc.	Delaware	Emergency Assistance	\$18,100.00
NP-012-156	Second Helpings	Marion	Neighborhood Assistance	\$18,100.00
NP-012-157	Shalom Community Center	Monroe	Housing Facilities	\$18,100.00
NP-012-158	Shelby Community Health Center	Shelby	Medical Care	\$18,100.00
NP-012-159	Shepherd Community, Inc	Marion	Counseling	\$18,100.00
NP-012-160	Sojourner Truth House	Lake	Emergency Assistance	\$7,240.00
NP-012-161	Southeast Neighborhood Development, Inc	Marion	Housing Facilities	\$7,240.00
NP-012-162	St. Elizabeth Catholic Charities	Floyd	Counseling	\$18,100.00
NP-012-163	St. Margaret's House	St. Joseph	Emergency Assistance	\$18,100.00
NP-012-164	St. Martin's Healthcare, Inc	DeKalb	Medical Care	\$18,100.00
NP-012-165	St. Vincent de Paul Society of Saint Joseph County	St. Joseph	Emergency Assistance	\$18,100.00
NP-012-166	Stepping Stones, Inc	Monroe	Housing Facilities	\$18,100.00
NP-012-167	Stone Belt Arc, Inc.	Monroe	Counseling	\$18,100.00
NP-012-168	Tangram	Marion	Medical Care	\$7,240.00
NP-012-169	Terre Haute Catholic Charities Food Bank, Inc	Vigo	Emergency Assistance	\$18,100.00
NP-012-170	The Caring Place, Inc.	Porter	Housing Facilities	\$10,860.00
NP-012-171	The Center for the Homeless	St. Joseph	Counseling	\$18,100.00
NP-012-172	The Children's Museum of Indianapolis	Marion	Recreational Facility	\$7,240.00
NP-012-173	The Englewood Christian Church, Inc	Madison	Neighborhood Assistance	\$18,100.00
NP-012-174	The Greencastle Civic League	Putnam	Recreational Facility	\$7,240.00
NP-012-175	The Housing Assistance Office, Inc	St. Joseph	Housing Facilities	\$7,240.00
NP-012-176	The PEERS Project of Indiana	Marion	Counseling	\$1,086.00
NP-012-177	The Young Men's Christian Association of Grant County, IN	Grant	Recreational Facility	\$16,290.00

NP-012-178	Tippecanoe County Child Care, Inc.	Tippecanoe	Educational Assistance	\$9,050.00
NP-012-179	TradeWinds Services Inc.	Lake	Educational Assistance	\$18,100.00
NP-012-180	Turnstone Center for Children and Adults with Disabilities, Inc.	Allen	Medical Care	\$18,100.00
NP-012-181	Union Hospital Maternal Health Clinic	Vigo	Counseling	\$7,240.00
NP-012-182	Unity Gardens	St. Joseph	Educational Assistance	\$14,480.00
NP-012-183	Vincent Village, Inc.	Allen	Housing Facilities	\$18,100.00
NP-012-184	Volunteers in Medicine of Monroe County, Inc.	Monroe	Medical Care	\$18,100.00
NP-012-185	Volunteers of America of Indiana, Inc.	Marion	Counseling	\$14,480.00
NP-012-186	Wabash County Habitat for Humanity	Wabash	Housing Facilities	\$10,860.00
NP-012-187	Wabash Valley Habitat for Humanity	Vigo	Housing Facilities	\$5,430.00
NP-012-188	WellSpring aka Community Service Center of Morgan County	Morgan	Housing Facilities	\$7,240.00
NP-012-189	Wemie Youth & Family Treatment Center	Wayne	Counseling	\$7,240.00
NP-012-190	Wheelchairhelp.org, Inc.	Elkhart	Medical Care	\$7,240.00
NP-012-191	Whittington Homes & Services for Children and Families, Inc.	Allen	Counseling	\$1,810.00
NP-012-192	WonderLab Museum of Science, Health and Technology	Monroe	Recreational Facility	\$18,100.00
NP-012-193	YMCA of Michiana, Inc.	St. Joseph	Educational Assistance	\$18,100.00
NP-012-194	YMCA of Portage Township, Inc.	Porter	Educational Assistance	\$1,267.00
NP-012-195	Youth Services Bureau of St. Joseph County, Inc	St. Joseph	Counseling	\$2,896.00
NP-012-196	YWCA of North Central Indiana (formerly YWCA of St. Joseph County)	St. Joseph	Housing Facilities	\$18,100.00
NP-012-197	YWCA of Northeast Indiana, Inc	Allen	Emergency Assistance	\$18,100.00

**RESOLUTION OF THE INDIANA HOUSING AND COMMUNITY DEVELOPMENT
AUTHORITY APPROVING AND AUTHORIZING CERTAIN ACTIONS AND
PROCEEDINGS WITH RESPECT TO CERTAIN PROPOSED MULTIFAMILY
HOUSING REVENUE BONDS**

WHEREAS, the Indiana Housing and Community Development Authority (the "Authority") is a public body corporate and politic of the State of Indiana (the "State"), created and existing under the authority of Title 5, Article 20, Chapter 1, of the Indiana Code, as amended (the "Act"). The Indiana General Assembly in 1978 found and declared to be a matter of legislative determination and made further findings that (i) there has existed in the State a need for safe and sanitary residential housing within the financial means of low and moderate income persons and families, a need which if unmet, is a threat to the health, safety, morals, and welfare of State residents and which will require an excessive expenditure of public funds for the social problems thus created; (ii) private enterprise and investment is more adequately able to produce the needed construction of decent, safe, and sanitary residential housing at prices or rentals which persons and families of low and moderate income can afford, or to achieve the urgently needed rehabilitation of much of the present low and moderate income housing; (iii) the provision of decent, safe, and sanitary housing for persons and families of low and moderate income who would otherwise be unable to obtain adequate housing at costs they could afford is a valid public purpose for which public moneys may be spent; and (iv) the provision of money for mortgage loans through the issuance of mortgage-backed bonds, notes, or other securities will assist in meeting the needs identified in the Act; and

WHEREAS, in a case challenging the constitutionality of the Act, the State Supreme Court has determined that the Act comports with the constitution of both the State and the United States of America and that the financing of housing for persons and families of low and moderate income pursuant to the Act is a valid and constitutional public purpose; and

WHEREAS, pursuant to the Act, the Authority has all the powers necessary or convenient to make or participate in the making of mortgage loans to sponsors of multiple family residential housing; and

WHEREAS, The Point on Fall Creek, L.P., an Indiana limited partnership (the "Borrower") submitted application materials and other information to the Authority and has advised the Authority that it proposes that the Authority lend proceeds (the "Loan") of a multifamily housing financing to the Borrower for the acquisition, construction and equipping of a 59-unit residential rental development including functionally related and subordinate facilities, located at 2855 E. 45th Street, in the City of Indianapolis, Indiana (the "Project"); and

WHEREAS, the Act specifically empowers the Authority to issue revenue bonds and make loans of the proceeds thereof in order to carry out and effectuate its purposes, the payment of principal of and interest on such revenue bonds to be paid solely from the revenues derived from operations and loan repayments of a development and in no manner from the general funds of the Authority; and

EXHIBIT B

WHEREAS, the Authority staff has reviewed the application materials and other information submitted by the Borrower and has made a preliminary determination that the Project is eligible for financing with a Loan; and

WHEREAS, any revenue bonds issued to assist in financing the Project (the "Multifamily Housing Revenue Bonds") will not constitute a debt, liability or obligation of the State of Indiana or the Authority or a pledge of the faith and credit of the State of Indiana or the Authority, but shall be payable solely from the revenues of the Project and loan repayments made to the Authority by the Borrower;

NOW, THEREFORE, BE IT RESOLVED BY THE INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY THAT:

1. The legislative findings of the Indiana General Assembly itemized in IC 5-20-1-1, Section 1 of the Act hereby are ratified and confirmed and it is specifically found that:

(a) there continues to exist in the State a need for safe and sanitary residential housing within the financial means of low and moderate income persons and families, a need which if unmet is a threat to the health, safety, morals and welfare of Indiana residents and which will require an excessive expenditure of public funds for social programs thus created;

(b) private enterprise and investment continue to be able to more adequately produce the needed construction of adequate safe and sanitary residential housing at prices which persons and families of low and moderate income can afford or to achieve the urgently needed rehabilitation of the present low and moderate income housing, and that private enterprise and investment be encouraged to sponsor, build and rehabilitate residential housing for such persons and families;

(c) the provision of decent, safe and sanitary housing for persons and families of low and moderate income who would otherwise be unable to obtain adequate housing at a cost they could afford continues to be a valid purpose for which public moneys may be spent; and

(d) there exists a need in the State to stimulate the residential housing industry.

2. The Authority hereby makes the following additional findings and determinations in connection with the prospective Loan to be made by the Authority with proceeds of the proposed Multifamily Housing Revenue Bonds to assist in the financing of the Project:

(a) The Loan to the Borrower would accomplish the purposes of the Authority by permitting the Borrower to provide decent, safe and sanitary housing for persons and families of low and moderate income who would otherwise be unable to obtain adequate housing at a cost they could afford;

(b) Based upon representations made and information presented by the Borrower:

(i) There exists a need for continued safe and sanitary housing within the financial means of persons and families of low and moderate income and within the general housing market area to be served by the proposed Project;

(ii) The financing of the Project will assist private enterprise and investment in providing decent, safe, and sanitary residential housing at rentals which persons of low and moderate income can afford;

(iii) The Borrower will supply well-planned, well-designed residential housing for persons of low and moderate income;

(iv) The Borrower is financially responsible; and

(v) The proposed Project will be of public use and will provide a public benefit.

3. The issuance and sale by the Authority of its Multifamily Housing Revenue Bonds in one or more series in an aggregate principal amount not to exceed \$5,000,000 and the use of the funds therefrom to make a Loan to the Borrower to finance a portion of the costs of the Project in accordance with the Act are hereby determined to be consistent in all respects with the purposes for which the Authority was created and exists.

4. In order to induce the Borrower to proceed with the acquisition, construction and equipping of the Project, the Authority hereby approves, determines, ratifies and confirms that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the Authority and the Borrower; and (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said Multifamily Housing Revenue Bonds; and (iii) it will use its best efforts to assist the Borrower in procuring the issuance of additional Multifamily Housing Revenue Bonds, if such additional bonds become necessary for refunding or refinancing the outstanding principal amount of the Multifamily Housing Revenue Bonds, for completion of the Project and for additions to the Project, including the costs of issuing additional bonds (provided that the financing of such addition or additions to the Project is found to have a public purpose (as defined in the Act) at the time of the authorization of such additional bonds), and that the aforementioned purposes comply with the provisions of the Act.

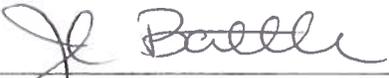
5. All costs of the Project incurred after the date permitted by applicable federal tax and state laws, including reimbursement or repayment to the Borrower of moneys expended by the Borrower for application fees, planning, engineering, a portion of the interest paid during acquisition, construction and equipping, underwriting expenses, attorney and bond counsel fees, acquisition, construction and equipping of the Project will be permitted to be included as part of the Multifamily Housing Revenue Bond issue to finance the Project, and the Authority will lend the proceeds from the sale of the Multifamily Housing Revenue Bonds to the Borrower for the same purposes. Also, certain indirect expenses, including but not limited to, planning, architectural work and engineering incurred prior to this inducement resolution will be permitted to be included as part of the bond issue to finance the Project.

6. This resolution shall constitute "official action" for purposes of compliance with federal and state laws requiring governmental action as authorization for future reimbursement from the proceeds of bonds.

APPROVED AND ADOPTED this 24th day of May, 2012, in Indianapolis, Indiana.

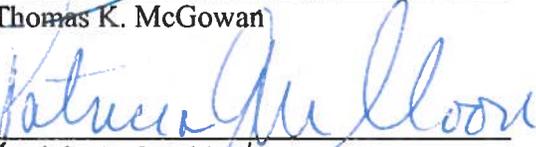
INDIANA HOUSING AND COMMUNITY
DEVELOPMENT AUTHORITY

By: 
Rebecca Skillman, Chair, or her designee

By: 
Richard Mourdock, Vice Chair, or his designee

By: 
Public Finance Director of the State of Indiana,
or designee thereof

By: 
Thomas K. McGowan

By: 
Patricia A. Gamble-Moore

By: 
David Miller

By: _____
Lula Porter

ATTEST:

By: 
Sherry A. Seiwert
Executive Director

IHCDA Delegation of Authority

Month	Department	Program	Vendor/ Recipient	Action Taken EAP Contract Amendment	EAP Distribution 2011/2012	Purpose
APRIL 2012						
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Area V Agency on Aging and Community Services, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$229,409 (April 18 – Summer Cool)	\$2,312,293	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Area IV Agency on Aging and Community Services, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$1,023,077 (April 18 – Summer Cool)	\$2,183,293	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action of East Central Indiana, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$49,620 (April 18 – Summer Cool)	\$1,394,742	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action of Greater Indianapolis, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$425,643 (April 18 – Summer Cool)	\$17,261,766	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households

April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action of Northeast Indiana, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$1,461,640 (April 18 – Summer Cool)	\$4,298,209	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action Program of Evansville and Vanderburgh County, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$66,841 (April 18 – Summer Cool)	\$2,588,128	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action of Southern Indiana, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$131,325 (April 18 – Summer Cool)	\$1,999,228	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community and Family Services, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$146,356 (April 18 – Summer Cool)	\$1,742,065	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households

April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action Program, Inc. of Western Indiana	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$5,857 (April 18 – Summer Cool)	\$1,225,848	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Human Services, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$875,208 (April 18 – Summer Cool)	\$1,945,030	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Hoosier Uplands Economic Development Corp.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$102,675 (April 18 – Summer Cool)	\$1,373,687	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Interlocal Community Action Program, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$125,857 (April 18 – Summer Cool)	\$2,742,065	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households

April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Board of Commissioners of the County of Madison d/b/a JobSource CICAP	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$47,688 (April 18 – Summer Cool)	\$2,444,785	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Lincoln Hills Development Corporation	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$65,205 (April 18 – Summer Cool)	\$627,876	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	North Central Community Action Agencies, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$392,425 (April 18 – Summer Cool)	\$2,091,818	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Northwest Indiana Community Action Corp.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$1,535,259 (April 18 – Summer Cool)	\$6,611,391	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households

April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Ohio Valley Opportunities Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$81,013 (April 18 – Summer Cool)	\$1,073,481	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	PACE Community Action Agency, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$265,287 (April 18 – Summer Cool)	\$1,886,164	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	REAL Services, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$2,253,325 (April 18 – Summer Cool)	\$4,849,317	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	South Central Community Action Program, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$481,075 (April 18 – Summer Cool)	\$2,627,706	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households

April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Southeastern Indiana Economic Opportunity Corp.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) -\$178,819 (April 18 – Summer Cool)	\$864,755	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Dubois-Pike-Warrick Economic Opportunity d/b/a TRI-CAP	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$16,374 (April 18 – Summer Cool)	\$859,947	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
April	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Western Indiana Community Action Agency, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$115,902 (April 18 – Summer Cool)	\$2,316,844	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
Total 2012 EAP Allocation					\$67,321,206	

Month	Department	Program	Vendor	Action Taken	Amount	Purpose
May	Asset Preservation	HHF	Home Servicing, LLC	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
May	Asset Preservation	HHF	FCI Lender Services, Inc.	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
May	Asset Preservation	HHF	MarkleBank	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
May	Asset Preservation	HHF	Green Tree	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
May	Asset Preservation	HHF	FORUM Credit Union	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
May	Energy	Weatherization	24 LIHEAP Sub-grantees	Amendment 3	\$4,354,944.00	Additional allocation from EAP program
May	Energy	Weatherization	INCAA T&TA	New Contract	\$75,000.00	New contract funded by LIHEAP for additional training classes and competency testing of the network