



Indiana Housing & Community Development Authority

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

Held: November 17, 2022

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority ("IHCDA" or "Authority") was held on Thursday, November 17, 2022 at 10:00 a.m. EST at 30 S. Meridian Street, Suite 900, Indianapolis, IN 46204.

The following individuals were present at the meeting: Lieutenant Governor Suzanne Crouch; Indiana Treasurer of State Kelly Mitchell; Mark Pascarella (Indiana Public Finance Director designee); J. Jacob Sipe (IHCDA Executive Director); members of the staff of the Lieutenant Governor; members of the staff of the Authority and the general public. Board Members Andy Place Sr. and Board Member G. Michael Schopmeyer attended virtually. Board Members J. June Midkiff and Tom McGowan were not present.

Lt. Gov. Suzanne Crouch served as Chair of the meeting and upon noting the presence of a quorum, called the meeting to order. Lauren Tillery served as Secretary.

**I. Approval of Minutes**

**A. Meeting Minutes**

A motion was made by Mark Pascarella to approve the October 27, 2022, Meeting Minutes, which was seconded by Kelly Mitchell. The motion passed unanimously by roll call.

**RESOLVED**, the Minutes of the Board meeting held on October 27, 2022, are hereby approved to be placed in the Minute Book of the Authority.

**II. Real Estate Department**

**A. Supportive Services for Emergency Housing Vouchers Program Award Recommendation**

Chairperson Crouch recognized Zach Gross who presented the Supportive Services for Emergency Housing Vouchers Program Award Recommendation.

**Background**

Through the American Rescue Plan Act, public housing agencies (PHA) in the state of Indiana were allocated 723 emergency housing vouchers (EHVs) to assist households experiencing homelessness or at risk of homelessness. The Indiana Housing and Community Development Authority was allocated 338 vouchers. The EHV program provides tenant-based rental assistance to households referred to the PHA by the local Continuum of Care Coordinated Entry System. Households considered eligible for EHV include those that are 1.) Homeless; 2.) At risk of homelessness; 3.) Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or 4.) Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

IHCDA partnered with the Indiana Family and Social Services Administration (FSSA) Division of Mental Health and Addiction (DMHA) to provide \$5,872,802.00 in funding from the Substance Abuse and Mental Health Services

Administration (SAMHSA) Mental Health Block Grant (MHBG) to make supportive services to available to persons that have an EHV and have been diagnosed with a serious mental illness (SMI) or serious emotional disturbance (SED). Eligible supportive services through the MHBG funding include outreach and in-reach services, case management, tenancy supports, employment assistance and job training, substance use treatment services, applying for insurance, mental health services, life skills training, referral to legal services, and SSI/SSDI Outreach, Access, and Recovery (SOAR) application.

IHCDA additionally allocated \$5,000,000.00 in HOME Investment Partnerships Program - American Rescue Plan (HOME-ARP) Supportive Services to ensure that all households with an EHV are offered a comprehensive set of supportive services that promote long-term housing stability. Eligible supportive services include child care, education services, employment assistance and job training, food, housing search and counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, landlord/tenant liaison, services for special populations (such as victim services), financial assistance costs, and certain housing counseling services provided by a HUD-approved Housing Counseling Agency. Funding recipients will be required to bill for services that are covered by Medicaid (ex. Medicaid Rehabilitative Option, outpatient mental health services covered through Medicaid package) first in cases where an individual qualified and has a corresponding package prior to utilizing funds from this award to pay for supportive services.

### **Process**

The Request for Qualifications (“RFQ”) was released on August 4, 2022, with an informational webinar conducted on August 15, 2022. Responses to the RFQ were due on September 19, 2022. Eligible respondents were certified by the Indiana Family and Social Services Administration (FSSA) Division of Mental Health and Addiction (DMHA) as a Community Mental Health Center (CMHC). IHCDA received one response. IHCDA has a total of \$5,000,000 available for allocation.

An IHCDA selection committee individually reviewed all responses and then met as a group to discuss the merits of each. The selection committee’s review and funding recommendation was based upon the following factors:

- Compliance with the RFQ submission requirements;
- Financial capacity;
- Relevant experience of respondent providing services to households experiencing homelessness and housing instability;
- Program description and service delivery plan; and
- Description of key staff.

### **Key Performance Indicators**

IHCDA will track the following Key Performance Indicators for this Supportive Services Award:

1. The number of eligible participants that receive supportive services in the program
2. The number of eligible participants enrolled in Medicaid services through participation in the program
3. The number of participants that remained stably housed after the first year in the program
4. The amount of funds disbursed

Following discussion, a motion was made by G. Michael Schopmeyer to approve an award of HOME Investment Partnerships Program American Rescue Plan Act funding in the amount of \$262,794 to the organization set forth in Table A. The motion was seconded by Kelly Mitchell The motion was passed unanimously by roll call.

**RESOLVED**, that the Board approve an award of HOME Investment Partnerships Program American Rescue Plan Act funding in the amount of \$262,794 to the organization set forth in Table A, as recommended by staff.

## B. Reallocation of VASH (Veterans Affairs Supportive Housing) Vouchers

Chairperson Crouch recognized Jeff Zongolowicz, who presented the Reallocation of VASH (Veterans Affairs Supportive Housing) Vouchers.

### Background

On August 16, 2022, HUD issued a PIH notice allowing for voluntary reallocation of VASH vouchers between Public Housing Authorities. The VASH program provides Section 8 Vouchers to veteran households experiencing homelessness. Through the program, veterans are provided wrap-around services through their local VA and rental assistance through the Public Housing Authority administering the voucher.

Currently IHCDA has been allocated 436 VASH vouchers in partnership with the Indianapolis VA, Jesse Brown VA, Cincinnati VA, and Northern Indiana VA with a current utilization of 82%.

### **Process**

Upon release of the PIH notice, IHCDA worked with the Indianapolis VA and Northern Indiana VA to assess the current VASH allocations throughout Indiana and create a plan to rebalance the allocations based on local need and available housing stock in the state. Based on current voucher utilization it was determined that a reallocation of 25 VASH vouchers from the Bloomington Housing Authority to IHCDA and 90 VASH vouchers from IHCDA to the South Bend Housing Authority would best allow the VASH program to meet local need.

Following submission to HUD of this board resolution and letters of support from each Public Housing Authority and VA, HUD will schedule the transfer of voucher authority to take place on either January 1<sup>st</sup> or July 1<sup>st</sup> of 2023. Once effective, IHCDA will immediately begin receiving additional VASH referrals for the Indianapolis VA catchment area.

Following discussion, a motion was made by Mark Pascarella to approve IHCDA to reallocate ninety (90) VASH vouchers to the South Bend Housing Authority in partnership with the Northern Indiana VA and in accordance with the process described in PIH Notice 2022-25. The motion was seconded by Kelly Mitchell. The motion was passed unanimously by roll call.

**RESOLVED**, that the Board approve IHCDA to reallocate ninety (90) VASH vouchers to the South Bend Housing Authority in partnership with the Northern Indiana VA and in accordance with the process described in PIH Notice 2022-25, as recommended by staff.

Following discussion, a motion was made by Kelly Mitchell to approve IHCDA to receive a reallocation of twenty-five (25) VASH vouchers from the Bloomington Housing Authority in partnership with the Indianapolis VA in accordance with the process described in PIH Notice 2022-25. The motion was seconded by Mark Pascarella. The motion was passed unanimously by roll call.

**RESOLVED**, that the Board approve IHCDA to receive a reallocation of twenty-five (25) VASH vouchers from the Bloomington Housing Authority in partnership with the Indianapolis VA in accordance with the process described in PIH Notice 2022-25, as recommended by staff.

## C. TCAP Monthly Update

Chairperson Crouch recognized Alan Rakowski, who presented the TCAP Monthly Update.

### **Background:**

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

The following awards were made after the finalization of October’s Board Meeting Agenda. This brings the total number of approvals to 25 projects totaling \$11,460,411 in TCAP funding.

Development Name	Location	Developer	Type of Construction	TCAP Amount Awarded	Date Awarded	Year of Tax Credits
Woda Cooper 9%	Scattered Site	Woda Cooper Development, Inc.	Rehabilitation	\$500,000	10/20/22	2019
Uptown East	Valparaiso	Investment Properties Advisors, LLC	Rehabilitation	\$500,000	10/21/22	2021
Chapman Crossing	Corydon	Woda Cooper Development, Inc.	New Construction	\$500,000	10/28/22	2022
34 East	Marion	Advantix Development Corporation	New Construction	\$500,000	10/28/22	2022
Evansville Townhomes III	Evansville	Advantix Development Corporation	New Construction	\$500,000	10/28/22	2022

No action is needed as this is an update to the board.

### III. Finance

#### A. Misty Glen Project Bond Recommendation

Chairperson Crouch recognized Richard Harcourt, who presented the Misty Glen Project Bond Recommendation.

##### Background

The purpose of this memo and the attached resolution is to request a change in the Bond Financing Agreement among the Indiana Housing and Community Development Authority (the “Authority”), the Borrower and Cedar Rapids Bank and Trust Company to among the Authority, the Borrower and First Merchants Bank, and Indiana Bank. The original Agreement was originally approved by the Board on May 26, 2022 as part of the F&C Preservation Project Resolution.

##### Process

The Bonds will be issued on behalf of the Borrower, Misty Glen 2021 LLC, which is an Indiana limited liability company. The Authority will serve as a conduit issuer for the Bonds thereby loaning the proceeds of the Bonds to the Borrower. **The Bonds are backed solely by the revenues derived from the Project and will not constitute a debt, liability, or obligation of the Authority or the State of Indiana.**

The project will be the rehabilitation of 80 units of multifamily housing in Hebron, Indiana.

Following discussion, a motion was made by Mark Pascarella to approve the change in the Bond Financing Agreement pursuant to Resolution attached hereto as Exhibit A. The motion was seconded by Kelly Mitchell. The motion was passed unanimously by roll call.

**RESOLVED**, that the Board approve the change in the Bond Financing Agreement pursuant to the Resolution attached hereto as Exhibit A, as recommended by staff.

## B. City Heights Bond Recommendation

Chairperson Crouch recognized Richard Harcourt, who presented the City Heights Bond Recommendation.

### Background

The purpose of this memo and the attached resolution is to request the approval for the issuance of the Series 2022 Multifamily Housing Revenue Bonds (City Heights Apartment Homes Project) in the principal amount not to exceed \$33,000,000 (the "Bonds").

### Process

The Bonds will be issued on behalf of Pedcor Investments-2021-CLXXXV, L.P. (the "Borrower"). The Indiana Housing and Community Development Authority (the "Authority") will serve as a conduit issuer for the Bonds; thereby, loaning the proceeds to the Borrower to finance the construction of its multifamily housing complex. **The Bonds are backed solely by the revenues derived from the development and will not constitute a debt, liability, or obligation of the Authority or the State of Indiana.**

The Borrower is proposing the new construction of a 200-unit multifamily housing development in Indianapolis. The Authority approved the allocation of tax credits and bond volume at an earlier meeting. With the Authority serving as the issuer of the Bonds, this additional approval by the Board is necessary.

Following discussion, a motion was made by Mark Pascarella to approve the Series 2022 Multifamily Housing Revenue Bonds (City Heights Apartment Homes Project), pursuant to the Resolution attached hereto as Exhibit A. The motion was seconded by G. Michael Schopmeyer. The motion was passed unanimously by roll call.

**RESOLVED**, that the Board approve the Series 2022 Multifamily Housing Revenue Bonds (City Heights Apartment Homes Project), pursuant to the Resolution attached hereto as Exhibit A, as recommended by staff.

## C. National Warehouse Apartments Bond Recommendation

Chairperson Crouch recognized Richard Harcourt, who presented the National Warehouse Apartments Bond Recommendation.

### Background

The purpose of this memo and the attached resolution is to request the approval for the issuance of the Series 2022 Multifamily Housing Revenue Notes (National Warehouse Apartments Project) in the principal amount not to exceed \$22,100,000 (provided that federally tax-exempt Notes shall be limited to a principal amount of \$14,135,815) (the "Notes").

### Process

The Notes will be issued on behalf of NWA, LP (the "Borrower"). The Indiana Housing and Community Development Authority (the "Authority") will serve as a conduit issuer for the Notes; thereby, loaning the proceeds to the Borrower to finance the construction of its multifamily housing complex. **The Notes are backed solely by the revenues derived from the development and will not constitute a debt, liability, or obligation of the Authority or the State of Indiana.**

The Borrower is proposing the new construction of a 137-unit multifamily housing development in Indianapolis. The Authority approved the allocation of tax credits and bond volume at an earlier meeting. With the Authority serving as the issuer of the Notes, this additional approval by the Board is necessary.

Following discussion, a motion was made by Mark Pascarella to approve the Series 2022 Multifamily Housing Revenue Notes (National Warehouse Apartments Project), pursuant to the Resolution attached hereto as Exhibit A. The motion was seconded by Kelly Mitchell. The motion was passed unanimously by roll call.

**RESOLVED**, that the Board approve the Series 2022 Multifamily Housing Revenue Notes (National Warehouse Apartments Project), pursuant to the Resolution attached hereto as Exhibit A, as recommended by staff.

#### **D. Single Family Mortgage Revenue Bonds, 2023 Series A**

Chairperson Crouch recognized Richard Harcourt, who presented the Single Family Mortgage Revenue Bonds, 2023 Series A.

##### **Background**

In order to continue to fund its single-family mortgage lending program, refinance existing debt and provide down payment assistance, the Authority proposes to issue not to exceed \$250,000,000 of tax-exempt and taxable mortgage revenue bonds in one or more series or sub-series designated "2023 Series A", issued under the 2016 Amended and Restated Indenture of Trust dated as of June 1, 2016. In addition, the Authority may desire to refund certain outstanding obligations (the "Prior Bonds") if market conditions present savings opportunities for the Authority.

At present, a portion of the Prior Bonds may be subject to optional redemption and offer interest rate savings upon refunding. The Authority may desire to authorize the refunding of the Prior Bonds and issuance of the 2023 Series A Bonds to obtain proceeds to continue to fund its lending programs.

##### **Process**

Over the next 2-3 months, staff will work with its established working group including Ice Miller LLP as bond counsel, cfX as quantitative advisor and RBC Capital Markets, LLC as the lead underwriter. Pricing of the bonds is anticipated to be mid to late January 2023, with a closing/funding of the 2023 Series A Bonds occurring in February 2023.

Following discussion, a motion was made by Mark Pascarella to approve the issuance of the 2023 Series A Bonds and the related bond documents and disclosure documents as substantially final in the form presented and authorize any Authorized Officer to execute the same, pursuant to the Resolution attached hereto as Exhibit A. The motion was seconded by Kelly Mitchell. The motion was passed unanimously by roll call.

**RESOLVED**, that the Board approve the issuance of the 2023 Series A Bonds and the related bond documents and disclosure documents as substantially final in the form presented and authorize any Authorized Officer to execute the same, pursuant to the Resolution attached hereto as Exhibit A, as recommended by staff.

**NOTE:** Richard Harcourt advised the Board that the week of November 14, 2022 was a good week for the Single Family program as they passed the \$500,000,000 threshold in reservations. Reservations are when someone goes in and applies for a mortgage and the lender reserves a rate. Of course, all of those don't turn into loans but it's how we measure current volume on a weekly basis. This means we're up about \$58,000,000 over last year or a 13% increase. So, while we read about housing shortages, the demand is still out there.

#### **VI. Executive Update**

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

##### **1. Single Family Program**

Jacob followed up on what Richard Harcourt said about Single Family reservations being up and said how proud he was of the Homeownership Team and the outreach they have done over the last two (2) years getting together with our lenders, loan officers and realtors across our state. By doing this we were able to inform them of our products and work with them to make sure that they had access to the product.

##### **2. Tax Credit Awards**

Jacob brought up that there were no recommendations during the November board meeting for 9% tax credit awards as there normally is. He mentioned that the feds have raised the rates four times this year at a rate of 75 basis points each time, making it more difficult for IHCD and the developers to come up with financials that fit within the credit allowance the agency has. Jacob mentioned that IHCD met with these developers early in November to answer any questions they may have and ask them to update their financials so we could have a better understanding of the interest rates they were projecting with their construction and firm lending. We also needed to have a better understanding of the equity pricing as we were projecting forward into 2023. For those developers that have not asked for the maximum amount of credits or some of the soft funding IHCD makes available, we are going to allow those developers the opportunity to ask for additional resources, as long as they are within the QAP guidelines. Developers have until December 23, 2022 to provide us with the documentation if things have changed and for them to update their financials and the application. They will not be able to submit additional documentation related to threshold or scoring criteria. This is solely for the financials to make sure we're at a good spot today, and not like it was back in June or July of this year. Jacob stated that the plan is to bring these award recommendations to the board in the January meeting, as these will have a better chance of approval at that time. Jacob commended the developers for coming up with ways to fill the financial gaps on their own and still delivering on what they put in the application. Right now is a very difficult time for housing development, but Jacob stated that IHCD is focused on approving the tax credit deals that they can in the coming fiscal year.

**3. IHCD Magazine**

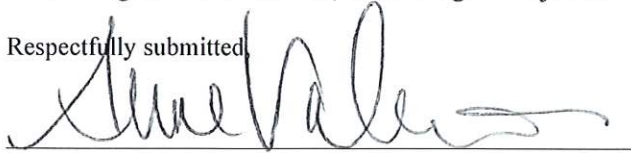
Jacob mentioned how excited he was to have the Fall issue of IHCD: The Magazine available for the public to read. There are some great stories depicting Hoosiers who are proud to be homeowners in the state of Indiana, as well as stories about the Hoosier Veterans Assistance Foundation and the Lieutenant Governor's Awards for Excellence in Affordable Housing. Jake commended the team that took the time to put this magazine together.

**4. December Board Meeting**

The November board meeting will be held on Thursday, December 15, 2022, at 10:00 AM Eastern Time at IHCD. The meeting can also be attended virtually.

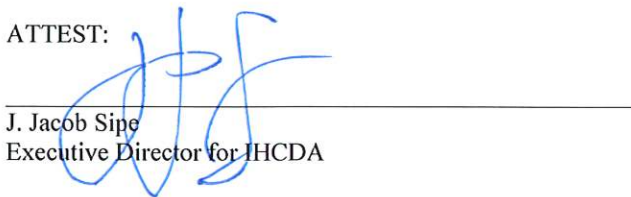
There being no further business, the meeting was adjourned by Chairperson Crouch at 10:40 a.m.

Respectfully submitted,



Lieutenant Governor, Suzanne Crouch, or her designee

ATTEST:



J. Jacob Sipe  
Executive Director for IHCD