

IHCDA Community Integration

Presentation to DDRS Advisory Council

7-17-19

ABOUT IHCDA

VISION

An Indiana with a sustainable quality of life for all Hoosiers in the community of their choice.

MISSION

To provide housing opportunities, promote self-sufficiency, and strengthen communities.

ROLES

- State housing finance agency
- Balance of State public housing agency
- Collaborative Applicant for the Balance of State Continuum of Care

IHCDA 2017-2021 STRATEGIC PLAN



Fairness: Including people of all demographics in IHCDA programs. Maximizing choice and affirmatively furthering fair housing.

4.2: Develop and strengthen intentional partnerships to reach identified, prioritized populations.

Priority Four



Continuously Improve Program Management Practices and Partnership Building

LIHTC 101

OVERVIEW

- Low Income Housing Tax Credit program
- Designed as public/private partnership
- Awards federal, dollar for dollar tax credits to housing developers to build or rehab affordable rental housing
- Credits generate equity for the developer who can then build the housing utilizing less debt
 - In exchange, agrees to income and rent limits on the property

LIHTC 101

THE PLAYERS

IRS

- Federal oversight authority
- Issues notices and guidance to the state allocating agencies

HFA

- Receives and allocates the federal tax credits and other resources
- Implements a Qualified Allocation Plan (“QAP”)
- Conducts compliance monitoring

Developer

- Applies for credits for a specific development
- Builds and operates
- Responsible for program compliance and reporting to HFA

Investor

- Purchases federal tax credits from developer
- Forms a legal entity (Limited Partnership) with the developer
- Investor is 99.99% owner (LP) and developer is 0.01% owner (GP)

LIHTC 101

COMPLIANCE

Enforced for 30 years through lien against property

Household Eligibility

- Income qualified
- Student status
- Target population if applicable

Affordability

- Rent restricted
- Rights and responsibilities of a renter with lease protections
- No eviction without cause

Housing Quality

- Safe, decent, sanitary housing
- Subject to ongoing inspections

IHCDA SET-ASIDES

- Credit Ceiling = State population x Credit Ceiling Adjustment
- Ex. 2019 = 6,666,818 x \$2.70 = \$18,000,408.60
- IHCDA divides its annual credit ceiling into 10 equal “set-asides” to promote different project types

IHCDA Set-Asides 2020-2021 QAP	
Qualified Not-for-profit	Stellar Community
Community Integration	Large City
Preservation	Small City
Workforce Housing	Rural
Housing First	IHCDA General

COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS - INTEGRATION

- 20-25% of total development units reserved for occupancy by a household in which at least 1 member is a person with an I/DD
- Cannot reserve more than 25%
 - However, for Fair Housing compliance cannot turn away additional individuals
- Units must be spread throughout the property/building
 - No designated units/floors/wings/buildings/etc.

COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS - AFFORDABILITY

- I/DD reserved units must use, at a max, the 30% LIHTC rent limits
- Example 2019 rent limits included below

County	1BR 30% limit	2 BR 30% limit
Allen	387	465
Marion	450	540
Monroe	415	498
Tippecanoe	396	475
Vigo	363	435

COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS - NARRATIVE

As part of its LIHTC application, the applicant must include a narrative addressing the following:

- How the developer will seek input from persons with disabilities
- How the development will provide a housing setting that assists in integrating persons with disabilities into the community
- How residents will access necessary supportive services, including transportation options

COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS - MOU

- As part of its LIHTC application, the applicant must include a MOU with a disability organization or non-profit service provider that serves persons with I/DD
- MOU must cover the following:
 - Agreement to refer eligible clients to housing
 - Agreement to connect residents with appropriate supportive services, onsite or in the community

COMMUNITY INTEGRATION SET-ASIDE REQUIREMENTS – PROOF OF DISABILITY

Proof of a qualifying disability can be established by any of the following:

- Referral from the identified MOU entity
- Home and Community Based Service Waiver
- Third-party verification following the Fair Housing Act requirements
 - Cannot inquire into the nature of the disability or ask for medical records
 - Third-party can be any reliable entity such as a medical professional, service agency, etc.

COMMUNITY INTEGRATION SET-ASIDE 2018 RESULTS

NAME	LOCATION	RESERVED UNITS	APPLICANT	SERVICE AGENCY
Otterbein Commons	Otterbein (Tippecanoe County)	7 of 32	Area IV Area Agency on Aging & Keller Development	The Wabash Center
Neighborhood Homes & Apartments	Fort Wayne (Allen County) & Columbia City (Whitley County)	12 of 50	SCAN, Inc. & Biggs Development	AWS Foundation
Slocum Pointe	Fort Wayne (Allen County)	9 of 43	Brightpoint & Keller Development	Turnstone
TOTAL		28 of 125		

COMMUNITY INTEGRATION SET-ASIDE 2019 RESULTS

NAME	LOCATION	RESERVED UNITS	APPLICANT	SERVICE AGENCY
Historic Walnut Square	Terre Haute (Vigo County)	8 of 40	Commonwealth Development Corporation of America	The Arc of Vigo County
Line Lofts	Indianapolis (Marion County)	13 of 63	TWG Development	Visually Impaired Preschool Services
Parkside at Tarkington	Indianapolis (Marion County)	12 of 60	Vision Communities, Inc.	Goodwill Industries of Central and Southern IN
Posterity Village	Fort Wayne (Allen County)	12 of 58	Joshua's Hand, Inc. & BWI, LLC	ResCare Inc.
Southern Knoll	Bloomington (Monroe County)	7 of 31	Milestone Ventures, LLC	LIFEDesigns
St. Mary's Senior Housing	Saint Mary of the Woods (Vigo County)	13 of 64	The Sisters of Providence & Flaherty & Collins Development	The Arc of Vigo County
TOTAL		65 of 315		

Combined the 2018 & 2019 RHTC awards will create **93** community integration units!

NEXT STEPS

2018-2019 Developments

- All development teams funded in the 2018-2019 community integration set-aside will go through a mandatory training in the fall of 2019
- Partnership between IHCD, DDRS, and CSH

2020-2021 Developments

- The community integration set-aside was kept in the 2020/2021 QAP
- Additional developments will be funded in 2019 and 2020

Special Initiative- Stay Tuned!

- On August 5th IHCD will release an RFP announcing a special initiative in collaboration with DDRS and ESN
- Integrated affordable housing for I/DD with a focus on incorporating adaptive and smart home technologies

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