



**IAHC Board Meeting
November 6, 2023 @ 3 PM ET
At Kittle Property Group and via Conference Call**

The Board of Directors Meeting of the Indiana Affordable Housing Council was held at 3 PM on Wednesday, November 6 at Kittle Property Group and via Conference Call. Board of Directors Vice Chair Erika Scott presided, and the following members were present:

Attendance: E. Scott, M. Reusze, R. Strutz, D. Gallaway, K. Broadnax, J. Taylor, T. Knoble, B. Pozen, K. Chigges, J. Ehlke, J. Green, T. Brandt, M. Petrie; Staff Present: S. Olivero

Roll Call: Secretary noted 11 board members present, quorum was met.

Review and approve September 2023 meeting minutes: Minutes moved and approved.

Membership Report (S. Olivero): S. Olivero updated the board of the renewal timeline for 2024 membership.

Ehlke asked about past delinquents and the process for following up with them. He also suggested cross-referencing IHC sponsors, speakers, etc. with the current membership list to solicit membership.

E. Scott brought up membership benefits and the lack of options offered. E. Scott mentioned trainings, legislative updates – how to lobby, newsletters, listening sessions with gubernatorial candidates, trainings that AHAIN is already offering.

J. Green referred back to break out sessions during COVID-19 – those were always well attended.

Going forward, share Taft Law legislative updates weekly during the legislative session. B. Pozen mentioned a membership directory to share with IHCDA.

B. Delk brought up that access to elected officials is important – could be something hosted on-site at a property. T. Knoble suggested putting together a list of officials we'd like to get in front of.

E. Scott brought up a list of organizations that may be worth considering joining as members. D. Gallaway and B. Pozen mentioned a discussion that was had a while back about concerns regarding advocacy efforts. D. Gallaway suggested further vetting organizations were interested

in. J. Green offered to vet the list, see what benefits the organization can bring to our members and make recommendations at the next board meeting.

NHRA webinars? HAND, IHCDCA inconjunction webinars

Finance Report (R. Strutz): R. Strutz reported the 2023 year to date finance report with actuals today as well as the projected income based on some outstanding items for the Indiana Housing Conference. This year, we were able to manage our expenses for the conference better than years past which has helped overall. Expenses on the council side are stable and routine from year to year. Overall, we should be +/- 10% for the year. R. Strutz will present the final 2023 financials and 2024 budget at the next board meeting.

Legislative Committee Report (S. Olivero): S. Olivero shared a brief report from M. Shublak regarding meetings set to discuss adjusting the bond allocation.

M. Petrie reported on his meeting IFA. We have an \$820M cap for bonds, by statute they deliver them a certain way. IHCDCA gets 20% allocation then 28% goes to locals, they take the 28% for a single-family bond – they use up all the allocation for that. If there's any left over, IFA portions that to IHCDCA for multifamily that's carry over. Last year, there was no carry over. Overall, the thought is maybe we can go after 10% and ask the legislature to reportion part of that to multifamily. IHCDCA was concerning if you open it up others will go after the 20% altogether. M. Petrie is trying to get IHCDCA out of single-family home lending and into multifamily – specifically new construction. IHCDCA supports the \$100M in multifamily bonds/48% tax exempt bonds for apartments.

Brad Chambers called M. Petrie asking how to create more housing – he put together a proposal for Chambers. Chambers will be making it part of his economic development plan.

M. Petrie brought the same plan to Speaker Todd Huston. However, the speaker cannot use it until Chambers announces his plan. M. Petrie also brought the same plan to Senate Pro Tem Rodric Bray.

M. Petrie will put together a formal proposal for the board to review.

Indiana Housing Conference Update (R. Strutz): R. Strutz reported on the successes of the 2023 Indiana Housing Conference in September. We had record attendance of 808 people, 45 Leadership, 115 speakers, 120 at golf,

Overall feedback was positive from the conference especially with the Indiana Balance of State Continuum of Care. Next step would be to talk with IHCDCA and BoS CoC about continuing the conference partnership.

R. Strutz brought up a few technical issues regarding the IHC website. T. Knoble and S. Olivero will assist with those items.

E. Scott requested the survey feedback from the conference. R. Strutz will share following the meeting.

R. Strutz proposed Aug 21 and 22 for the 2024 dates due to lack of availability. R. Strutz will go back to the Marriott and look at other potential dates or spaces for the conference.

IHCDA Policy Committee Report (B. Pozen): B. Pozen reported that the committee submitted the first round of QAP comments to IHCDA recently. We requested IHCDA engages us before QAP Draft 1 is released, hoping that this happens as promised.

Old Business

No old business reported.

New Business

2024 Legislative Event (S. Olivero) S. Olivero solicited feedback for the 2024 Legislative Reception at Hyde Park. Hearing positive feedback, S. Olivero will get dates for mid-February and report back.

Membership Types: E. Scott reminded the board of the types of memberships we offer and asked for feedback regarding them. The ultimate goal is to grow the membership and evaluating the membership benefits.

M. Petrie discussed how this group has evolved into a group that is protecting and expanding tax credits in the state of Indiana – we’ve been too successful. Regardless of if you’re a member or not, IAHC is always still advocating for you.

J. Green mentioned doing a better job of marketing these membership types so others better understand what you’re receiving as part of the membership.

M. Reusze will work to review the membership types and potential benefits to offer. M. Petrie suggested doing member and non-member pricing for Indiana Housing Conference.

Committees: E. Scott walked the board through the different committees stated in the IAHC bylaws. E. Scott asked for volunteers on committees and to create a framework of how often to meet, committee objectives, etc.

- J. Ehlke – Government Affairs, Nominating, IHCDA Policy
- T. Knoble – Gov’t Affairs, Conference, IHCDA Policy
- M. Reusze – Membership, IHCDA Policy, Conference
- T. Brandt – to be determined
- K. Broadnax – Membership

- J. Taylor - Membership
- J. Green – Conference, Nominating, Finance
- M. Petrie – Executive, Gov’t Affairs
- R. Strutz – Finance, Conference
- B. Pozen – IHEDA Policy, Finance
- K. Chigges – Conference, Nominating
- B. Delk – Conference, IHEDA Policy, Gov’t Affairs

J. Green suggested tying in committee seats to membership types.

2024 Meetings: S. Olivero solicited hosts for 2024 meetings. E. Scott, M. Reusze, M. Petrie, and T. Knoble offered to host future meetings.

ADJOURNMENT

The November 6, 2023 meeting of the Indiana Affordable Housing Council was adjourned at 4:34 PM.

Respectfully submitted,

Sarah Olivero
Corporate Secretary