



IAHC Board Meeting
March 7, 2024 @ 3 PM ET
At Real America LLC and via Conference Call

The Board of Directors Meeting of the Indiana Affordable Housing Council was held at 3 PM on Thursday, March 7 at Real America LLC and via Conference Call. Board of Directors Chair Mike Petrie presided, and the following members were present:

Attendance: E. Scott, M. Reusze, B. Pozen, J. Ehlke, C. Anderson, R. Strutz, J. Green, T. Brandt, K. Chigges, B. Delk, T. Martin, C. Snider; Staff Present: S. Olivero

Roll Call: Secretary noted 13 board members present, quorum was met.

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

Membership Report (E. Scott): E. Scott shared the membership committee has met a few times since the last board meeting. They have prioritized recruiting prospect members, especially those who are sponsors of the Indiana Housing Conference but not members of the council. The committee sent out an email to all prospect members and have since brought in six new members.

Membership renewals went out at the beginning of the year. We are currently 75% paid on renewals, the committee will continue to chase the outstanding 25%. Looking ahead, the committee plans to set more strategic goals for membership including a target number of how many new members they want to see join.

E. Scott also presented a memo from herself, M. Reusze and J. Green recommending other organizations they believe IAHC should join or align with. These groups range from the state to federal level and would be helpful for us to strengthen our voice and grow council resources. There was also a recommendation to sponsor a development day for the Women in Affordable Housing Network as well as a sponsorship of the Corporation for Supportive Housing.

A motion was made to join all of the recommended groups, the motion was seconded. There was discussion as to how to delegate a board member to be the main contact for the organizations and how to disseminate the information we will receive – the executive committee will work with S. Olivero to determine all of this. The motion carried.

Finance Report (R. Strutz): R. Strutz presented the 2023 end of year financials reporting the council ended up very close to the original budget. Based on these financials, the 2024 budget will be updated. The biggest factors to consider in the 2024 budget are covering the registration costs for speakers at the Indiana Housing Conference as well as the increase in donations the council plans to send out.

There was discussion around the large amount of money sitting in the checking account. R. Strutz was asked to move some of that money to be put to better use.

Government Affairs Report (M. Shublak): M. Shublak was not present for the government affairs report. A full report will be sent next week when the legislative session wraps up.

Indiana Housing Conference Update (R. Strutz): R. Strutz shared the 2024 Indiana Housing Conference dates as August 21 & 22, the Golf Outing at the Fort will be held on August 20 with a tee time of 12 PM. There was a decision to nix the leadership dinner – there is still discussion as to what will replace this event if anything. There was discussion regarding reaching out to the Women in Affordable Housing Network to see if there is a way to join forces on an event since they typically hold a reception the week of the conference. The annual Day of Service will be held on the Thursday following the conference.

R. Strutz will be sending around IHC committee sign up form – members are encouraged to get involved in conference planning by joining a committee.

E. Scott shared a memo regarding the annual IHC Charity Nominations. She reported that there is little to no guidance on what type of charities can submit to be chosen as a beneficiary of the conference – she asked the board for input regarding guidelines. Board members recommended tying the overall decision back to the IAHC mission and vision by narrowing it down to 2-3 categories (i.e, housing, health, etc). There was also the recommendation of allowing IAHC non-profit members to apply and giving them priority. E. Scott will take this feedback and firm up guidelines for charity nominations.

IHCDA Policy Committee Report (B. Pozen): B. Pozen thanked the board for their feedback and comments on the IHCDA Committees work on the QAP drafts. He reported the committee has met twice for each draft and worked collaboratively to provide feedback to IHCDA however the council's feedback has not given much movement to change on the QAP drafts. The committee will continue their process and make sure the council's voice is heard.

E. Scott shared that herself and M. Petrie met with Jacob Sipe at IHCDA regarding the recent QAP Drafts. Feedback from Sipe was there a heavy focus on rural. The conclusion from this meeting was that IAHC needs to continue to educate IHCDA on the process of these deals and how these recommendations hinder progress on any type of deals.

Executive Committee Report (M. Petrie): K. Chigges shared that A. Richter’s role has changes with the Gene B Glick Housing Foundation and he is no longer heavily involved on the affordable housing side. A. Richter is stepping down from his role with IAHC.

K. Chigges was recommended to replace A. Richter as the IAHC Secretary. There was a motion, the motion was seconded, and the motion passed with no discussion.

Given that A. Richter is stepping down from his board position, he has recommended Janine Betsy with the Gene B Glick Housing Foundation to replace him. A bio for Janine Betsy was shared in the board packet. There was a motion, the motion was seconded, and the motion passed with no discussion.

M. Petrie shared that the executive committee has had discussion around laying out a strategic plan for the council going forward as the overall mission on the council has shifted to advancing and defending tax credits for affordable housing. The board was in full agreement that this is needed. Next steps, M. Petrie will look to put together a committee and hire a consultant to lead these efforts. E. Scott noted this was not previously in the budget.

Old Business

No old business reported.

New Business

J. Green brought up an issue with a current project in Indianapolis requiring a “No Further Action Letter” however the city, HUD and IDEM seem to be fighting with Region 5 and holding up the process on this project. J. Green asked for input on how to lobby and move this project forward.

J. Green will also be retiring at the end of March, however she will remain on the board thru her current term.

ADJOURNMENT

The March 7, 2024 meeting of the Indiana Affordable Housing Council was adjourned at 3:43 PM.

Respectfully submitted,

Sarah Olivero
Corporate Secretary