

AFFORDABLE HOUSING NEWS

October-December 2018

AFFORDABLE HOUSING ASSOCIATION
OF INDIANA



Page 12

Donna Messer

2018 Elderly Housing
Site Manager of the Year





Message from the 2019 AHAIN President



Dear AHAIN Members:

The Affordable Housing Association of Indiana (AHAIN) is committed to providing our members with a variety of opportunities to meet new people, develop professional skills, and make respectable contributions to the affordable housing profession.

We want you to have access to the following benefits in 2019:

- Professional education, certification, and continuing education credit opportunities
- Affordable Housing News - Timely newsletter delivered right to your inbox
- Affiliation with AHAIN resources, saving you time and money
- Special exhibitor and sponsor pricing for 2019 AHAIN events
- Access to our online Membership Directory with each member's contact information
- Access to the members-only section of the AHAIN website; with the ability to print forms, read current news articles and access special event pricing

The AHAIN Board of Directors would like to thank you for your continued membership in the association. Your financial support will ensure continuation of our goals for the upcoming year. We look forward to serving you in 2019!

Mitch Walters
President, AHAIN



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New Management Company/ Developer Member

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Katherine Vance
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513-964-1151
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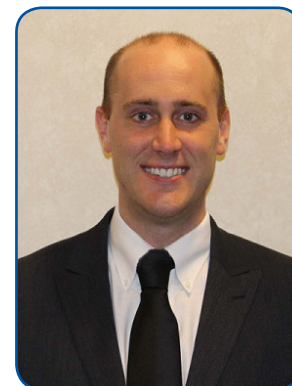
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2020-2021 QAP Open for Comments

By: Matt Rayburn, Deputy Executive Director & Chief Real Estate Development Officer, IHCD

With the allocation of 2019 Rental Housing Tax Credits approved at IHCD's November Board of Directors meeting, the 2018-2019 State of Indiana Qualified Allocation Plan (QAP) has nearly run its course. IHCD is now beginning the process of drafting the 2020-2021 QAP and is seeking public input. Since the QAP will determine how tax credits are allocated for the next two years, this is a critical time and opportunity for affordable housing developers and other interested parties to provide feedback. As they say in dramatic movie wedding scenes, "Speak now or forever hold your peace."



How can I participate in the QAP drafting process?

- IHCD is conducting one-on-one meetings with developers in December 2018 and January 2019 to solicit feedback on the QAP. These meetings provide an opportunity for developers to share what they like and dislike about the previous QAP and what changes they recommend for the next QAP. If you would like to schedule a one-on-one QAP feedback meeting or call, please send an e-mail to Peter Nelson, Rental Housing Tax Credit Specialist at pnelson@ihcda.in.gov.
- IHCD is accepting written comments. Comments can be sent via e-mail to Alan Rakowski, Rental Housing Tax Credit Manager at arakowski@ihcda.in.gov.
- IHCD will release the first draft of the 2020/2021 QAP on January 22, 2019. After the draft is released, IHCD will accept written comments for a two-week period and will hold a public hearing on January 29, 2019 from 10:00-12:00 Eastern Time.
- IHCD will release a second draft of the 2020/2021 QAP on February 18, 2019. After the draft is released, IHCD will accept written comments for a two-week period and will hold another public hearing on February 26, 2019 from 10:00-12:00 Eastern Time.
- RED Notice 18-50 provides additional information on the QAP drafting timeline and public comment process.



What type of feedback can I provide?

- Recommendations on clarifications or changes to set-aside categories, threshold requirements, and scoring criteria.
- Recommendations on new set-aside categories, threshold requirements, and scoring criteria.
- Recommendations on improving forms. For example, this may be identifying cells that do not function properly or suggesting ways to remove duplicate information.
- Recommendations on gap funding policies for HOME and Development Fund.
- Anything in the QAP (including all exhibits, schedules and forms) is open for comment.

IHCDA looks forward to interacting with its partners over the coming months as we work to write the best possible plan. We encourage all partners to participate. I hope to get your feedback and to see you at a one-on-one meeting and/or public hearing. Thanks in advance for taking the time to put together thoughtful comments and for helping us think critically about housing policy.

Matt Rayburn is the Deputy Executive Director and Chief Real Estate Development Officer for IHCDA. He can be reached at 317-233-9564 or mrayburn@ihcda.in.gov.



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Soaring, Training, Growing for 35 Years!

The AHAIN Affordable Housing Conference and Annual Meeting is co-sponsored by the U.S. Department of Agriculture (RD) and the Indiana Housing & Community Development Authority (IHCDA). 543 industry professionals gathered at the Embassy Suites Noblesville Indianapolis Conference Center for two full days of education and networking. We learned from industry experts and networked with professionals from across the Midwest.

This year's conference hosted 68 speakers, 21 sponsors, and 30 exhibitors as well as hundreds of site managers, CPAs, compliance experts, developers, owners, and maintenance technicians. With 7 concurrent sessions and 49 scheduled sessions, there was something for everyone.





AHAIN took some time during lunch to present the 2018 AHAIN Awards to 7 outstanding individuals, businesses, and projects.

After a day full of education, attendees were invited to a Networking Reception that included complimentary cocktails and live music by Blair Clark.

On the second day, everyone was treated to a fun and uplifting set of presentations by Toni Blake, the 2018 AHAIN Keynote speaker. She spoke about finding the moments of LIFT in your life, and how implementing small changes can affect BIG results.



THANK YOU!

We'd like to thank all of our sponsors, exhibitors, speakers, committee members, board members, volunteers, and attendees for making this year's conference a great success!



2018 AHAIN AFFORDABLE HOUSING CONFERENCE HIGHLIGHTS



Scott Parish minute



2018 AHAIN AFFORDABLE HOUSING CONFERENCE HIGHLIGHTS



2018 AHAIN AFFORDABLE HOUSING CONFERENCE HIGHLIGHTS



Scott Parish Moore



Donna Messer is the 2018 Elderly Housing Property Site Manager of the Year Recipient

By: Amy Koch, Multi-Family Housing Specialist, USDA Rural Development, Knox, Indiana



*Donna Messer and Amy Koch
at the 2018 Conference.*

Donna Messer is the 2018 Elderly Housing Property Site Manager of the Year recipient.

She has been with Monticello and Monon Apartments for over 25 years. Donna and her husband, a local pastor, are both very involved in their church and community. She has been on the board for the Council of Aging and has been honored by the Mayor's Council for ADA activity in Monticello.

She has over two decades of experience and knowledge with both Rural Development and HUD properties.

The award is judged on items such as attractive property grounds, high resident satisfaction, record keeping, and most of all going above and beyond what is expected of her. Throughout the year, Donna engages the tenants by hosting social events, carry-ins, and other activities.

What makes Donna a successful Site Manager:

1. The right attitude is key: Donna never gives up or lets things get her down. Her coworkers and residents will let you know she has a positive outlook with her residents, the community, and life.
2. Must be a "people person": Donna knows how to relate to her residents, communicate effectively and understand them. She builds relationships on trust and respect.
3. Avoiding complacency: She continuously receives training throughout the year to keep up with changing regulations. Her involvement with the community keeps her abreast of what is going on in the area.
4. Professionalism and organization: Based on the resident's letters, she is more than just a site manager to them, but perhaps their friend too. We had the honor of reviewing her tenant files and the property during a Supervisory Visit and we (RD Knox office) can honestly say she is highly organized, with each stack of documents neatly labeled. We've never seen such neatness.
5. Having a great team: It takes a village to make a property look great! And a team that works well together is a happy team.

We at Rural Development would like to thank and congratulate Donna Messer for her hard work, pride, and well... overall compassion for others!



Mary Michael is the 2018 Family Housing Site Manager of the Year Recipient

By: Kimberly Hyde, Multi-Family Housing Specialist, USDA Rural Development, Bloomfield, Indiana

Meet Mary Michael the 2018 Site Manager of the Year (Family)

Mary was born and raised in the small community of Bloomfield, Indiana. Her parents and 2 of her 3 siblings still reside there. Mary is a small town southern Indiana girl who married her high school sweetheart and had 2 children. She and her husband have been married for 35 years. Mary has been a loyal and dedicated Manager of Village of Bloomfield Apartments for the past 15 years. She has stated her family and work are the only group organizations that she has time to be part of. Mary also enjoys camping and never passes up a yard sale!

Mary spoils her residents by planning several special events such as Easter with the children. Mary organizes the food, Easter egg hunt, and games with prizes. She plans numerous cookouts through the summer.

Mary encourages the children to stay out of trouble: they help plant flowers, spread mulch and do property trash pick-ups. The children have stated they enjoy "helping out" at the property and it makes them feel important.

Mary goes above and beyond every day to make her residents comfortable in their homes. Village of Bloomfield is a class "A" 24 Unit property with no compliance or vacancy issues.



Kimberly Hyde presents the 2018 RD Award to Mary Michael at the 2018 AHAIN Conference.

AHAIN SILENT AUCTION RECAP

The 2018 AHAIN Silent Auction was a highlight of the conference this year. We raised \$6,629 for the AHAIN Ralph Biggs Scholarship, which supports AHAIN member residents and staff who are pursuing post-secondary education on a full- or part-time basis.

A huge **THANK YOU** goes out to all those who donated funds and items this year:

- \$1,500 cash donation from The Cone Company
- 4 Indiana Pacers Tickets (and 2 parking passes) from CREA
- 4 Indiana Pacers Tickets from TWG Management
- 3 Indianapolis Colts Tickets and 1 Taste of Indiana Gift Basket from Kirkpatrick Management Company
- 2 Indianapolis Colts Tickets from ComerNowling
- \$500-worth of gift sets from CARH including: Manhattan Cocktail Set, Ruby the Foster Dog Gift Set, Stay Up with Stephen King Set, Captain Morgan Basket, Snowman Wine Basket, Wine Tote Sets, Weller Whiskey Bottle Lamp, etc.
- 4 Gallons of White Paint & \$50 gift card from Sherwin-Williams
- 43" Vizio TV from Samaritan Companies
- Round of Golf, Cart, & Balls for 4 at Tippecanoe Country Club from Dellinger Property Management
- NEST Thermostat from Dominion Realty
- "Experience the Suite Life" One-Night Stay Package from Embassy Suites by Hilton Noblesville Indianapolis Conference Center
- Tabletop Grill & Accessories from Biggs Property Management
- 1 Fitbit Versa and 1 Southern Indiana Breakfast Basket from Hoosier Uplands
- Ring Video Doorbell 2 from McNeely Owned Inc.
- 2 Box Seats to John Hiatt Concert at the Palladium, 1 Jam & Baking Mix Basket, and 1 Vera Bradley Crossbody Handbag from Pedcor Management Company
- \$400 in Amazon Gift Cards from The Summit Group
- Coopers Hawk Wine Tote Set from Landman Beatty Lawyers
- Kodak Dock and Wi-Fi Portable Printer from Village Management Company
- Décor Accessory Home Package from Jetz Service Co.
- \$100 in PF Chang's gift cards from Margie Williamson
- \$100 in Best Buy gift cards from Streamroll
- \$85 in restaurant gift cards from DeWald Property Tax Services
- 1 Tool Set from Specialty Contracting
- Pacers Hat Autographed by Aaron Holiday from the Indiana Pacers
- \$50 Amazon Gift Card from Yardi Systems
- \$25 Visa Gift Card from CSC Service Works
- \$560-worth of gift sets and items from AHAIN: including Gentleman's Old Fashioned Cocktail Set, Blanton's Bourbon Bottle Lamp, Haunt Your House Décor Set, Fall Welcome Sign, Acrylic Pour Painting, Sleigh Wine Basket & Pumpkin Cork Set, etc.



We appreciate your donations! Your generosity will help finance the futures of those living and working in affordable housing.



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2018 AHAIN Award Recipients Announced at the Conference

The AHAIN Awards and Recognition Program celebrates the commitment and service of AHAIN members and their staff. These awards provide opportunities to acknowledge the best in affordable housing and community development.

This year we received a record number of applications, many of which were very strong. The committee had a difficult time choosing the winners. We spent a considerable amount of time evaluating and scoring the applications and those with the most votes in each category received the award.

AND THE WINNERS ARE:

Rehabilitation and Preservation Construction Award – The Mercantile and Miller Asbury Apartments developed by Milestone Ventures

New Construction Award – Salem Place Apartments, RealAmerica LLC

Outstanding Management Company Award – RealAmerica LLC

RD Property Award – Valley Apartments, Valenti Real Estate Services

HUD Property Award – The Courtyard, Biggs Property Management

LIHTC Award – Rock City Lofts, Partnership for Affordable Housing

Outstanding Service to the Affordable Housing Industry Award – Duane Tinsley with Simply Computer Software



Chuck Heintzelman and Carla Naum of Milestone Ventures



RealAmerica Staff



Rita Griswold, Valenti Real Estate Services



Cierra Thompson and Nikki Overton from The Courtyard



Tim Schafer, Alissa Morlan, Mindy Brown, and Matt Gadus representing Rock City Lofts



Duane Tinsley of Simply Computer Software and Stephanie Dellinger, AHAIN President

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 Vice President..... Mitch Walters, Justus Property Management
 Treasurer..... Julie Tucker, Village Management Company
 Secretary..... Mark Valenti, Valenti Real Estate Services, Inc.



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 Tina Squires, Valenti Real Estate Services, Inc.
 Natalie Wells, Hoosier Uplands EDC

Staff

Charyl Luth, Executive Director
 Jesse Roth, Administrative Assistant

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The Affordable Housing Association of Indiana is a nonprofit association founded in 1983. For 35 years, AHAIN has served as Indiana's leading advocate for the financing, development, and management of affordable housing. There is no other association that solely represents the needs of the affordable housing industry and its participants, which include owners, developers, managers, non-profits, housing authorities, syndicators, accountants, architects, attorneys, bankers, and vendors to the industry. For more information about the benefits AHAIN provides to its members, including networking, continued education, resources, and meetings, please visit inaha.org.

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Replacement Reserve Accounts (Supervised Bank Accounts)



By: Michael Boards, Multi-Family Housing Team Lead, Indiana State Office, USDA Rural Development

On September 28, 2018 Rural Development (RD) issued an Unnumbered Letter to (1) eliminate the Agency requirement to countersign withdrawals from reserve accounts and (2) eliminate the requirement to obtain a collateral pledge if the amount of funds exceed the maximum limit covered by federal deposit insurance.

For the above to apply, owners and banking institutions will be required to execute a new Deposit Agreement. Once completed, the original and a copy of the Deposit Agreement should be forwarded to the appropriate Area Office

for our signature. The new Deposit Agreement must be returned to the Agency no later than January 26, 2019. Once approved, the electronic transfer of reserve funds will be permitted if the new fully executed Deposit Agreement is in place.

If your financial institution insists on modifying the Deposit Agreement or using their own document, Office of General Counsel approval is required. Therefore, all revised or alternative documents must be submitted to the Agency for review prior to execution.

Some banks are charging excessive fees to open and maintain Reserve Accounts for RD financed properties. If this is the case, you should look for another financial institution that charges reasonable and customary fees. Owners/agents are not required to use electronic banking and should be selecting the most cost-effective banking option for the property.

The approval process for the withdrawal of reserve account funds has not changed. Agency approval must be obtained prior to the withdrawal of any reserve account funds per 7 CFR 3560.306 and MFH (HB) 2-3560 Chapter 4, Section 3.

We thank those of you that have already completed this process.

Click [here](#) to view the Unnumbered Letter and click [here](#) to view a fillable version of the Deposit Agreement.

<https://www.rd.usda.gov/files/RDUL-MFHbank.pdf>





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RD Announces Increase in Management Fees for Fiscal Year (FY) 2019

Rural Development published a Special Procedural Notice announcing final management fees for Fiscal Year 2019. Management fees will vary from state to state because RD has based the increase on HUD's Operating Cost Adjustment Factor (OCAF) which varies based on location in the country and is applied to each state's current maximum fee. (View Attachment 3-F, Chapter 3 of HB-2-3560 (page 55-56 in the link) for the chart that provides each state's management fee adjustment for FY 2019.) **The Management Fee in Indiana for Fiscal Year 2018 is \$50 and will increase to \$52 in Fiscal Year 2019.**

<https://www.rd.usda.gov/files/sp062118.pdf>

<https://www.rd.usda.gov/files/3560-2chapter03.pdf>

2019 Mileage Rates Announced

The Internal Revenue Service issued the 2019 optional standard mileage rates used to calculate the deductible costs of operating an automobile for business, charitable, medical or moving purposes.

Beginning on Jan. 1, 2019, the standard mileage rates for the use of a car (also vans, pickups or panel trucks) will be:

- 58 cents per mile driven for business use, up 3.5 cents from the rate for 2018,
- 20 cents per mile driven for medical or moving purposes, up 2 cents from the rate for 2018,
- 14 cents per mile driven in service of charitable organizations.

When calculating the Medical Expense Deduction for mileage to and from medical treatments or appointments be sure to use the new 2019 mileage rates.

<https://www.irs.gov/newsroom/irs-issues-standard-mileage-rates-for-2019>

USDA Rural Housing Services Staffing Changes

The U.S. Department of Agriculture Secretary Sonny Purdue sent a letter to House Appropriations Subcommittee on Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Chairman Robert Aderhold (R-AL) to explain staffing changes within the Rural Housing Service (RHS) Section 538 rental guarantee program and Section 515 rental loan program. The letter states that applications for the Section 538 rental guarantee program and Section 515 rental loan program will no longer be processed or underwritten in each state office. Twenty-five staff, who will remain in their current state office locations, will work exclusively on either 538 or 515.

<http://inaha.org/wp-content/uploads/2018/12/rdreorgletter2018oct10.pdf>

RHS proposes eliminating Sec. 538 NOFA

The Rural Housing Service (RHS) within the U.S. Department of Agriculture issued a proposed rule that would eliminate the notice of funding availability (NOFA) for the Section 538 Guaranteed Rural Rental Housing Program. RHS is amending the regulation to align with the Housing Act of 1949, as amended, requirements, which will allow RHS to continue its application process under circumstances such as a Continuing Resolution. RHS will make an announcement when funds are available and accept applications on a continuous basis. RHS hopes this will allow them to accept and process applications in a more fluid manner and better align Sec. 538 with the application process of tax credit financed properties. While Section 536 of the Housing Act of 1949, as amended broadly requires publication of the availability of funds, application procedures, and selection criteria in the Federal Register, it does not contain the annual notification requirement. Comments are due by Feb. 15, 2019.

<http://inaha.org/wp-content/uploads/2018/12/2018-27138.pdf>

HUD Deputy Secretary Resigns; Montgomery Named Acting Deputy Secretary

HUD Deputy Secretary Pam Patenaude announced she will be leaving HUD in the new year. In a statement Patenaude said she and her husband look forward to returning to their home state of New Hampshire where she will continue to promote the President's agenda. FHA Commissioner Brian Montgomery has been named as Acting Deputy Secretary.

<https://twitter.com/HUDDepSec>

AHAIN 2018 Year in Review

The end of the year is nearly here, and what a year it has been! AHAIN has been working tirelessly to serve and represent our members through advocacy, collaboration, and education. Here are some of the ways AHAIN is working for you:

JANUARY

-CARH names AHAIN the 2017 State Affiliated Association of the Year

FEBRUARY

-Charyl Luth, AHAIN's Executive Director, is named to the Indiana Affordable Housing Council (IAHC) Board of Directors

-AHAIN staff and board members meet with Lieutenant Governor of Indiana

MARCH

-AHAIN hosts Spectrum week webinar event, focused on STAR and C3P training and certification

-AHAIN Board Member Tina Squires holds two site manager trainings: New Site Manager Basics for RD Properties Webinar, and New Site Manager Basics for TC Properties

APRIL

-AHAIN holds "Conquering Low-Income Housing Tax Credit Compliance" education event taught by Amanda Gross: an online training and exam for HCCP certification

MAY

-AHAIN represented by Charyl Luth at the CRHDO Rural Housing Summit in Columbus, OH.

JUNE

-AHAIN staff and board members attend the CARH 2018 Annual Meeting and Legislative Conference

-Mitch Walters, AHAIN director, is named to the CARH Board of Directors

JULY

-AHAIN hosts 2-day "MOR and EIV Deep Dive" training

-AHAIN sits in on 7 Moving Forward RD presentations

-IHCD holds presentations for Moving Forward RD initiative: three developers with bundles of ten properties will each receive up to 10% of the 2019 credit cap, a \$1 million soft loan from the local rural development trust fund, up to \$25 million in multifamily bonds, and approximately \$10 million in 4% tax credits. [Click here to read the Executive Summary.](#)

AUGUST

-Moving Forward RD selects its three developers: Biggs Development, Justus Property Management & Greystone Affordable Development, and Woda Cooper Companies. [Click here to read IHCD's official announcement](#)

SEPTEMBER

-Finalized 2018 AHAIN Conference agenda and registration begins

OCTOBER

-AHAIN hosts 2018 AHAIN Affordable Housing Conference and Annual Meeting – "Soaring, Training, Growing for 35 Years": 543 industry professionals, 68 speakers, 21 sponsors, 30 exhibitors, 49 sessions, \$6,629 raised at the Silent Auction (proceeds go to AHAIN Scholarship fund)

NOVEMBER

-AHAIN holds Strategic Planning retreat to map out the associations goals and direction through 2022

-The 3 developers chosen for the Moving Forward RD initiative hold a 2-day workshop in preparation for their 2019 projects

DECEMBER

-AHAIN currently serves: 92 Associate Member businesses (168 individuals), 55 Management Company/Developer Member businesses (332 individuals), 497 properties (through lease programs and training opportunities)



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