



# Rebuilding Indiana Monthly

A publication for the members of Prosperity Indiana

**June 2018**

## Concerning New Data Reveals Affordable Housing Is Out of Reach for Low-Wage Workers Across Indiana

Popular opinion is that Indiana has a low cost of living, but it is clear that is simply not the case for low-wage workers across the Hoosier state, according to a national report released last week. In order to afford a modest, two-bedroom apartment at fair market rent in Indiana, renters need to earn \$15.56 per hour. The report, *Out of Reach: The High Cost of Housing*, was jointly released by Prosperity Indiana and the National Low Income Housing Coalition (NLIHC), a research and advocacy organization dedicated solely to achieving affordable and decent homes for the lowest income people.

“Increasingly, data shows that even working full-time, thousands of Hoosiers cannot meet basic housing costs,” said Jessica Love, Prosperity Indiana’s Executive Director. “The average renter wage is insufficient to afford a two-bedroom apartment in 84 of Indiana’s 92 counties. We also know that 86 households are being evicted every day in Indiana, which is further evidence that the needs are critical. It is clear we need common-sense solutions to address these challenges and support investments in affordable housing development and preservation.”

Working at the minimum wage of \$7.25 in Indiana, a worker must have 1.7 full-time jobs or work 69 hours per week to afford a modest one-bedroom apartment; or have 2.1 full-time jobs or work 86 hours per week to afford a two-bedroom apartment.

“The housing crisis has reached historic heights, most negatively impacting the lowest income renters,” said Diane Yentel, president and CEO of the National Low Income Housing Coalition. “The struggle to afford modest rental homes is not

### *Partners' Events*

[June 21: Tool Up - A Money Smart Series for Small Business Owners \(Indianapolis\)](#)

[June 29: Community Canvas - A Public Art Workshop \(Indianapolis\)](#)

[July 8: Spirit & Place Presents Conversations on Race \(Indianapolis\)](#)

[July 18: First Time Homebuyer Education Workshop \(Hammond\)](#)

[July 21: Meet the 10th Man to Walk on the Moon \(Mitchell\)](#)

[August 21: FHLBI Shareholder Symposium \(Indianapolis\)](#)

[September 5-7: Prosperity Summit \(National Harbor, MD\)](#)

[September 6-7: Indiana Health and Wellness Summit \(Indianapolis\)](#)

limited to minimum wage workers; seven out of 10 of the jobs projected for the greatest growth over the next decade have wages lower than the one-bedroom Housing Wage. Too often, a low wage worker must choose between paying for rent, healthcare, childcare, and other basic necessities. Congress must invest in expanding housing solutions that provide stable homes for the lowest income people in our country."

For additional information, visit: <http://nlihc.org/oor/indiana>.

**2018**

# OUT of REACH

In 2018, the State Housing Wage for **INDIANA** is **\$15.56 PER HOUR**

To afford a 2-bedroom home without paying more than 30% of income on housing, the average renter must work **86** hours per week or **2.1** full time jobs at minimum wage. Can you afford a modest home in **Indiana**?

To learn more visit <http://nlihc.org/oor>

©2018 National Low Income Housing Coalition <http://nlihc.org> NATIONAL LOW INCOME HOUSING COALITION

## Fond Farewells and Exciting New Beginnings at Prosperity Indiana

**Director of Training Services Rachel Mattingly** said farewell to Prosperity Indiana on June 8. Mattingly resigned from her role at the organization to move to St. Louis, where she will attend the Washington University School of Law in the Fall.

"I started my career as an intern with IACED in 2011, fresh out of college,"



## Social Media Recap

[To afford a modest 2-BR apartment in Indiana, you need to make \\$15.56/hr - more than double the minimum wage in our state! #OOR18](#)

[3 IN cities are in the top 20 nationwide for eviction rates. 86 IN households evicted per day. Wage stagnation/housing costs are central causes of this crisis. NOW is the time to expand affordable housing investments. #OOR18](#)

[How many hours does a minimum wage earner have to work in order to afford a 2-BR apartment in Indiana? 86! We need common-sense legislation that will invest in affordable rental housing solutions in our communities. #OOR18](#)

[Think Indiana has a low cost of living? Today, we announce new #OOR18 data indicating that's simply not true for many Hoosiers. ONLY 8 of 92 IN counties have an average renter wage high enough to afford a modest 2 BR apartment. Find out more: \[nlihc.org/oor/indiana\]\(http://nlihc.org/oor/indiana\) @NLIHC](#)

[Fond farewells to our Training Director Rachel - heading off to law school! You'll be missed.](#)

[Excellent content! Members connecting to meet community needs in innovative ways. Looking](#)

Mattingly said. "After I moved on for my first job, I stayed in touch with my mentors here, and I was delighted to come back as a regular staff member in late 2014. Over the past few years, I've had the opportunity to work with members all over the state, and I remain grateful to each of them for trusting me and allowing me to learn from and with them. I feel and I hope that I've become a better leader, teammate, and professional through the support, guidance, and experiences of my time at Prosperity Indiana."

Executive Director, Jessica Love, said, "Rachel was a great asset to Prosperity Indiana and our members. She was able to adapt with the needs of the organization and certainly built the capacity of individuals, organizations and communities across the state in her various roles here. She will be missed. But we're excited for her next steps and are eager to see where they take her."

Rachel's work has had a positive impact on communities throughout the state (see the North Anthony Corridor story below), and those people and places will remain close to her. "I'm excited for the adventure and challenges ahead, but I know that I'll always be deeply rooted in the tremendous community I've seen throughout Indiana," Rachel said. "I look forward to hearing about all the good work that happens next through Prosperity Indiana, its staff, and its members, and I can't wait to partner with you all again soon."

### **Membership Program Manager Rita O'Donohue**

recently began her role at Prosperity Indiana. Rita will be responsible for expanding and supporting Prosperity Indiana's membership program through communications, strategic planning, outreach, and relationship building with member organizations. She manages the member portal and works with resource development, events, member meetings, and conferences. Her efforts will help members maximize benefits and find opportunities to grow.

Help Rita get to know our membership! Send her an email at [rodonohue@prosperityindiana.org](mailto:rodonohue@prosperityindiana.org) to introduce yourself and your organization.

## **We're Moving!**

As of Tuesday, June 26, 2018, Prosperity Indiana's office will be located at the Landmark Center in Downtown Indianapolis.

**1099 N. Meridian St.**

[forward to continuing these conversations.](#)  
[#Hoosiers4AffordableHousing](#)



[Submit News or Events](#)

**Suite 170**

**Indianapolis, IN 46204**

Keep an eye on our website for new office phone numbers, and watch your email for an open house invitation coming soon!

## Prosperity Indiana Responds to FHFA Proposed Changes to AHP Program

On March 6, the Federal Housing Finance Agency (FHFA) proposed wide-ranging changes to the regulations governing the Federal Home Loan Banks' Affordable Housing Program (AHP). The proposed amendments would allow the Banks to establish special competitive funds that target specific affordable housing needs in their districts and design and implement their own project selection scoring criteria, among many other provisions. Many affordable rental projects receive AHP gap financing to expand affordable housing. FHFA provided an advance copy of its proposed rule changes on March 6.

We have reviewed the proposed changes with members and while we agree with the goals behind these changes, we have concerns about the practical impact of these changes and believe they could negatively impact AHP projects across Indiana.

[Click here](#) to review the comments we provided to the FHFA addressing specific requirements.

## Measuring Health Outcomes of Non-Health Related Programs

On an anecdotal level, many of us know that our programs improve health for clients, residents, and communities. Home repairs may reduce the number and severity of asthma attacks or reduce fall hazards; blight removal and infrastructure improvements may increase physical activity in a neighborhood; increased income may lead to greater access to and consumption of healthy foods. But how do we measure that impact?



Join us on July 12 for a webinar -

**FREE** for Prosperity Indiana members - led by Brendan Brown and Kiersten Sweeney of the Green & Healthy Homes Initiative (GHHI). We will discuss questions including: What Health measures are you most likely to impact through home repairs? What are the best ways to collect information on health outcomes? Once you've collected information, how do you communicate that to others - especially to potential partners in the health sector?

[Click here to register](#)

## Southeast Regional Member Meeting

Join us on Tuesday, July 24 to meet or reconnect with Prosperity Indiana's new Executive Director and hear about her vision for the organization. Connect with peers and participate in an informal conversation about Prosperity Indiana's strengths, weaknesses and opportunities, in advance of the new strategic planning process. Come ready to share challenges and desired solutions!



**July 24, 2018**  
12:00-2:30  
Jeffersonville, IN  
Lunch will be provided.

[Click here to register.](#)

## Request for Proposals - Indiana Assets and Opportunity Corps Service Sites

Prosperity Indiana is pleased to announce that it is taking applications from civic, community and economic development organizations and local governments for the Indiana Assets and Opportunity Corps (IAOC) - AmeriCorps Fellowship Program. The IAOC AmeriCorps Fellowship Program will concentrate its efforts on building capacity in three areas - financial capability, performance measurement, and collective impact - to expand individual, organizational, and community level assets.

IAOC Member-Fellows will begin their term of service on October 1, 2018. They will serve 25-30 hours per week through July 31, 2019.

A letter of intent is due to Prosperity Indiana by July 6, and the full application is due be August 3.

Click here to read the [full announcement](#) and to [view the application](#).



For those organizations interested in participating in this year's Indiana Assets and Opportunity Corps – AmeriCorps Fellowship Program, Prosperity Indiana will host a webinar on **Monday, July 2, 2018** from **3:30 PM to 4:30 PM (Eastern Time)**.

To register, please go to:

<https://attendee.gotowebinar.com/register/88791452302855683>.

For more information, please contact Carey W Craig, National Service Program Manager, at [317] 454-8538, or at [ccraig@prosperityindiana.org](mailto:ccraig@prosperityindiana.org).

**Know someone who would make a great AmeriCorps VISTA?** Prosperity Indiana is recruiting three AmeriCorps VISTAs to start their year of service in August. See links below for the full position descriptions.

[Assets & Opportunity Network VISTA](#)

[Capacity Builder & Impact VISTA](#)

[Resource Development VISTA](#)

**Quality of Life Planning Prompts  
Murals Project in North Anthony  
Corridor**

In 2015-2016, Prosperity Indiana facilitated a Quality of Life planning process for the North Anthony Corridor Group in Fort Wayne, Indiana. Throughout the planning process, residents emphasized the importance of placemaking and beautification to attract people to the area. Since there were a number of bare concrete walls, residents identified murals as a strategy to realize this goal. After meeting their fundraising goal, the North Anthony Corridor Group is now ready to roll out the murals project, designed by artists Jerrod Tobias and Paul Demaree.



"Murals ... have an intangible quality that draws people together to consider and redefine their sense of place. These particular designs are meant to encourage us as viewers to nurture our connections with our urban and natural environments while offering us all a public safe space to reconcile the ongoing questions of what it means to be a community," writes Allison Demaree-Coale, North Anthony Corridor Board Member, in a Patronicity blog. North Anthony Corridor is joining communities worldwide using public art to engage residents, attract visitors, and strengthen sense of place.

"I had the pleasure of working with the North Anthony Corridor Group in 2015-2016 to facilitate a Quality of Life planning process," said Rachel Mattingly, Director of Training Services at Prosperity Indiana. "Placemaking and beautification were key strategies for realizing their vision of the Corridor as a 'vibrant hub connecting thriving neighborhoods, diverse businesses, exceptional schools, and nearby destinations,' and I'm thrilled to see this work coming to life as they prepare to add new murals."

Learn more [here](#).



If your neighborhood is interested in Quality of Life planning, please contact Director of Planning Services, Rose Scovel, AICP at [rscovel@prosperityindiana.org](mailto:rscovel@prosperityindiana.org) to learn more.

**Call for Nominations: Lt.  
Governor's Excellence in**

## Affordable Housing Awards

IHCDA is requesting nominations for the most outstanding properties in four categories for the [Lt. Governor's Excellence in Affordable Housing Awards](#). These awards, which will be presented at the Indiana Housing Conference, celebrate the best in Indiana affordable housing development. All award nominations are due by August 15, 2018.

[Click here to access the nomination form.](#)

The 2018 Indiana Housing Conference will take place September 26-27, 2018 at the Marriott Indianapolis in Downtown Indianapolis. More details and registration information will be released soon.

## Marissa Manlove retires as IPA CEO - IPA seeking new President and CEO



Marissa Manlove, president and CEO of Indiana Philanthropy Alliance (IPA), will retire at the end of 2018 after 12 years leading the organization. "We applaud Marissa's successful leadership," said Tina Gridiron, IPA Board Chair. "We wish her much joy and fulfillment as she transitions into the next step in her journey."

[Read the full press release here.](#)

IPA has begun the search for a new President and Chief Executive Officer. IPA seeks a visionary, collaborative, and high-energy leader to serve as a passionate advocate for Indiana philanthropy. IPA is a nonprofit membership association of and for the state's philanthropic grantmaking community. The mission of IPA is to champion, support, and connect members as they transform Indiana through effective philanthropy.

The President is the organization's chief executive officer and provides executive leadership for Indiana Philanthropy Alliance (IPA) and Indiana Philanthropy Alliance Foundation (IPAF), a supporting organization of IPA. The President/CEO represents IPA's membership, the IPA and IPAF Boards of Directors and other volunteers, staff, and the interest of organized philanthropy in the life of the state. The position provides

leadership, strategic direction, and overall management for IPA and IPAF.

[Find out more about the position here.](#)



## 2018 BUILD Act - What You Need to Know and Why

On March 23, 2018, President Trump signed an omnibus appropriations bill into law. Within the 2,000+ page bill is the 2018 Brownfields, Utilization, Investment and Local Development (BUILD) Act, which provides new and significant incentives for the purchase and redevelopment of contaminated properties. Drewry Simmons Vornehm, LLP (DSV) will host a seminar to discuss these exciting new developments including:

- Updated federal funding for brownfields redevelopment through FY 2023;
- Clean energy and other incentives; and,
- New federal liability protections.

Join Erik Mroz, a partner in the DSV Real Estate and Environmental Group, on June 27 for a more detailed look and discussion of the 2018 BUILD Act. Drinks and appetizers will be served.

**Wednesday, June 27, 2018**

4:00-5:30 pm EST

Divvy  
Carmel City Center  
[71 W City Center Drive](#)  
Carmel, IN 46032

# Funding Opportunities

## Thriving Neighborhood Challenge

Calling all community creators, imaginative implementers, and block builders: do you have an idea that will make your neighborhood a healthier, happier, and more resilient place to live? Then the [People's Planning Academy](#) invites you to submit your idea for a chance to win \$2,500 to make it happen!

Potential projects should be aimed at improving the quality of life in your neighborhood, fall within one of the eight [Thrive Indianapolis](#) categories: 1) Energy, 2) Natural Resources, 3) Food + Urban Agriculture, 4) Waste + Recycling, 5) Built Environment, 6) Public Health + Safety, 7) Transportation + Land Use, or 8) Economy, and be led by residents in teams of two or more.

[Click here to learn more.](#) Applications are due by June 22.

## Downtown Development Week Promotion Grant

The Indiana Office of Community and Rural Affairs is adding a small grant opportunity to the week-long celebration in October called Downtown Development Week.

This week will be an opportunity for communities across the state to host events to celebrate their downtowns and encourage camaraderie through events and activities. Downtown Development Week, which will run from Oct. 8 - 12, 2018, will honor Indiana's cities and towns' commitment to preserve and invest in the heart of the community, the downtown.

To help provide for a planned event or activity, OCRA will be awarding no more than five Downtown Development Week promotion grants of up to \$1,000 per event or activity.

[Click here to learn more.](#) Applications are due by June 29.

## Download the New Mobile App!



**Never miss an opportunity to connect!**  
Download the WildApricot app

### Mobile App Available Now

Download the WildApricot app and log in with your Prosperity Indiana account to view upcoming events, register for trainings, and search our directory of member contacts.

You can now access Prosperity Indiana member contacts and events on your smartphone through the new WildApricot App! Simply download [WildApricot for Members](#) from the App Store and log in with your Prosperity Indiana account information.

Log into the [member portal](#) on our website and make sure your profile information is up-to-date so that you can connect and engage with other Prosperity Indiana members!

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## success stories!

If you have a success story, an upcoming event, or a job opening let us know! Prosperity Indiana is seeking guest bloggers and success stories from our membership to broadcast across the network. Send your stories to [info@prosperityindiana.org](mailto:info@prosperityindiana.org).

[Visit our blog for more of the latest community economic development news in Indiana.](#)

## Connect with us



### Prosperity Indiana

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