

2024

Affordable Housing Advisory Council Annual Report



A LETTER FROM GEORGE GUY III

This past year, FHLBank Indianapolis focused on expanding our community reach. We set this goal to apply not just geographically across Indiana and Michigan, but also to ensure we are truly maximizing our impact by reaching those communities facing unique challenges within our district.

FHLBank Indianapolis continues to contribute the maximum allowable amount (35% of its housing allocation) for grants that our members can access to help make homeownership a sustainable reality for their low- to moderate-income customers. We have also expanded our impact by increasing the maximum Affordable Housing Program grant award from \$600,000 to \$1 million, in recognition of the increased costs developers and project sponsors are facing.

The successful execution of the Bank’s community investment programs and products relies significantly on building partnerships amongst members and community partners, and because of this, one of our key goals for the year was increasing member engagement. In 2024, 145 member financial institutions engaged with community investment products, including first-come, first-served programs, competitive programs and community investment advances. This is an 11% increase from 2023. Of those, 106 received funding or took an advance.

Helping with these efforts, in 2024 the Bank developed and expanded upon a series of voluntary programs that provide members with additional resources and tools to support the economic development needs of the various communities they serve. These programs range from product offerings like Rate Advantage and Rate Relief (in partnership with the Michigan State Housing Development Authority), which support mortgage lending to low-income families at reduced rates, to new initiatives that target heirs’ property issues in identified

high-need areas, as well as to the expansion of several key programs.

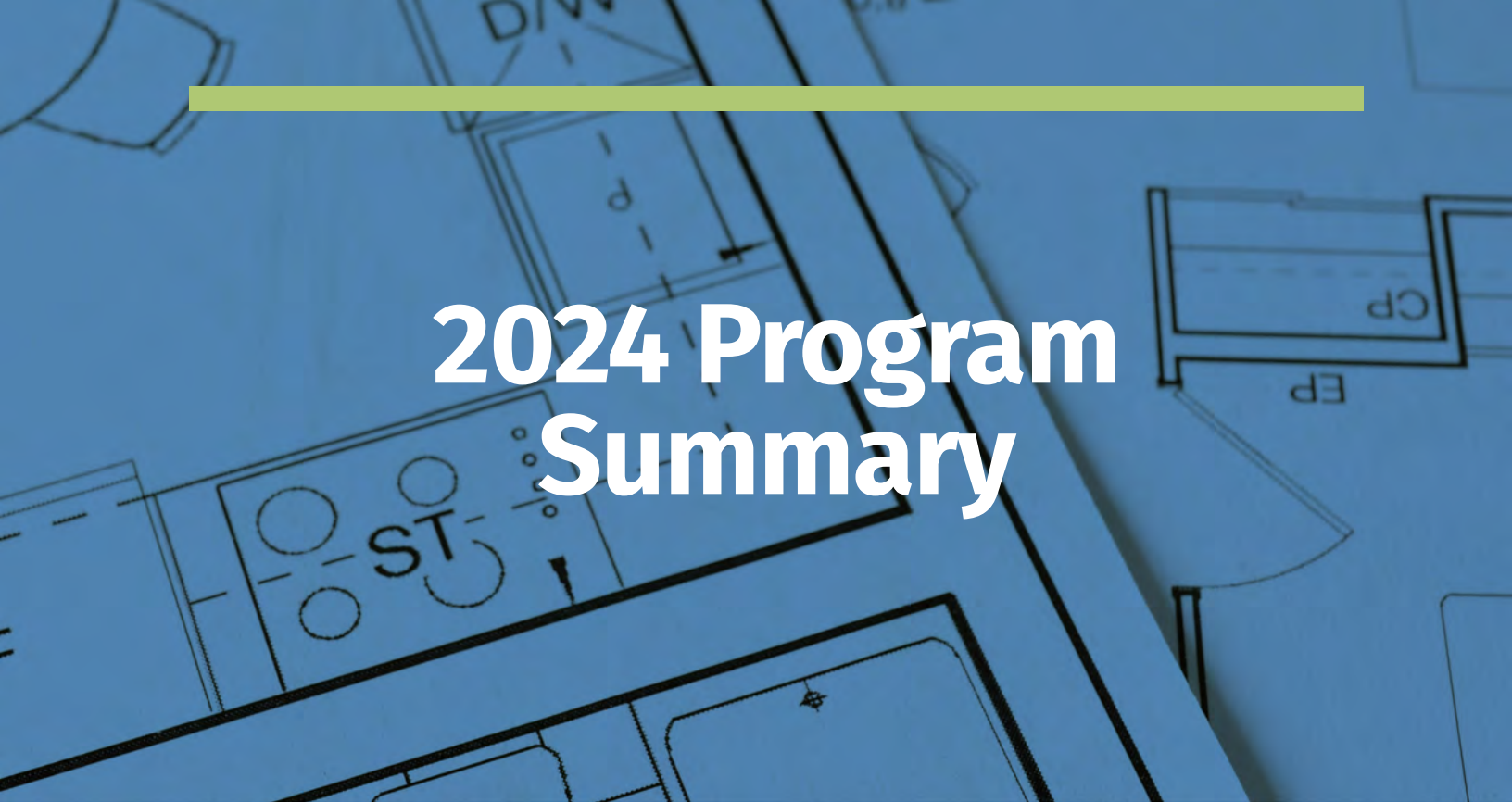
Our Tribal Nations Housing Development Assistance Program, first announced in 2023, last year saw all twelve federally recognized tribes within the state of Michigan attend dedicated, in-person capacity-building and training sessions on specialized housing-related topics. We’re proud to partner with MSHDA on this program, and even prouder to see that the first several pre-development grants have now been awarded.

Additionally, we launched heirs’ property initiatives in both Indiana and Michigan. In response to limited available data at the state or county level, the Bank partnered with Black Onyx Management to commission and release a report and associated policy briefs detailing the scope of the problem in Marion and Allen counties in Indiana. The report found 1,894 confirmed heirs’ properties representing an estimated \$258 million in value, and an additional 4,706 properties categorized as “at-risk” with an estimated value of \$826 million combined across both counties.

On the heels of Detroit Future City’s research published in April, which found at least 5,525 existing heirs’ properties in the city of Detroit, the Bank also partnered with LISC Detroit on a program to prevent and resolve heirs’ property issues. This program, announced early January 2025, will focus on three core areas: coalition building, providing outreach and legal services on a neighborhood level, and long-term planning for citywide education and engagement.

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George Guy III
AHAC BOARD CHAIR



2024 Program Summary



Affordable Housing

2024 AT A GLANCE

TOTAL AMOUNT
AWARDED

\$34.6M

42

AFFORDABLE HOUSING
PROJECTS FUNDED

The Affordable Housing Program is a key part of our mission. Since 1990, our member financial institutions submit applications through a competitive application process to receive grants through our Affordable Housing Program.

These grants can be used to help fill the development gap in the acquisition, construction, or rehabilitation of properties that provide affordable housing.

Members submit applications in partnership with local not-for-profit housing providers, economic development partners, and housing developers to meet the needs of their communities.

This year, grants of up to \$1 million helped fill the development gap for the construction of over 1,600 units of affordable housing across Indiana and Michigan.

TOTAL UNITS OF AFFORDABLE HOUSING SUPPORTED

1,636

MICHIGAN PROJECT



HISTORIC WALTER FRENCH JUNIOR HIGH SCHOOL BREATHES NEW LIFE IN LANSING, MICH.

The historic former Walter French Junior High School in south Lansing, Mich., is hard to ignore. Originally designed and built as a middle school, the Walter French school served students for more than 50 years before closing in 1981. Despite a brief stint as a charter school in the late '90s, the building has mostly sat vacant as the years ticked by.

But, thanks to a \$500,000 AHP grant obtained through our member Dart Bank and the hard work of Capital Area Housing Partnership (CAHP), a Lansing-area nonprofit organization that works to revitalize neighborhoods by creating affordable housing options for low-income residents in the region, CAHP had a vision for what a new chapter in the building's history could look like.

Recently, the first phase of the restoration has opened, welcoming its new residents. The next phase plans to open in the summer of 2025 and will include a childcare center and a place for CAHP to relocate their offices.



INDIANA PROJECT



MULLEN FLATS OPENS TO PROVIDE PERMANENT SUPPORTIVE HOUSING TO THOSE EXPERIENCING HOMELESSNESS IN TERRE HAUTE, IND.

Mullen Flats, a 2022 AHP recipient through member Merchants Bank of Indiana, opened their 42-unit development owned and operated by Mental Health America of West Central Indiana. Mullen Flats will provide permanent supportive housing for persons experiencing chronic homelessness, a necessary addition to affordable housing stock in Terre Haute.

"Almost every affordable housing [project] that I develop has Federal Home Loan Bank grant monies in them and if we don't have them one year, we reapply the following year. The Federal Home Loan Bank does a really good job of aligning their requirements with other funding requirements, and so it just makes attaining those funds easier as a developer. I love AHP grants." – Andrea Kent, owner of ALK Development, LLC



2024 AHP AWARDEES

Indiana Recipients:

- Allison Rose Gardens | Dale, Ind.**
Old National Bank | Keller Development, Inc. | \$700,000
- Ashton Acres | New Palestine, Ind.**
Community State Bank | Keller Development, Inc. | \$1,000,000
- Autumn Ridge Rehab | Corydon, Ind.**
First Harrison Bank | Blue River Services, Inc. | \$500,000
- Bellevue Village | Scottsburg, Ind.**
German American Bank | Rauch, Inc. | \$1,000,000
- Blue Line Housing Opportunity Housing | Indianapolis, Ind.**
Indianapolis Neighborhood Housing Partnership, Inc. | Englewood Community Development Corporation | \$1,000,000
- Bridge of Grace Housing Project | Fort Wayne, Ind.**
Three Rivers Federal Credit Union | Bridge of Grace Ministries, Inc. | \$1,000,000
- Building Homes, Community and Hope | Muncie, Ind.**
Old National Bank | Greater Muncie Habitat for Humanity | \$1,000,000
- Building Homes, Community and Hope | Evansville, Ind.**
Old National Bank | Habitat for Humanity Evansville | \$1,000,000
- Central @ 29 | Indianapolis, Ind.**
Merchants Bank of Indiana | The Community Builders, Inc. | \$1,000,000
- Courts of Colfax | Warsaw, Ind.**
Merchants Bank of Indiana | Partnership of Affordable Housing, Inc. | \$1,000,000

- Englewood Studios | Indianapolis, Ind.**
The National Bank of Indianapolis | Englewood Community Development Corporation | \$1,000,000
- Grand Meridian | Indianapolis, Ind.**
Merchants Bank of Indiana | TWG Development, LLC. | \$1,000,000
- Historic Jeff Centre | Lafayette, Ind.**
First Merchants Bank | Lafayette Neighborhood Housing Services, Inc. | \$1,000,000
- Landin Pointe | New Haven, Ind.**
STAR Financial Bank | Brightpoint | \$1,000,000
- Marvetta & Anthony Grimes Family Center & Apartments | Indianapolis, Ind.**
Merchants Bank of Indiana | Volunteers of America of Ohio & Indiana | \$872,020
- NNN Homeownership | South Bend, Ind.**
1st Source Bank | Near Northwest Neighborhood, Inc. | \$255,000
- Southeast Revitalization | Fort Wayne, Ind.**
1st Source Bank | Habitat for Humanity of Greater Fort Wayne | \$836,000
- Troop Town | Mishawaka, Ind.**
Centier Bank | Mishawaka Troop Town | \$685,000
- Warrick Place | Indianapolis, Ind.**
Indianapolis Neighborhood Housing Partnership, Inc. | Shepherd Community, Inc. | \$1,000,0000

Michigan Recipients:

- 671 South Woodland | Muskegon, Mich.**
ChoiceOne Bank | HGA Support Services | \$400,000
- Allen Crossing | Muskegon, Mich.**
Merchants Bank of Indiana | Spire Development, Inc. | \$550,000
- Amity Commons | Muskegon, Mich.**
Merchants Bank of Indiana | Spire Development, Inc. | \$625,000
- Auburn Place | Pontiac, Mich.**
Genisys Credit Union | Lighthouse MI | \$760,000
- Beacon Place | Pontiac, Mich.**
Genisys Credit Union | Lighthouse MI | \$890,000
- Brewster Wheeler I | Detroit, Mich.**
Lake Trust Credit Union | MHT Housing, Inc. | \$1,000,000
- Brewster Wheeler II | Detroit, Mich.**
Lake Trust Credit Union | MHT Housing, Inc. | \$1,000,000
- Brewster Wheeler III | Detroit, Mich.**
Lake Trust Credit Union | MHT Housing, Inc. | \$1,000,000
- Buersmeyer Manor | Detroit, Mich.**
CORE Community Partners | Coalition on Temporary Shelter | \$685,596
- Building Foundations, Building Hope | Lowell, Mich.**
Mercantile Bank | Flat River Outreach Ministries | \$1,000,000
- Christian Manor | Muskegon, Mich.**
Mercantile Bank | Samaritas | \$1,000,000
- East Bay Flats | Traverse City, Mich.**
West Shore Bank | Goodwill Industries of Northern Michigan | \$800,000
- Flats on Bridge | Elk Rapids, Mich.**
Mercantile Bank | HomeStretch Nonprofit Housing Corporation | \$800,000
- Housing As You Are (AYA) | Grand Rapids, Mich.**
Old National Bank | AYA Youth Collective | \$500,000
- Jefferson Avenue Apartments | Detroit, Mich.**
Independent Bank | CHN Housing Partners | \$1,000,000
- Kendra’s House | Grand Rapids, Mich.**
Mercantile Bank | Guiding Light Mission | \$721,760
- Lofts of Muskegon | Muskegon, Mich.**
Merchants Bank of Indiana | Muskegon Housing Commission | \$575,000
- Lurie Terrace | Ann Arbor, Mich.**
Chelsea State Bank | Ann Arbor Affordable Housing Corporation | \$1,000,000
- Nisbett–Fairman Residences | Big Rapids, Mich.**
Lake–Osceola State Bank | Big Rapids Housing Commission | \$518,000
- Orchard Manor Apartments | Flint, Mich.**
ELGA Credit Union | Communities First | \$600,000
- Preserve on Ash I | Detroit, Mich.**
CORE Community Partners | The Community Builders, Inc. | \$600,000
- VOA St. Mary | Detroit, Mich.**
Lake Trust Credit Union | Volunteers of America Michigan | \$762,500
- West Kalamazoo Phase 1 | Lansing, Mich.**
Horizon Bank | The City Rescue Mission of Lansing, MI | \$1,000,000

Homeownership Initiatives



Each year, our Homeownership Initiatives grant programs help our members make the dream of homeownership a reality for their customers.

These programs provide support and assistance to low- to moderate-income families across many different stages of the homeownership cycle. Many qualified homebuyers and homeowners partner with a community organization that helps them apply through a FHLBank Indianapolis member financial institution.

2024 AT A GLANCE

\$25.7M
Total Amount Funded

Over
1,500
Households Assisted

“There are people that are in homes today that wouldn't have been in homes or be homeowners without that program....We know that it creates generational wealth, and so we're super appreciative of the programs that exist.”

Matt Cook
VP Community Relations, Lake Michigan Credit Union

HOMEOWNERSHIP OPPORTUNITIES PROGRAM

The Homeownership Opportunities Program (HOP, now called Launch - Down Payment Assistance) provides grants of **up to \$20,000** to help low-moderate income, first-time home buyers with down payment, counseling and closing cost assistance.

In 2024, FHLBank Indianapolis awarded **\$8.1 million in HOP grants to over 400 households.**

NEIGHBORHOOD IMPACT PROGRAM

The Neighborhood Impact Program (NIP, now called Revive - Home Repair Grant) assists eligible homeowners with grants of up to **\$15,000** for qualified necessary repairs and accessibility upgrades to their homes.

In 2024, FHLBank Indianapolis awarded **\$10.3 million in NIP grants to over 800 households.**

HOMEBOOST DOWN PAYMENT ASSISTANCE PROGRAM

In an effort to address home ownership gaps in Indiana and Michigan, our Bank introduced the HomeBoost downpayment assistance program.

This program was designed to assist first-time homebuyers who are underrepresented in Indiana and Michigan homeownership rates.

Participants must have had a household income at or below 120% of the Area Median Income and intend to purchase a primary residence in Indiana or Michigan.

In its second year, **HomeBoost provided \$25,000 in down payment assistance to nearly 300 eligible households resulting** in \$7.4 million in funding.





COMMUNITY ENGAGEMENT AND ECONOMIC DEVELOPMENT

COMMUNITY INVESTMENT PROGRAM

The Community Investment Program (CIP, now called Community Impact Advance) advances and letters of credit provide our members with an at-cost solution to fund affordable housing and community economic development activities. CIP has been used to support affordable housing developments, commercial economic development, and mixed-use developments and can be a powerful tool for economic growth.

Beyond the Affordable Housing Program (AHP) and Homeownership Initiative grants, we provide other programs that directly affect the communities our members serve. Our goal with these programs is to empower local leaders to build stronger and more resilient communities through sustained growth and economic development.

2024 AT A GLANCE

TOTAL AMOUNT FUNDED
\$202.3M



ELEVATE SMALL BUSINESS PROGRAM

The Elevate Small Business Grant Program helps small businesses grow and develop by funding capital expenditures, workforce development and a variety of other needs. This provides a win-win opportunity for FHLBank Indianapolis member financial institutions and local businesses in Indiana and Michigan. Our members have used Elevate to expand and deepen their relationships with small businesses in their communities.



DIRT WAIN OF FORT WAYNE, IND.

Eco-friendly Dirt Wain, LLC began as a gesture of optimism and love for the community its owners call home and they're determined to make it a sustainable one. With help from member 1st Source Bank, Dirt Wain was able to secure a \$20,000 Elevate Small Business grant that allowed them to maximize their community impact and shop local in the process.



CDFI RATE BUYDOWN ADVANCE

The new CDFI Rate Buydown Advance program is designed to assist community development financial institutions in supporting housing and economic development in underserved communities. The program helps build partnerships between non-depository CDFIs in Indiana and Michigan and our member financial institutions to further assist non-depository CDFIs with additional access to low-cost capital.

The program launched in 2024 with a **\$5 million allocation**. Subsidies are capped at \$500,000 per member and available on a first-come, first-served basis.

“(Rate Advantage) is such a straightforward and easy program to take advantage of and is making housing payments so much more affordable for our borrowers. We always want to help with affordable lending and this program is a perfect fit, being simple to execute from lock thru delivery!”

Josh Summerfield, VP of Mortgage at Consumers Credit Union

RATE ADVANTAGE PROGRAM

The Rate Advantage Program is an innovative program that incentivizes FHLBank Indianapolis member financial institutions to fund mortgage loans to low-income borrowers by offering below-market note rates. The program launched with a \$1 million allocation in August 2024. Due to the resounding popularity, FHLBank Indianapolis increased the initial allocation by an additional \$5.7 million in three rounds.



“This program is a game changer for Michigan families. Saving first-time homebuyers a full percentage point on their mortgages will make a big difference, helping more families make it in Michigan.”

Amy Hovey, CEO and Executive Director of MSHDA

MSHDA RATE RELIEF MORTGAGE PROGRAM

In an effort to make homeownership more accessible and affordable in Michigan, our Bank alongside the Michigan State Housing Development Authority (MSHDA) created the MSHDA Rate Relief Mortgage Program to benefit low-income, first-time homebuyers in the state.

This program allows qualified low-income first-time homebuyers to reduce the cost of their mortgage by one full percentage point if they finance through a MSHDA-approved lender that also is a Bank member.

FHLBank Indianapolis supported the program by purchasing a **\$50 million MSHDA bond** (Series F), allowing Bank members the opportunity to sell single-family mortgage loans to MSHDA at below-market rates.



We believe that the TNHDAP will make a **real, lasting impact to tribes** across Michigan. We know that everyone deserves a safe and affordable home, and our partnership with MSHDA and FHLBank Indianapolis helps tribal nations get closer to that reality.”

Jamie Stuck,
President of United Tribes of Michigan

TRIBAL NATIONS HOUSING DEVELOPMENT ASSISTANCE PROGRAM

The Tribal Nations Housing Development Assistance Program (TNHDAP) builds upon the existing capacity of Michigan’s 12 federally recognized tribal nations by providing the resources and support necessary to develop affordable housing programs that respond to the unique needs of these communities. The program was launched in partnership with the Michigan State Housing Development Authority (MSHDA).

Our Bank is supporting MSHDA’s program with a grant of **up to \$3 million**, which marks the Bank’s largest ever award to a single organization. The grant provides flexible funding to help remove barriers to program participation and will cover critical pre-development expenses, respond to additional capacity building needs and opportunities, and help bridge project financing gaps. The TNHDAP will assist tribal nations with new housing development while also supporting needed upgrades to existing homes.



MONEY MASTERS SCHOLARSHIP PROGRAM

The Money Masters Scholarship Program is a community engagement and financial literacy program sponsored by our organization. Applicants can either be an FHLBank Indianapolis member financial institution or local community organization with a focus on youth. The member financial institution and local community organization would partner to deliver an in-person, financial education curriculum in a classroom setting. The program is focused on rising seniors, but it is open to any community organization or school that focuses on young adults.

Our Bank will award up to \$25,000 per year to each member institution/youth organization partnership formed for the benefit of the student scholarship recipients. These awards will be made annually for a three-year period. The scholarship funds will be used to fund bank accounts with the designated member institutions for award recipients to access discretionary expenses. So far, \$100,000 in financial literacy scholarships have been awarded to more than 70 students.



DISASTER RELIEF PROGRAM

Through the Disaster Relief Program, our Bank can assist homeowners affected by natural disasters in Indiana and Michigan by providing funds for qualified repairs. These grants are only available after a declared disaster.

This year, in response to emergency declarations in Indiana and Michigan, we opened our Disaster Relief Program to residents in affected counties across the two states. The program assisted with recovery efforts related to separate severe weather events on March 14 and April 2 in Southern and Central Indiana, as well as a series of tornadoes that ripped through several counties in southwestern Michigan on May 7.

COMMUNITY MENTORS

The Community Mentors Program helps to develop valuable partnerships in communities across Indiana and Michigan by convening community leaders with experts in economics and community development. Following the workshops, these organizations are awarded a \$50,000 implementation grant to help with a catalyst project of local importance.

2024 MICHIGAN WINNER



GENESEE COUNTY COMMISSIONERS
FLINT, MICH.

The priority of the Genesee County Commissioners was to bring business, housing and placemaking opportunities to every commissioner's territory. The grant allowed the group to purchase software to attract major retailers to the area, as well as training opportunities for economic development staff. The gateway of opportunity is open, and Genesee County is now poised to take advantage of revitalization opportunities.

2024 INDIANA WINNER



NEIGHBORHOOD CHRISTIAN LEGAL
CLINIC
INDIANAPOLIS, IND.

Neighborhood Christian Legal Center (NCLC) brought community organizations, city council leaders and lawyers who work in the local community and specialize in affordable housing issues to rally support for education for tenant education and legal rights. From there, NCLC sponsored videos and education events to ensure the community is prepared to help residents in need access services and support tools for advocacy to build a stronger network to combat housing insecurity.



Since 2007, the annual award has honored individuals at one of FHLBank Indianapolis' member institutions in Indiana and Michigan who show an outstanding dedication to affordable housing and community economic development.

In addition to the recognition, FHLBank Indianapolis donates to the charity or nonprofit organization of the recipient's choice. This year, the donation was increased to \$5,000 for each recipient's organization of choice.

The 2024 Community Spirit award winners were James Parker, Vice President at Central Savings Bank in Sault Ste. Marie, Mich., and Autumn Bucy, Marketing Manager at Hendricks County Bank and Trust Company in Brownsburg, Ind. A \$5,000 donation in Parker's name went to the Chippewa County Council for Youth and Families and a \$5,000 donation in Bucy's name went to Brownsburg Youth Sports.



James Parker
VICE PRESIDENT
CENTRAL SAVINGS BANK
MICHIGAN WINNER



Autumn Bucy
MARKETING MANAGER
HENDRICKS COUNTY BANK
AND TRUST COMPANY
INDIANA WINNER

AFFORDABLE HOUSING ADVISORY COUNCIL

The 12-member Affordable Housing Advisory Council (AHAC), comprised of housing and community development leaders from throughout our district, met quarterly with staff and representatives of the Bank’s Board of Directors to advise the Bank on low- and moderate- income housing programs and housing needs in Indiana and Michigan. Council members are appointed by the Bank’s Board of Directors to serve for up to three terms of three years each.

Here are the AHAC members as of Dec. 31, 2024:



George Guy III
CHAIR
CEO/Executive Director, Fort Wayne Housing Authority
Fort Wayne, Ind.



Jermaine R. Ruffin
VICE-CHAIR
Senior Vice President, Invest Detroit
Detroit, Mich.



Nicki Basch
Housing Consultant , Great Lakes Housing Services
Traverse City, Mich.



Connie Bohatch
Managing Director of Community Services
City of Grand Rapids, Mich.



Sherry Early
SE Consulting
Fort Wayne, Ind.



Luke Forrest
Director of Engagement
Michigan Department of Labor and Economic Opportunity
Lansing, Mich.



Eric Frey
Executive Director of Administration, the City of Columbus
Columbus, Ind.



Jane MacKenzie
Executive Director, Northern Homes Community Development Corp.
Boyne City, Mich.



Anthony Paiano
Principal, Multifamily Housing Studio Leader,
Alliance Architects
South Bend, Ind.



Erika Scott
Vice President Development,
Kittle Property Group



Michele Wildman
Executive Vice President
Economic Development
Incentives & Services,
Michigan Economic Development Corporation
Lansing, Mich.



Myra Wilkey
CEO/Executive Director,
Mental Health America of West Central Indiana, Inc.
Terre Haute, Ind.