



Entry Form 2017 Annual Awards for Program Excellence

Entry Deadline: Thursday, June 15, 2017, Midnight ET

Each entry must include a completed entry form. Please complete a form for each entry your HFA is submitting. The completed entry form will become the first page of your entry.

This form is a fillable PDF. Type your information into the entry form and save it as a PDF. Please do not write on or scan the entry form. **Questions: Call 202-624-7710 or email awards@ncsha.org.**

Entry Title: Enter your entry's title exactly as you wish it to be published on the NCSHA website and in the awards program.

Category:

Subcategory:

Entry Summary: A 15-word (max) summary of the program, project, or practice you are entering.

HFA:

HFA Staff Contact:

Phone:

Email:

Visual Aids:

Are you mailing to NCSHA 10 copies of any visual aids that cannot be included in your entry PDF? Yes No

Payment:

My HFA is mailing a check to NCSHA.
My HFA is emailing the credit card authorization form to awards@ncsha.org.

Background

The Inaugural Midwest Housing Summit was built upon the foundation laid by the leadership of Michigan State Housing Development Authority (MSHDA) working collaboratively with the Midwest State Housing Finance Agencies (HFA). The Great Lakes Governor's Council, consisting of eight of the Great Lakes Governors, was created in 2012 in order to encourage environmental responsibility and economic growth. Together, the Governors discussed and suggested solutions to issues specific to their region. The Governor of Michigan soon encouraged all Michigan departments to create a similar system of sharing information.

In 2013, MSHDA created the Midwest Finance Collaborative (MHFC). The MHFC consisted of affordable housing agencies from Michigan, Wisconsin, Minnesota, Illinois, Indiana, Ohio, Pennsylvania, Nebraska, and Iowa. The purpose of this collaborative was to allow these HFAs to discuss and exchange best practices that would potentially strengthen the agencies and allow them to work on a unified housing front, striving for similar goals.

The first meeting took place in Detroit, Michigan in the fall of 2013. An opportunity was provided for these Midwest HFAs to discuss their similar problems, along with an avenue for collaboration in different ways to solve these problems. The MHFC further allowed the Executive Directors (ED) to meet privately. The EDs worked to aid in establishing the goals of the MHFC. One of the key goals created at the first meeting was to combine and leverage the influence that the Midwest has in their government affairs strategy.

As the MHFC worked to leverage their influence in government affairs, they decided to create a brochure where each State contributed a housing development they had created. This brochure was the first Midwest-specific legislative piece that was given to delegation offices during Capitol Hill visits the next year (2014). The MHFC further established a reception during the NCSHA legislative conference that included legislators, staff, and housing stakeholders. This allowed the MHFC another opportunity to collaborate with and inform others about what was happening with HFAs in the Midwest.

While the MHFC met again in 2014 in Chicago, Illinois, the departure of the ED of MSHDA created a void in leadership for the MHFC and the group slowly fizzled out in 2015. In 2016, The Indiana Housing and Community Development Authority (IHCDA) and the Iowa Finance Authority (IFA) discussed and decided to build upon the MHFC, take a leadership role, rebrand the MHFC, and rename it the Midwest Housing Collaborative. IHCDA took the lead in organizing and hosting the Inaugural Midwest Housing Summit.

Revitalization

The 2016 Inaugural Midwest Housing Summit (Summit) was a rejuvenated version of the MHFC that replicated many of its original intent and ideas, but with the goal of actionable ideas. For the creation of this Summit, each participating HFA covered their own costs. The HFAs in attendance included representatives from Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, Ohio, and Wisconsin. The EDs were sent out a survey to better understand the department issues that needed to be addressed at the Summit. Directors noticed that a collaboration, along with a cohesive plan, needed to be established in legislation, communications, and research.

Based on the results from the survey, IHCDA requested that each agency's ED, along with one person from each of the involved HFAs working in the departments of legislative and policy, marketing and communications and research attend this Summit. The ultimate goal of the Summit was to create a

Regional Action Plan (RAP) with those in the Midwest. The RAP would establish how the Midwest HFAs would move forward, working collaboratively, with a unified voice. Different groups met individually and discussed how they would be able to work together for both short-and long-term planning.

Midwest Housing Summit

On November 13th-14th, 2016, the Summit took place in Indianapolis and was hosted by IHEDA. Each departmental group (EDs, legislative, communications, and research) were brought together for a day-long discussion using an independent moderator to set priorities through the converging and diverging of different ideas of how their departments could work together on a regional scope. The goal of the independent events was to have a representative from every impacted department, program, body, etc. on the team to ensure that the goal will work for each HFA. Once the teams goal was set, they were isolated and did not leave the team environment until the regional goal(s) were identified, documented, and an implementation plan was designed and ready for deployment. In defining the RAP, a Report Out outlined the four categories, based on the EDs and departments present (legislative, communications, and research), with the important aspects to both change and create moving forward.

Executive Directors

The EDs collaborated to establish different policy statements that were written in a letter, sent on November 16th, 2016, to the National Council for State Housing Authorities (NCSHA) (See page 12). The EDs hoped that this would make affordable housing problems a priority for the new federal administration. The letter was sent immediately because the EDs anticipated that when the new federal administration came into office, there would be lots of action planned in the first 100 days.

The policy statements that were established center around the ideas of the importance of housing. They note the fact that the federal administration should strive to encourage states to establish programs that are efficient and effective at housing citizens. Further, they established that public-private partnerships help to use economic resources efficiently for housing, which then will also aid in the growth of local economies.

Legislative

The legislation and policy departments worked to discuss legislative issues so that they could cohesively address these problems. One of the main outcomes from the discussions of those on this team was to create a long-term strategy for the United States Department of Housing and Urban Development (HUD). It was decided that these proposed changes would be worked on throughout the year and submitted to HUD. IHEDA took this goal and internally established through process mapping different procedures required by HUD. Through process mapping, the IHEDA better understood where they were getting bogged down and could then request specific changes. IHEDA submitted comments to HUD and those will be provided to the participating Midwest HFAs in hopes they create the same requests for HUD, so HUD would be approached with a cohesive plan with the desires of the Midwest HFAs moving forward.

They also recognized the desire and need to create a strategy around tax reform for programs such as the Low-Income Housing Tax Credit (LIHTC). Other pieces established in the Report Out consisted of ways to further create a cohesive legislative voice that would move to set standards and aid in creating federal legislation. All Midwest HFAs are pushing their delegations to support the Affordable Housing Credit Improvement Act of 2017, a bill that seeks to increase the LIHTC authority by 50%.

Communications

Those marketing and communications departments decided to establish a framework for more regional focus and collaboration. They also hoped to create a regional contact list, specific for the Midwest HFAs. They wish to develop communication to expand LIHTC and increase requirements of the area median income (AMI) to obtain a larger audience. This communication would also work to address the gap between market rate and affordable housing. In regards to this issue, the communications team has remained in contact since the Summit and have developed a letter to address the situation.

Research

The Research agencies defined the ways to best collectively improve, stemming around a unified system of intake that will ultimately create cost control. The overarching goal of cost control was necessary due to the fact that it was decided that development costs were too high. At the Summit, it was further decided that they needed to continue discussions throughout the year to create definitions to better understand the data.

Currently, the agencies have been participating in monthly conference calls to establish common data definitions and structures. In creating these universal definitions and structures, research departments in the Midwest HFAs hope to have realistic numbers that are consistent throughout the region. Not only will this help to establish uniformity throughout the Midwest, but it will also help to understand the impact and the differences when looking at the group regionally. Further, they know that in receiving accurate data, costs can be utilized more efficiently to aid communities and people in the best way possible.

Outcome

Due to the collaboration of the Summit, these eight states now have unified ideas and a unified voice due to their discussions. The different teams, consisting of EDs, legislation and policy, marketing and communication, and research were able to identify items that need to be addressed in order to create the most effective plans for housing. There have been benefits on the state level, as states exchange best practices, along with the benefits on the federal level as these states work with the federal administration.

The first tangible outcome of the Summit was the EDs letter of their agreed policies which was sent to NCSHA in November of 2016 (See page 12). The legislative team was also able to establish a unified voice, through process mapping, of the current and consistent issues with HUD. Through their collaboration, they will be able to send HUD a letter that highlights all of the problems, which have been identified throughout the region, and has the same requests. Further, both the research and communication teams remain in contact, working on different ways to accomplish their goals set at the Summit.

The 2016 Midwest Housing Summit was so beneficial for the Midwest HFAs that they will be meeting again on September 8th, 2017 for the second Midwest Housing Summit, which will be held in Cedar Rapids, Iowa. There, the Midwest HFAs hope to both discuss the progress that has been made since the 2016 Summit and establish where they need to go as they move forward with a single voice, advocating for common goals. In utilizing coordinated advocacy, federal legislators can better understand how their decisions affect the entire Midwest. The Summit has, and will continue to, identify problems and aspects that need improvement that can be reached with the unified voice of the Midwest HFAs. The unified voice will ultimately work to accomplish the goals of these agencies, serving the communities and citizens, constantly working for the improvement of the greater good.

HFA: Indiana Housing & Community Development Authority

CATEGORY: Legislative Advocacy- Federal

ENTRY NAME: Inaugural Midwest Housing Summit



Indiana Housing & Community Development Authority Contact: Zachary Rice, Legislative Affairs and Policy Director, IHDA, (317) 232-6634, zrice@ihda.in.gov

MIDWEST HOUSING SUMMIT
NOV. 10-14, 2014

The Alexander, a Dolce Hotel - 333 South Delaware Street - Indianapolis, Indiana 46204 (Room Rate \$158.00 - CODE IHDA)

SAVE THE DATES!

The Indiana Housing and Community Development Authority (IHDA) requests the presence of your agency's Chief Executive Officer and individuals working in the areas of Legislative Policy, Marketing/Communications and Research departments to develop a Regional Action Plan.

HFA: Indiana Housing & Community Development Authority

CATEGORY: Legislative Advocacy- Federal

ENTRY NAME: Inaugural Midwest Housing Summit



ihcda 000 Contact: Zachary Rice, Legislative Affairs and Policy Director, IHCDA, (317) 232-0624, zrice@ihcda.in.gov.

**MIDWEST
HOUSING SUMMIT**
NOV. 13-14, 2016

The Alexander, a Dolce Hotel • 333 South Delaware Street • Indianapolis, Indiana 46204 (Room Rate \$159.00 - CODE: IHCDA)

REGISTER NOW!!

The Indiana Housing and Community Development Authority (IHCDA) requests the presence of your agency's Chief Executive Officer and individuals working in the areas of Legislative/Policy, Marketing/Communications and Research departments to develop a Regional Action Plan.

To register, visit: <https://midwesthousingsummit.eventbrite.com>



Agenda for Iowa Finance Authority about the Midwest Housing Conference

Friday, July 29, 2016 at 10:00 AM EST

1. INTRODUCTION 10:00 – 10:15 AM
 - a. How was the flight?
 - b. Key updates

2. MIDWEST HOUSING CONFERENCE 10:15 – 11:15 AM
 - a. The logo challenge
 - b. NCSHA Executive Directors Forum in D.C. on December 6, 2016
 - i. Should the Midwest Conference happen before or after?
 - ii. Advantages and disadvantages

3. SIMPLEXITY THINKING (BASADUR APPLIED CREATIVITY) 11:15 – 12:00 PM
 - a. One-day event held prior to the Indiana Housing Policy Summit
 - i. Three (3) all attendees
 1. Plenary: Regional Market Research Panel
 2. Luncheon: NCSHA Legislative Panel
 3. Closing: Executive Directors Shark Tank
 - ii. Four (4) Targeted Tracks
 1. Executive Directors
 2. Three (3) TBD by Executive Directors
 - a. Research
 - b. Legislative
 - c. Communication

4. NEXT STEPS 1:50 – 2:00 PM
 - a. Event date confirmation
 - b. Survey Executive Directors for top three (3) priorities
 - c. Keynote and speaker confirmation
 - d. Logistics confirmation meeting in Indianapolis
 - i. July 15, 22, or 29



PROGRAM AGENDA

MONDAY, NOVEMBER 14, 2016 • THE ALEXANDER HOTEL • 33 SOUTH DELAWARE STREET • INDIANAPOLIS, INDIANA 46225

8:30 AM - 9:00 AM
REGISTRATION AND BREAKFAST

9:00 AM - 9:15 AM
WELCOMING REMARKS

JACOB SIPE, EXECUTIVE DIRECTOR, INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY

9:15 AM - 10:30 AM
REGIONAL MARKET RESEARCH PANEL

MODERATOR: JACOB SIPE, EXECUTIVE DIRECTOR, INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY

PANELIST: JOANNA BROWN, SENIOR FELLOW, SAGAMORE INSTITUTE

PANELIST: MARK WYCKOFF, PROFESSOR AND SENIOR ASSOCIATE DIRECTOR, MICHIGAN STATE UNIVERSITY LAND POLICY INSTITUTE

PANELIST: GEOFF SMITH, EXECUTIVE DIRECTOR, DEPAUL INSTITUTE FOR HOUSING STUDIES

PANELIST: DREW KLACIK, SENIOR POLICY ANALYST, INDIANA UNIVERSITY PUBLIC POLICY INSTITUTE

10:30 AM - 10:45 AM
MORNING BREAK

10:45 AM - 12:00 PM
1ST BREAKOUT SESSION

iMOCA	IRISH HILL	FLETCHER PLACE I	FLETCHER PLACE II
EXECUTIVE DIRECTORS	LEGISLATIVE	RESEARCH	COMMUNICATIONS

12:00 PM - 1:00 PM
LUNCH

1:15 PM - 4:15 PM
2ND BREAKOUT SESSION

iMOCA	IRISH HILL	FLETCHER PLACE I	FLETCHER PLACE II
EXECUTIVE DIRECTORS	LEGISLATIVE	RESEARCH	COMMUNICATIONS

4:15 PM - 5:55 PM
EXECUTIVE DIRECTOR SHARK TANK
TEAM PRESENTATIONS TO EXECUTIVE DIRECTORS

LEGISLATIVE	RESEARCH	COMMUNICATIONS
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5:55 PM - 6:00 PM
CLOSING REMARKS

JACOB SIPE, EXECUTIVE DIRECTOR, INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY





Executive Directors



Research Departments

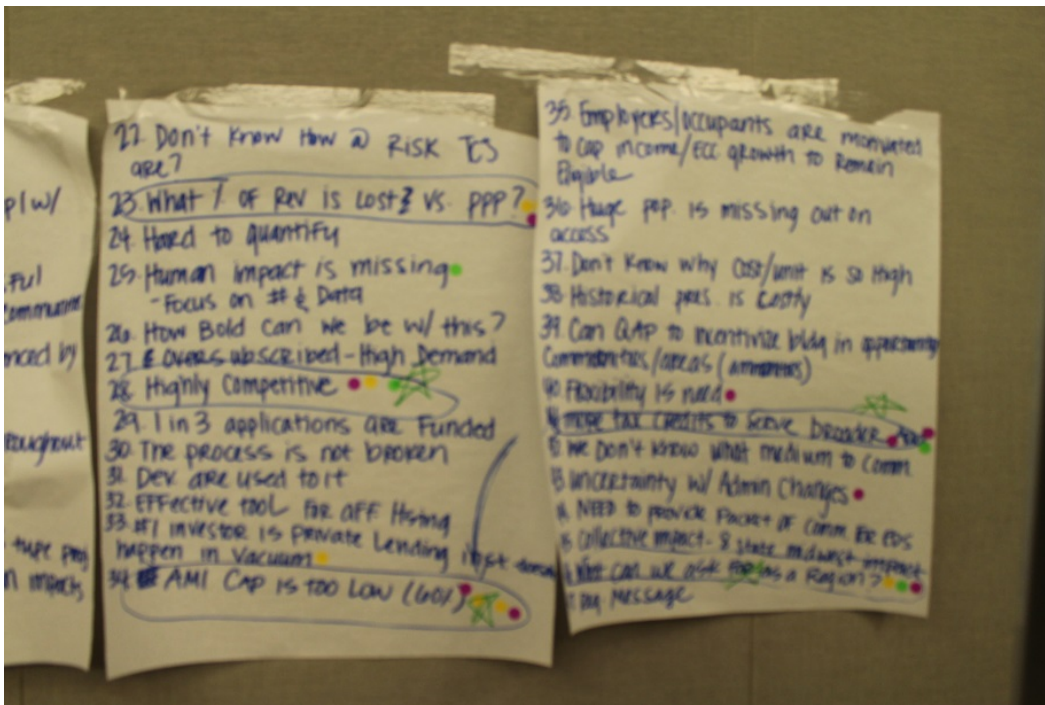


Communication Departments



Legislative Departments







REPORT OUT

Monday, November 14, 2016 • The Alexander Hotel • 333 South Delaware Street • Indianapolis, Indiana 46204

EXECUTIVE DIRECTORS

The Executive Working Group collectively agreed to the following policy statements and memorialized these statements in a letter to the National Council for State Housing Agencies (NCSHA) Officers by November 29, 2016:

- Housing is an important and integral part of the great American infrastructure landscape.
- The Federal Administration should empower states to determine the best uses of resources and create program efficiencies.
- Local economies grow when local housing stock is safe, decent and affordable.
- Public-Private partnerships are a proven tool to deploy economic resources efficiently.

LEGISLATIVE

- Propose long term strategy regarding HUD—10 dots
- Create strategy around tax reform, LIHTC expansion, etc.—8 dots
- Have Executive Directors sign letter pushing national agenda—4 dots
- Identify key trade groups to participate in and influence policy—3 dots
- Create collateral materials to share with NCSHA—1 dot
- Set standard communication formats—1 dot

RESEARCH

- Establish monthly phone calls focused on meaningful aspects of practice (compliance, homeownership, tax credits, etc.)—6 dots
- Develop common data definitions/structures (cost containment, common language, etc.)—6 dots
- Develop tenant relationships to inform project selection, policy, services—5 dots
- Focus on common issues in rural and mid-sized cities—less on big city “snowflakes”—3 dots
- Identify areas for collaboration and improvements—issues joint best practices and recommendations—3 dots
- Bring consistency across geography—0 dots

COMMUNICATIONS

- Framework for more regional collaboration for process and focus—7 dots
- Develop a regional contact list for Midwest States—5 dots
- Develop tenant relationships to inform project selection, policy, services—5 dots
- How might we communicate the need to expand LIHTC and increase AMI to broaden the audience and address the gap between market rate and affordable housing—2 dots
- Develop a memorable, multi-faceted comms strategy which is ongoing—0 dots
- Craft a message that will incorporate a mix of statistics and testimonials to ensure the message has both substance and a heartwarming message by putting faces with the LIHTC program—0 dots





November 16, 2016

Grant S. Whitaker
President
National Council of State Housing Authorities
444 North Capitol Street, NW
Suite 438
Washington, DC 20001

RE: First 100 Days Planning

Dear Mr. Whitaker:

On November 14, 2016 seven State Housing Finance Executive Directors attended the Midwest Housing Summit in Indianapolis to begin discussions on how might we ensue the affordable housing issues in the Midwest and our Nation are a priority for the new federal Administration. We write because time is of the essence.

We expect during the first 100 days of the new federal Administration there will be considerable action. As leaders of the Midwest State Housing Authorities, we offer you the following platform.

We collectively agree to the following policy statements:

- Housing is an important and integral part of the great American infrastructure landscape.
- The Federal Administration should empower states to determine the best uses of resources and create program efficiencies.
- Housing development spurs local economic development.
- Public and private partnerships are valuable.

Sincerely,

Executive Director

Executive Director

Executive Director

Iowa

Illinois

Indiana

Executive Director

Executive Director

Executive Director

Michigan

Minnesota

Nebraska

Executive Director

Executive Director

Executive Director

Ohio

Pennsylvania

Wisconsin

cc: Ralph M. Perry, Vice President
David D. Jamison, Secretary/Treasurer
Cris White, At-Large Executive Committee Member
Barbara J. Thompson, NCSHA Executive Director