

## MISSION

Prosperity Indiana builds a better future for our communities by providing advocacy, leveraging resources, and engaging an empowered network of members to create inclusive opportunities that build assets and improve lives.

## VISION

Prosperity Indiana believes in a society where all persons can live and work in an environment that provides equitable access to economic and social opportunity.

## VALUES

Collaboration, Empowerment, Impact, Integrity, and Social Justice

# Piece of the PI: Newsletter

A monthly publication for the members of Prosperity Indiana

## November 2021

---

## Executive Director's Letter

“Memes are life” is probably a little dramatic. But I’m kind of partial to dramatic, so we’ll go with it. And even if you’re not “a meme person” (if that’s a thing), I think, at the very least, you can agree that memes capture sentiments that broad strokes of folks relate to enough to make them viral. Also, they can definitely brighten up a gray Indiana day like I’m seeing outside my window as I write this. (And yes, I’m sure there’s a meme for that too.)

A meme I saw today struck a chord: “You call it OCD ... I call it ‘put the thing back where it belongs’”. Aside from an initial “Yes!” that reverberated in my head after relating to this, I was also struck by the ways this meme sometimes relates to our policy work.



Us: We’re just trying to make things right in the world.

The World: You've got the right idea! *OR* You've got the wrong idea!

Policymakers: Now, that's just taking it too far ...

But you know the best way to dispel any myths that our hopes and dreams around good policy are pie in the sky or too extreme? Get to know the collective us (the PI network). Get to know our policies. Get to know why we care. (And then, get to work!)

One of our coalitions recently met with a Republican lawmaker who "gets us" and is often willing to consider sponsoring or supporting elements of our policy agenda. And he referenced during that meeting how other lawmakers – if they got to know us – would see us differently. I couldn't agree more!

So, will you help us, help you with that?

Join us for our upcoming [2022 Policy Agenda meeting](#) on December 7, 11 a.m. - 12 p.m. ET!

You helped inform the priorities. Now, we'll share them with you and with as many legislators as we can get into the virtual room. Because we know that *getting to know us* helps lawmakers "get us". We also know that getting *you* as prepped for the upcoming legislative season as possible *now* will help us all rally and band together better (for the action alerts, etc.) come January and beyond.

Will you be there? Will you help us "put the [policy] back where it belongs"?

I thought so! [See you on the seventh!](#)

And thank you, as always, for being a Piece of the PI network!

Jessica Love  
Executive Director

---

## This month's Piece of the PI: ADVOCACY



**Do you know the best way to dispel any myths that our hopes and dreams around good policy are pie in the sky or too extreme? Get to know the collective us (the PI network). Get to know our policies. Get to know why we care. (And then, get to work!)**

We **REAP** prosperity by providing **R**esources, **E**ngagement, **A**dvocacy, and **P**rograms that support our members' work!

and programs that support our members work:

# RESOURCES

## IHCDA's ERA2 RFP

The Indiana Community Action Association (INCAA) and PI are working on a response to an [RFP from the Indiana Housing and Community Development Authority \(IHCDA\)](#) for services promoting housing stability. Please let us know if you are potentially interested in providing services associated with this effort by [completing our survey](#).



### Changing4Good: Pt. II

Build your talent pipeline and organizational capacity by attending the last two 2021 Changing4Good programs. Watch for registration emails or [visit this link to register](#) and be a part of these vital conversations!

### Looking for a consultant for your next strategic plan?

PI just completed a productive and engaging strategic planning process for West Indianapolis Development Corporation (WIDC). Lisa Laflin, WIDC Executive Director shared,

*"Thank you so much for your partnership and work on our strategic plan. Your work surpassed expectations! The plan looks great and captured what our board discussed and desired."*



If your agency would like to increase performance through strategic planning, please [contact](#)

If your agency would like to increase performance through strategic planning, please [contact Marie Beason](#). PI and/or our consulting partners are eager to meet your organization's needs.

### **A Resource to Find Relevant Data**

If you missed PI's Data Literacy Workshop on November 3<sup>rd</sup>, you truly missed out on an excellent learning opportunity. But don't worry! Data experts John Marron and Rebecca Nannery have shared a brief one-page summary of their go-to sources for data. Please [download and use](#) the guide as a resource to find data to measure your impact.

### **FREE Technical Assistance for Indiana Rural Communities**

In partnership with the National Association for Latino Community Asset Builders (NALCAB), PI is able to offer technical assistance (TA) to any rural nonprofit engaged in creating community and economic development opportunities in rural Indiana. The TA can assist with affordable housing development, strengthening linkages between sectors, qualifying and communicating impact, and mobilizing community players for change. Please see [application requirements](#) and contact [Marie Beason](#) to learn more. Application deadline is December 17, 2021.

### **COVID-19 Hub**

Share the wealth! Have a resource or tool you could share with your peers? We'll add it to the hub! If you're willing to share COVID-19 or other policies, plans, best practices, or funding opportunities with peers, [please share it here](#).

[Access the COVID-19 Hub](#)



### **Leader Member Highlights**

#### **Renew Indianapolis**



**Mission:** [Renew Indianapolis](#) advances comprehensive community development through innovative financing and development solutions that create and preserve affordable housing, support neighborhood revitalization efforts, and foster small business development.

**IndyAMP:** The [Indy Affordable Modification Program \(IndyAMP\)](#) was launched at the beginning of 2021 to allow homeowners negatively impacted by COVID-19 the opportunity to refinance their mortgage, including missed payments and penalties, to allow them to remain in their homes and lower their monthly payments. Supported with a generous grant from the

in their homes and lower their monthly payments. Supported with a generous grant from the City of Indianapolis, Renew has partnered with Kheprw Institute, Merchants Bank of Indiana, Stock Yards Bank, and Woodforest Bank to help homeowners from across the city avoid foreclosure and lower their housing costs. To date, the average borrower under the IndyAMP program has reduced their monthly payment by \$210!

“With the support of our partners, the IndyAMP program allows us to help homeowners stay in their homes and lower their housing costs,” said Steven Meyer, CEO of Renew Indianapolis. “Affordable housing preservation strategies like IndyAMP are especially important in neighborhoods hit hardest by the effects of the pandemic.”

### **Brightpoint**



### **Ribbon cutting ceremony celebrates new beginning in Angola**

[Brightpoint](#) held a grand opening and ribbon cutting ceremony Friday, October 1, to celebrate the completion of Enterprise Pointe – a new multi-family affordable housing development targeting artists and creative entrepreneurs.

Brightpoint President/CEO Steve Hoffman welcomed the nearly 50 guests in attendance. He spoke about how Enterprise Pointe combines two important weapons in the fight against poverty: affordable housing and small business development.

“Small business is the backbone of our economy. It is a major employer and a significant way for people to build assets and move up the economic scale.”

Angola Mayor Richard Hickman continued the ceremony talking about the great partnership between the City of Angola, Brightpoint, and Keller Development. He also read from a letter he received from Senator Mike Braun.

“...The opening of this apartment complex will ensure that artists and entrepreneurs flourish in the city of Angola... Enterprise Pointe should become the norm, not the exception in affordable housing.”

IHCDA Executive Director Jacob Sipe spoke next. He said that the Section 42 Rental Housing Tax Credit, which was used for Enterprise Pointe, is the most powerful tool in Indiana to develop affordable housing because it encourages public, private, and nonprofit partnerships.

“We are just really proud to know that the affordable housing in our state does more than just create a few units. It transforms our communities and gives people the opportunity to be successful.”

Keller Development Business Development Specialist Danelle Biberstine thanked those who made the development possible. She gave special praise to the contractors who completed the project on time and within budget, even during a global pandemic.

Angola Area Chamber of Commerce Executive Director Julia Hewitt then led a ribbon cutting

Angola Area Chamber of Commerce Executive Director Julia Hewitt then led a ribbon cutting ceremony. After remarks were made, guests were treated to lunch from Suttons Deli and self-guided tours of Enterprise Pointe.

Brightpoint and Keller Development, Inc. have co-developed the three-story apartment building with live-work space at 905 South Wayne Street in Angola. Construction for the \$8.6 million project began May 1, 2020, and was completed July 26, 2021.

Enterprise Pointe includes 50 2-bedroom units between 943 and 950 square feet, 10 of which are ADA Type-A compliant. All apartments are reserved for households with incomes of 80% of the area median income or below for Steuben County. This equates to no more than \$39,040 for a 1-person household, \$44,640 for a 2-person household, and \$50,240 for a 3-person household.

Leasing for Enterprise Pointe began on July 14, and all apartments are now rented. [New Generation Management](#) manages the community.

### **Renew Membership NOW and get a FREE Summit Ticket!**

The registration deadline to receive a Summit gift box is January 15, 2022. If you did not receive an invoice, please [contact Teresa or Rita](#).

### **Become a Leader Member**

Interested in joining an elite group of Leader Members? Dues are \$1500, and a portion covers membership dues for a new organization to join the network. This new level replaced "supplemental dues" as a way to help grow and keep our network strong. And it worked! This support enabled 11 more organizations to join this year. Thank you, 2021 Leader Members!

- [1st Source Bank](#)
- [Brightpoint](#)
- [Cinnaire](#)
- [First Merchants Bank](#)
- [Hoosier Uplands](#)
- [John Boner Neighborhood Centers](#)
- [Kittle Property Group, Inc.](#)
- [New Hope Services, Inc.](#)
- [Pathfinder Services](#)
- [PNC Bank](#)
- [Renew Indianapolis](#)

### **Award Nominations**

Thank you to members that shared award nominations on social media. Your assistance and a great Award Nomination Committee helped generate 25 nominations from across the state. Award winners will be selected in early December and announced during the 2022 Summit.

### **Sponsor Summit**

Join industry leaders and support this important network while also highlighting your organization. There are many levels of participation still available, from \$500 to \$5,000. Sponsors receive marketing and promotional benefits, free tickets, and much more. [Learn more HERE](#) or contact [Rita O'Donohue](#)

[CLICK HERE](#) or contact [PIA @ Prosperity](#).

## Board Slate

Nonprofit PI members, watch your email inbox for the slate of new board member candidates to vote on next week.

## Save the Date for PI's Annual Member Meeting

Prosperity Indiana's Annual Member Meeting is scheduled for 10:30 a.m. ET, January 21, 2022.

## Send Your Events, Career Opportunities, & Other Highlights

We want to share our members' events and career opportunities. Both are highlighted in the monthly newsletter and career opportunities are additionally posted [on our website](#). Send your event or job posting information to [Michaela Wischmeier](#).

## Join Private Facebook Group for Members Only

This discussion forum is yours to collaborate and connect with other members, ask questions of PI staff, and share your events and happenings. To join the group, [click here](#).



## 2022 Policy Agenda

Join PI as we unveil the 2022 agenda on December 7, that you, our members, helped inform. [Register here](#).

## Comments Supporting OCC Proposal

Prosperity Indiana joined state and national partners in [submitting comments in support of the Office of the Comptroller of the Currency \(OCC\) proposal to rescind its 2020 rule for the Community Reinvestment Act \(CRA\)](#). When this rule was being considered in April 2020, our membership was strongly concerned not only with the timing and short period of public commenting, which came during the very beginning of the COVID-19 public health emergency, but with the content of the rule which our members believed would undermine the purpose of CRA. [View the comments here](#).

## COVID-19 Housing Resources

- The CDC's Eviction Moratorium has been [overturned by the U.S. Supreme Court](#) and is no longer valid as of August 26, 2021. Tenants are NOT protected from eviction due to nonpayment of rent at this time.
- For a complete list of and links to the state's various emergency rental assistance programs, visit the Housing4Hoosiers [COVID-19 Assistance & Resources](#) page.
- The Indiana Legal Services Tenant Help Desk hotline is available every Thursday from 11 a.m. to 1 p.m. for the remainder of 2021. [For more information, view the flyer](#).



- The [Indy Affordable Modification Program \(IndyAMP\)](#) allows Marion County homeowners negatively affected by COVID-19 to refinance mortgage debt at a below-market interest rate for up to 30 years. IndyAMP allows owners to remain in their homes, become current with their mortgages, and lower their monthly payments.
- [COVID-19 Resources for Homeowners](#) provides information for FHA-insured mortgages on the foreclosure moratorium and how to apply for mortgage forbearance.

---

# P ROGRAMS

## Housing4Hoosiers

[Housing4Hoosiers](#), a program of Prosperity Indiana, is an affordable housing resource to promote educational information about housing options and tenant and landlord rights and responsibilities in Indiana.

The goal of the program is to ensure Hoosiers have safe, affordable, and stable homes they can count on in their community through education. "[Renting in Indiana: A Handbook for Tenants and Landlords](#)," a resource for tenants and landlords, was updated in July 2020, and is housed on the Housing4Hoosiers website.

Contact [Housing4Hoosiers](#) for assistance and resources related to affordable housing issues.



---

### *Sponsor*

Piece of the PI is sponsored by the Federal Home Loan Bank of Indianapolis (FHLBI).



### *Upcoming Events*

**Please check with the organizer(s) of events for updated cancellations and changes due to COVID-19.**

[November 19: IIGC](#)



[Listening Session - Kheprw Institute](#)

[November 29: Building the Community Economic Development \(CED\) Talent Pipeline - Prosperity Indiana](#)

[November 30: Shifting Upstream: A Call to Action for a New Way of Working - Health by Design and Indiana Public Health Association](#)

[December 6: Building Capacity for Small Nonprofit Organizations \(NPOs\) - Prosperity Indiana](#)

[December 8-10: Facilitative Leadership Workshop - Indiana Philanthropy Alliance](#)

[December 16-17: Annual Business Meeting and Conference - Indiana Economic Development Association](#)

[January 12: Indiana Legislative Preview - Indiana Philanthropy Alliance](#)

[February 17: 2022 Prosperity Indiana Summit](#)

[March 21-23: 2022 Foundations on the Hill - Indiana Philanthropy Alliance](#)

[April 12: 10th Annual Fair Housing Conference - Fair Housing Center of Central Indiana](#)

---

## *Job Opportunities*

[Application Review Manager  
- Indiana Housing and  
Community Development  
Authority](#)

[Children's Specialist for  
Circles - Bridges Alliance of  
Johnson County](#)

[Circles Community  
Coordinator - Bridges  
Alliance of Johnson County](#)

[Director of Homeless  
Services - Indiana Housing  
and Community  
Development Authority](#)

[Development Manager -  
Indiana Recycling Coalition](#)

[Director of GIFT Technical  
Services - Indiana  
Philanthropy Alliance](#)

[ERA Housing Analyst -  
Indiana Housing and  
Community Development  
Authority](#)

[ERA Review Team Lead -  
Indiana Housing and  
Community Development  
Authority](#)

[Eviction and Rental  
Specialist - Hamilton County  
Emergency Rental  
Assistance Program](#)

[Fundraising Operations  
Associate - United Way of  
Central Indiana](#)

[Housing Programs  
Coordinator - Merchants  
Affordable Housing Corp.](#)

[Impact Operations Project](#)

[Associate - United Way of Central Indiana](#)

[Manager of External Services - Indiana Housing and Community Development Authority](#)

[Senior Financial Accountant - Indiana Housing and Community Development Authority](#)

[Senior Philanthropic Advisor; Senior Donor Engagement Officer - Glick Philanthropies](#)

[Senior Project Manager - IFF](#)

[Underwriter - Indiana Housing and Community Development Authority](#)

---

## ***ICYMI: Media Spots***

[Experts say thousands at risk for eviction in Vigo County](#)

[Advocates Highlight Pre-Eviction Program](#)

[Indiana Supreme Court pre-eviction program begins](#)

[Holcomb ignored townships' offers to distribute federal rental aid. Millions went unspent.](#)

[Indiana Supreme Court to launch new program to prevent evictions](#)

[Demand swamps units at new disabled housing projects](#)



Connect with us on  
[Facebook](#), [Twitter](#), and  
[LinkedIn!](#)

---

## Tools & Resources

## **Resources from StatsAmerica**

StatsAmerica launched a series of webinars in 2020 and has compiled them into an archive. The StatsAmerica site was built and is maintained by Indiana Business Research Center (IBRC) at the Kelley School of Business, Indiana University, and receives significant support from the U.S. Economic Development Administration (EDA).

Training topics include: analysis platform for risk, resilience and expenditure in disasters, regional comparisons, USA Opportunity Zone mapping tool, and more.

[View the training resources here.](#)

## **UWCI Social Innovation**

United Way of Central Indiana announced today it's awarding \$1.2 million in grants to 14 community organizations from the Social Innovation Fund. The fund, one of five United Way impact initiatives, is designed to support nonprofits that are developing creative solutions to address needs in our communities.

With the funds, the organizations plan to combat homelessness; expand a nutrition program for Black people living with HIV; and support women in the welding industry, people affected by addiction and substance use disorder, and new and underrepresented farmers of color – just to name a few.

[View the release and list of fund recipients here.](#)

## **Economic Prosperity for Rural Areas**

The St. Louis Fed and the Federal Reserve Board of Governors propose a framework for advancing shared economic prosperity in their new book, [\*Investing in Rural Prosperity\*](#).

The book provides examples of communities making progress and recommendations to help local, state, and national leaders rebuild stronger and more resilient rural communities that provide greater opportunities for all in good times and bad. The book was developed for practitioners, policymakers, funders, and researchers.

[View \*Investing in Rural Prosperity\* here.](#)

---

## Member News & Publications

- [Hoptry of First Merchants Bank Named 2021 IBA Woman of the Year - First Merchants Bank](#)
- [2021 September/October Newsletter - Brightpoint](#)
- [November InSites - IFF](#)
- [November New & Goods - Bridges Alliance of Johnson County](#)
- [October InSites - IFF](#)
- [October News - Renew Indianapolis](#)
- [Two Indiana Bankers Win Statewide Honors - First Merchants Bank](#)

---

## COVID-19 & How to Stay Healthy

### Prosperity Indiana's Response

[Prosperity Indiana team members](#) are beginning to return to the office to work, but we are not yet open to the public. Staff will be rotating days that they are present in the office. While most team members continue to work remotely at this time, we have compiled the following information about our return to work plan.

Our re-opening plan includes:

- Providing adequate PPE for staff and visitors, along with extra hand sanitizing supplies, tissues, and wipes for high touch surfaces.
- Implementing a return-to-work plan that complies with the [Back on Track Roadmap](#), [Center for Disease Control and Prevention](#), [Indiana Department of Health](#), and [Occupational Safety and Health Administration](#) guidelines.

The best way to reach us during this time is via email. Here is a [link](#) to contact information for full-time staff.

Prosperity Indiana is here to support you through this difficult time. If you have specific suggestions for webinars, FB live chats, or other resources for us to share related to COVID-19 or other topics, please reach out to our [team](#).

Please stay healthy and take the necessary measures to protect yourself and those around you. We will be sure to inform you of any further updates as needed.

---

## Support Prosperity Indiana while you shop with AmazonSmile!

Shopping on Amazon.com? Switch to our AmazonSmile page, and Amazon will donate a percentage of your purchase to Prosperity Indiana!

Shop, Smile, & Donate



---

If you have a success story, an upcoming event, or a job opening, please let us know! Prosperity Indiana is seeking guest bloggers and success stories from our membership to broadcast across the network. We want to highlight our greatest asset, our members!

[Send your stories to Michaela Wischmeier here.](#)

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



---

### Prosperity Indiana

1099 N. Meridian Street, Suite 170, Indianapolis, IN 46204  
(317) 222-1221

This email was sent to {Contact\_Email}. If you no longer wish to receive email from Prosperity Indiana, [click here](#).