



2024 ANNUAL REPORT

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About Intend Indiana



Mission

Intend Indiana connects people to opportunity and advances collaborative community development through equitable financing and housing solutions.



Vision

Intend Indiana envisions every person thriving in their communities.



Values

- Accountability
- Collaboration
- Empathy
- Equity
- Innovation

Intend Indiana is a non-profit that connects people to opportunity and advances collaborative community development through equitable financing and housing solutions.

Intend focuses on four main initiatives:

- **Affordable HomeMatters** —Provides equitable and affordable homeownership opportunities.
- **Build Fund** —A certified CDFI that connects underserved businesses to equitable financing.
- **Edge Fund** —A certified CDFI that offers flexible financing that creates equitable and affordable housing opportunities.
- **Renew Landbank** —Partners with communities to return vacant, abandoned, and deteriorated properties to productive use.

Intend partners with community-based organizations, non-profits, foundations, banks, and state and local governments to leverage resources and deliver impactful programs designed to meet the needs of the community. Intend Indiana is a chartered member of NeighborWorks America.

Letter from the President

Dear Partners, Friends, and Stakeholders,

As I reflect on this past year, I'm filled with deep gratitude and pride for what we've accomplished together. At every step, your partnership and support has helped us grow, not just in numbers, but in impact, resilience, and purpose.

The year 2024 was one of transformation and collaboration. We expanded our programs, reached new communities, collaborated with new partners, and strengthened the very foundation of our mission. Whether it was growing our initiatives, deepening partnerships, or simply listening more closely to those we serve, each decision was guided by our commitment to connecting people to opportunity.

Our dedicated staff and Board of Directors worked tirelessly to ensure our goals translated into meaningful results. Thanks to their passion and our amazing community partners, Intend funded more than \$3.7 million in small business loans under our Build Fund initiative, with 100% of those loan funds to XBE small businesses. Our Affordable HomeMatters and Edge Fund initiatives assisted more than 20 families with making their dream of affordable homeownership come true. Renew Landbank provided technical assistance to communities across the state seeking to start or expand a land bank. And our staff grew by an incredible 80%!

But beyond the numbers, it's the stories that stay with me: the single parent who found stability in affordable monthly housing costs, the common theme in newfound partnerships of being linked with like-minded organizations, the childcare center that was able to expand and provide safe, reliable childcare services, the new staff member who outwardly shared the culture at Intend is unlike anything they've ever experienced. These are the moments that define our mission. They remind us that growth isn't always loud, sometimes it's in the quiet triumphs of everyday people whose lives are better because we showed up.

Looking ahead, we see even more opportunity to make a difference. The road is never easy, but we are ready to meet the challenges ahead. We are growing stronger, wiser, and more connected than ever.

Here's to another year of collaboration, innovation, and growth.



Stephanie Quick
President

Letter from the CEO

Dear Friends,

Intend Indiana envisions every person thriving in their communities, and I am filled with gratitude for the resilience, dedication, and innovation of everyone who continues to advance that vision. As we move forward, Intend Indiana will join partners from around the state to embrace bold aspirations for Indiana communities, working together to achieve them.

The Intend Indiana Board of Directors adopted a visionary, 10-year strategic framework that aligns our initiatives under a collaborative community development strategy with residents, other non-profit organizations, philanthropy, local governments, and corporate partners. By joining in a shared vision of the future, we will drive lasting, positive changes in communities and continue to connect people to opportunities.

While the landscape may change and the challenges we face may shift, we are committed to leading transformation through transparency and accountability to people, communities, partners and funders. We look forward to celebrating our collective successes with you and appreciate your ongoing support.



Steven Meyer
Chief Executive Officer

5 Year Vision

Formed in 1987 as King Park Area Development Corporation, Intend Indiana has always been committed to equity by building resilient and inclusive neighborhoods for all residents, regardless of income. Now, almost 40 years later, Intend Indiana has grown to provide affordable housing, land bank expertise, and equitable financing solutions throughout the state.

As reflected in our history, Intend Indiana is built upon a solid foundation, and we are excited about the opportunities ahead. The organization underwent a strategic visioning process to illuminate our path forward as we cast our sights on the next five years to align our initiatives under a unified strategy and maximize our impact across Indiana.

The Intend Indiana five-year vision and strategic plan is unapologetically bold and purpose-driven, crafted to make a lasting impact on the communities we proudly serve. Unique plans were also tailored for all four Intend Indiana initiatives, which further advance Intend's mission and serve as a roadmap for building stronger, more inclusive communities across the state.

By undergoing this process, the strategic priorities serve as our guide so that we can deliver meaningful impact over the next five years and beyond.

A lot has changed in the nearly 40 years since our inception, but one thing remains the same: We believe EVERY PERSON should have the means to thrive in their community.



Funders

- CDFI Fund
- City of Indianapolis
- City of South Bend
- Community Housing Capital
- Cummins
- First Internet Bank
- IHCD
- Indiana Economic Development Corporation
- Indianapolis African American Quality of Life Initiative
- IU Health Foundation
- LISC Indianapolis
- Merchants Bank of Indiana
- NeighborWorks America
- Office of Community Services
- PNC Bank
- Stock Yards Bank & Trust
- Woodforest National Bank

Partners

- Blue River Community Foundation
- Community Alliance of the Far Eastside
- City of Shelbyville
- City of South Bend
- Community Action
- Edna Martin Christian Center
- First Internet Bank
- Forte Design
- Greater Indy Habitat For Humanity
- Hope CDC
- Huntington Bank
- IndyEx
- John Boner Neighborhood Center
- Kheprw Institute
- Martindale Brightwood CDC
- Merchants Bank of Indiana
- MIBOR
- Muncie Landbank
- National Community Stabilization Trust
- Near North Development
- NeighborWorks America
- Pathstone
- PNC Bank
- South Bend Heritage
- Southeast Community Services
- Stock Yards Bank & Trust
- Woodforest National Bank

New Team Members



Demetrius Warren
Director of Edge Fund

Demetrius is a passionate, service-driven leader who joins Intend with 13 years of banking, management, and mortgage origination experience. He most recently focused on low-to-moderate income lending and will transfer his skills and experiences to leading our Edge Fund team to serve more of our community. Demetrius is dedicated to aiding in the effort to increase homeownership in black and brown communities.



Joe Fillenwarth
Land Bank Manager

Joe earned a bachelor's degree in general studies with concentrations in economics, sociology, business administration, and operations management, along with minors in philosophy and operations management.

An Indianapolis native, Joe looks forward to applying his knowledge and skills to improve neighborhoods in Indy and across Indiana.



Ashley Bridges
Build Fund Portfolio Manager

Ashley joins the Intend Team with over 10 years of Retail Banking experience and a passion for community engagement and educating others in the Small Business sector. She has helped many Small Business owners succeed by providing essential tools and education, and she values building strong relationships.

Dedicated to volunteering, Ashley focuses on organizations that support youth and women in the Indy community, which she has grown to love. Known for her service on various boards, she is always seeking to broaden her knowledge and experiences. Community is her passion, and education drives her.



Emma Steiner
Compliance Manager

After graduating from Ball State University in 2020, Emma joined Katz, Sapper & Miller's Real Estate Tax Department, focusing on tax preparation and research. Passionate about inclusivity, she contributed to diversity and equity initiatives in her previous role and is excited to support Intend's mission of creating affordable housing, revitalizing neighborhoods, and fostering small business development.



Ross Huggins
Build Fund Business
Development Specialist

Ross, a native of Indianapolis, has over 20 years of experience in client service, focusing on building strong customer relationships. He spent over a decade with the Social Security Administration, emphasizing confidentiality and professionalism. Most recently, he worked at a financial institution, where he helped clients with budgeting, saving, and financial literacy.



Edwin Montano
Lending Specialist

With 6 years of banking experience at Huntington National Bank, Edwin has expertise in helping individuals and business owners find financial solutions. He is passionate about supporting low- to moderate-income individuals and has volunteered in the Indianapolis community through organizations like Gleaners and Wheeler Mission. Originally from Mexico, Edwin now calls Indianapolis home and looks forward to serving his community and making a positive impact.



JaMarius Phillips
Real Estate Specialist

JaMarius has experience working with low- to moderate-income individuals and families, deepening his passion for supporting underrepresented populations through his roles at Eskenazi Health. He holds a bachelor's degree in graphic design from The Art Institute and is dedicated to supporting local artists and businesses.

Trent L. Garrett Fellows Complete the 2nd Cohort

In 2022, Intend Indiana created the Trent L. Garrett Fellowship to honor our esteemed colleague and beloved friend.

During Trent's career in real estate development, he was committed to mentoring and encouraging diverse professionals to consider a career in real estate and community development. It's been a privilege to create a program that carries on the legacy of our friend and his commitment to opening doors for others.

We are delighted to report that two Trent Fellows from our last cohort have graduated from the program. Both fellows have become full-time employees at Intend and are a major part of our growth in 2024.

A big congratulations to:



Kristin Liggin

Kristin found the fellowship in 2023 and worked her way to becoming the Real Estate Manager of Intend Indiana's Affordable HomeMatters Initiative Program.



Michael Grossniklaus

Michael joined our fellowship program in 2023, and his journey led him to become a Strategic Initiative Specialist with Intend Indiana's Renew Landbank.

This program has been a huge achievement for our fellows and a major win for Intend Indiana as a whole. We're excited for future cohorts!

Promotions

During 2024, four of our team members were promoted within Intend Indiana because of their hard work and dedication to connecting people to opportunity.



Alex Ervin

Director of Finance & Compliance, Chief Financial Officer



Devin Day

Director of Build Fund



Mia Gutierrez

Associate Director of Real Estate Development



Jeb Reece

Associate Director of Land Banking & Strategic Planning

Intend CEO & President Receive Beacon of Hope Award

Steven and Stephanie were both honored with the Indianapolis Recorder Newspaper Beacon of Hope Award.

We're proud to see their names next to all the fabulous 2025 Champions of Diversity winners. Showcasing the impact of Indianapolis leaders and organizations on our local communities.



Affordable HomeMATTERS Indiana Partners with City of South Bend to Develop Affordable Homeownership Opportunities in Lincoln Park Neighborhood

Affordable HomeMATTERS Indiana, an initiative of Intend Indiana, has partnered with the City of South Bend to create 92 new construction homeownership opportunities in the Lincoln Park neighborhood. Construction is set to begin in October 2024 and continue through 2029, with a groundbreaking ceremony to be held on October 25 at 516 Blaine Avenue. The project aims to address the need for affordable housing in South Bend by transforming vacant lots into vibrant new homes, fostering a sense of community and economic stability.

The project will feature homes designed for residents with diverse income levels. Fifty percent of the homes will be sold to individuals and families earning under 80% of the area median income (AMI), making homeownership accessible to those with low to moderate incomes. The remaining homes will be sold to those earning between 81-120% AMI and at market rate, promoting a mixed-income community that supports inclusivity and diversity.

The City of South Bend is supporting the Lincoln Park development through a \$5 million Economic Development Collaborative (EDC) Statute Loan and the transfer of city-owned properties. This support will help bring new life to vacant lots in historically underserved areas, aligning with the City's goal of reducing blight and increasing homeownership opportunities for its residents.

"This initiative is about more than just building homes—it's about building community and creating economic opportunities for residents of South Bend."

-Steven Meyer



“We are thrilled to partner with the City of South Bend to bring these much-needed housing opportunities to Lincoln Park,” shared Intend Indiana Chief Executive Officer Steven Meyer. “This initiative is about more than just building homes—it’s about building community and creating economic opportunities for residents of South Bend.”

The South Bend Redevelopment Commission has approved a \$5 million contribution for the project, contingent upon the nonprofit developer committing \$20 million to ensure the successful completion of these homes by 2029. This investment aligns with the City’s ongoing efforts to address vacant lots and provide new opportunities for residents to build wealth through homeownership.

“This partnership with Intend Indiana is an important step toward addressing our housing needs and revitalizing South Bend’s west side,” said South Bend Mayor James Mueller. “By transforming these vacant lots into quality, affordable housing, we are creating new opportunities for South Bend families to achieve homeownership and build wealth.”

The project will not only offer new housing but will also engage local contractors and stakeholders throughout the development process, ensuring that the benefits of the project extend beyond housing to include economic opportunities for the broader community.



“This partnership with Intend Indiana is an important step toward addressing our housing needs and revitalizing South Bend’s west side.”

**-James Mueller
South Bend Mayor**

South Bend Contractors & Realtors Meet & Greet

Members of the Intend team were able to meet with many contractors and realtors in South Bend at a Meet & Greet last year at the South Bend Technology Resource Center.

This event was made possible thanks to our partners: the City of South Bend, 466 Works, and the Near Northwest Neighborhood, Inc.

It was an exciting visit to South Bend, and we look forward to the exciting opportunities ahead!



City of Shelbyville and Intend Indiana Announce Partnership to Develop Affordable Housing

The City of Shelbyville is pleased to announce a strategic partnership with Intend Indiana, a nonprofit organization dedicated to advancing community development through innovative solutions in housing and economic opportunities. This collaboration aims to increase affordable homeownership options for low-to-moderate-income residents in Shelbyville, marking a significant step forward in the city's commitment to neighborhood revitalization.

Through its Affordable HomeMATTERS initiative, Intend Indiana will lead the development of four new construction homes in Shelbyville, specifically designed for low-to-moderate-income homeownership. Two of the homes are being developed on properties deeded by the City of Shelbyville, while the remaining two were vacant lots acquired by Intend Indiana. This project is the first of its kind under the partnership between Intend Indiana and the City of Shelbyville, reflecting a shared vision to enhance access to quality housing and stimulate economic growth within the community.

The project has received significant state and local support. The Blue River Community Foundation has committed a \$500,000 impact investment to Intend Indiana to support affordable housing development in Shelby County. The impact investment will enable Intend Indiana to plan a second phase of development while the first houses are underway, ensuring sustained affordable housing development in the community. The Indiana Housing and Community Development Authority (IHCDA) has also awarded \$500,000 in HOME construction-gap financing to support the construction of the first four homes. Each property will feature a minimum of three bedrooms and two bathrooms, with prices set between \$170,000 and \$185,000 for qualified buyers.

“Partnering with Intend Indiana aligns with our goal of creating a thriving community where every resident has access to safe, affordable housing and the opportunity for economic mobility,” said Scott Furgeson, Mayor of Shelbyville. “This project represents a pivotal development in our efforts to support neighborhood revitalization and enhance the quality of life for all citizens of Shelbyville.”

Stephanie Quick, President of Intend Indiana, emphasized the significance of this collaboration, stating, “We are so grateful for the opportunity to work alongside the City of Shelbyville in creating homeownership opportunities that will not only provide stability for families but also foster long-term community growth. Affordable housing is a cornerstone of vibrant, resilient communities, and we are excited to be a part of Shelbyville’s journey toward equitable development.”

Intend Indiana Breaks Ground on First Shelbyville Home Through Affordable HomeMATTERS Initiative

In December, Intend Indiana celebrated the groundbreaking of the first new construction home in Shelbyville as part of its Affordable HomeMATTERS initiative. This project represents the first step in a five-year commitment to develop affordable homeownership opportunities for low-to-moderate-income families in Shelby County.

“This groundbreaking represents more than just the construction of a home—it is a testament to what can be achieved through collaboration and a shared commitment to creating affordable homeownership opportunities,” said Steven Meyer, Chief Executive Officer of Intend Indiana. “We are proud to partner with the City of Shelbyville and the Blue River Community Foundation to invest in a brighter future for Shelby County families.”

“In recent years, the Blue River Community Foundation has focused on supporting impactful quality-of-life projects that benefit Shelby County,” shared Blue River Community Foundation Executive Director, Jennifer Jones. “From the Blue River Trail Head and the warm-water pool at the Shelby County YMCA to the Julia and Nicholas Runnebohm Early Learning Center and the Wortman Family Civic Theatre, we are proud to contribute to initiatives that strengthen our community. Through our Impact Investing program, we are excited to partner with Intend Indiana and the City of Shelbyville to continue making a meaningful difference.”

The homes in Shelbyville will feature high-quality construction and modern amenities, ensuring sustainability and comfort for new homeowners.

“Affordable housing is essential to a thriving community, and today’s groundbreaking marks an important milestone for Shelbyville,” said Mayor Scott Furgeson. “By investing in projects like this, we are addressing the housing needs of our residents while creating a future that is inclusive, stable, and aligned with our commitment to innovative, next-level solutions.”

“I’m thrilled to see this unique partnership take shape in Shelbyville,” added Adam Rude, Director of Planning for the City of Shelbyville. “Through localized initiatives and the revitalization of underutilized properties, we are tackling critical housing challenges while fostering neighborhood renewal that strengthens the core of our community.”





Shelbyville Meet & Greet

Our team visited Shelbyville and held two Contractor Meet & Greet sessions. These sessions generated a lot of great questions about our organization, our building process through Affordable HomeMATTERS, how/when contracts will be available for bidding on upcoming projects, and affordable loan funding through Build Fund.

Intend Indiana Receives \$2 Million Grant from Kosciusko County Community Foundation

Intend Indiana was recently awarded a \$2 million grant from the Kosciusko County Community Foundation (KCCF) to expand access to homeownership and financial empowerment for Kosciusko County residents. The grant directly supports low-income homebuyers through the HomePower mortgage loan and Homeowner Education programs. Through its Edge Fund initiative, Intend Indiana will offer flexible financing that creates equitable and affordable housing opportunities for underserved people and communities.

HomePower mortgage loans offer financial assistance to address key barriers to homeownership, such as down payments and closing costs, for low-income homebuyers. The Homeowner Education program provides comprehensive education and resources to prepare individuals for the responsibilities of homeownership. Together, these initiatives help build stronger, more resilient communities across Indiana.

“We are deeply grateful to the Kosciusko County Community Foundation for their support of our mission,” said Steven Meyer, Chief Executive Officer of Intend Indiana. “We are thrilled to expand our efforts to empower underserved individuals and families in Kosciusko County through homeownership, a cornerstone of thriving communities.”

“Access to housing is a community need we’ve been strategically addressing for the last four years,” said KCCF CEO, Stephanie Overbey. “We are thrilled to partner with Intend Indiana to deploy their proven homeownership tools for residents of Kosciusko County.”

This funding represents a pivotal step in expanding Edge Fund’s reach and impact. It underscores the critical role of partnerships and philanthropy in creating opportunities for individuals and families to achieve their dreams of homeownership.

Affordable HomeMATTERS

Affordable HomeMATTERS provides access to quality, affordable housing choices. Affordable HomeMatters and its partners ensure homebuyers find a house and secure a foundation for a better quality of life and wealth-building opportunities.

Build Fund

As a certified Community Development Financial Institution (CDFI), Build Fund is positioned to provide small businesses with much-needed capital and expert technical assistance. By reinvesting loan repayments back into communities, Build Fund fosters a continuous cycle of economic growth, helping small businesses succeed across Indiana.

Edge Fund

As a certified Community Development Financial Institution (CDFI), Edge Fund works across the affordable housing spectrum and provides access to innovative financing solutions.

Renew Landbank

Renew Landbank helps communities create sustainable redevelopment opportunities by providing technical assistance, policy advising, capacity building, and landbank management.



Intend Indiana Receives \$5 Million New Market Tax Credit Award

Intend Indiana, through its Affordable HomeMATTERS initiative, has closed a **\$5 million** New Market Tax Credit award to support its affordable housing projects in Indianapolis. New Markets Tax Credits help incentivize community development and economic growth through the use of tax credits that attract private investment to distressed communities. The New Market Tax Credits were awarded by Community Housing Capital (CHC), a national Community Development Financial Institution (CDFI) dedicated to the creation and preservation of affordable housing. A highly competitive award, Intend was one of four organizations selected from more than 70 NeighborWorks affiliates who applied from across the country.

“Community Housing Capital is committed to supporting the vital work of NeighborWorks America affiliates like Intend Indiana,” said Cindy Holler, CEO of CHC. “We are especially excited to contribute to Intend’s Affordable HomeMATTERS initiative, which will create equitable homeownership opportunities in the Near Northwest-Riverside and Far Eastside neighborhoods of Indianapolis.”

Affordable HomeMATTERS focuses on developing quality, affordable homes, assisting buyers who earn low- to moderate-income obtain homeownership, establishing and preserving affordable housing stock across Central Indiana, and partnering with local community organizations to deliver on quality of life initiatives. The project includes **22 houses** in the Riverside and Far Eastside neighborhoods, with a goal of at least **70% of the houses to be sold to African American homebuyers**. The tax credits will leverage a **\$1.5 million** loan from CHC and a **\$4 million** investment from Woodforest Bank to support Intend’s affordable housing strategies.

“Our five-year vision is to invest \$50 million into Indiana neighborhoods over the next five years,” said Steven Meyer, Chief Executive Officer of Intend Indiana. “The New Markets Tax Credit award from Community Housing Capital will help us continue creating opportunities for all, including closing the racial homeownership gap by developing affordable housing opportunities, offering affordable mortgage lending, and intentionally engaging local Black-owned businesses in community development work.”



“The New Markets Tax Credit award from Community Housing Capital will help us continue creating opportunities for all”

-Steven Meyer



Completion of Near Northwest-Riverside Townhomes

As a part of our efforts to increase affordable homeownership options in the Near Northwest-Riverside neighborhood in Indianapolis, we broke ground on our first townhomes.

The Development includes the buildout of two duplexes, totaling four for-sale townhomes. It will aid in neighborhood quality of life, providing diverse housing types for low-income residents. These homes represent four of the 17 new affordable homes that Intend Indiana has developed and sold this year alone in the Near Northwest-Riverside neighborhood.

Through the Vacant to Vibrant program, low-to-moderate income families have additional housing options to meet the needs of various family sizes, including townhome homeownership, contributing to neighborhood revitalization, and homeownership opportunities.

The Vacant to Vibrant award has been instrumental in supporting affordable housing projects, allowing Intend Indiana to focus on homeownership for underserved communities.

These Udell Street townhomes reflect the organization's commitment to maintaining a diverse range of housing types, with larger units to accommodate different family needs.

We held a Home Gathering event in October of 2024 to celebrate these ongoing efforts and showcase our new development.

2024 Home Closings



Miurell and Manuel

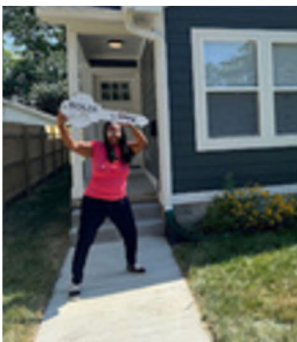
Miurell and Manuel, a family of five from California, moved to Indiana, hoping for a better future. The family has lived on the Far Eastside for three years, dreaming of owning a home despite high costs. Now, they're proud homeowners, showing that with determination and support, dreams can come true.

This dream was made possible by the Lift Indy investment in partnership with the City of Indianapolis, the Community Alliance of the Far Eastside (CAFE), Hope CDC, and Intend Indiana. By utilizing HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funds, Lift Indy supports the expansion of affordable housing, wrap-around services, and placemaking in the area.



Jenny and Joham

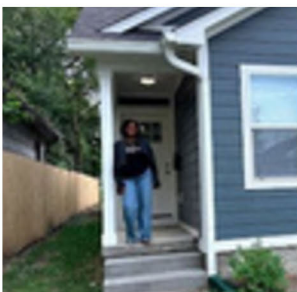
While working on building an affordable home for Intend Indiana, Joham expressed doubts about ever owning one himself. That conversation sparked something in him, and today, Joham and his wife Jenny are proud homeowners.



Gina

Gina lived with her older children in Terre Haute and Brownsburg and had to travel over 12 miles a day to get her younger child to school. Now that she's in her new home, the commute is only a few miles!

We're so proud of Gina for sticking it out through this (sometimes challenging) journey and thankful we were able to help her invest in her future. She's super excited about becoming a homeowner again and is grateful for the opportunity.



Courtnei

Courtnei was referred to us by one of our wonderful agents, and we're happy to have another homebuyer in one of our homes.



Lisa

Lisa took the time to improve her credit and expand her knowledge of the home-buying process, and now she's the proud owner of a beautiful new home!

She's most excited to share this space with her grandbabies, and we hope she can create lasting memories with her family in this home!



Antiqua

Antiqua purchased a home as part of our Near Northwest Indy project in partnership with Community Action of Greater Indianapolis with a loan (and referral) provided through Merchants Bank of Indiana.

Antiqua is now a proud new homeowner. Her family will be making special memories and celebrating this holiday season in their brand new home.



Nikoya

Nikoya closed on a home as part of our Martindale-Brightwood Lift project in partnership with the City of Indianapolis, Edna Martin Christian Center, and Martindale-Brightwood CDC, with a loan provided through Merchants Bank of Indiana.

After exploring various options with different organizations, Nikoya had her heart set on THE ONE—and now, she's made it to the finish line as a proud homeowner!



Dominuque

Dominuque came to us as part of our Near Northwest Indy project in partnership with CAGI and the Indianapolis Urban League (IAAQLI).

We're overjoyed that she is able to spend this holiday season in her brand-new home!



Jaime

Jaime is a subcontractor who was referred to our program by one of our General Contractors, GMR, and his home is part of our New Market Tax Credit development. Thanks to Jaime for his trust in us and to GMR for the recommendation.



Dorvonna

We were honored to help Dorvonna achieve her long-time dream of owning her very own home as part of the New Market Tax Credit development. Here's to many years in your beautiful home!



DeAngela

DeAngela participated in our Homeownership 101 with our partners Edna Martin Christian Center and this home was also part of our 2021 Lift Indy award in partnership with EMCC and Martindale-Brightwood CDC. We're proud to have walked with her on this journey to affordable homeownership!



Jacqueline

Jacqueline had been in the process of looking for the perfect home for 10 years until she was referred to our program. She was part of our 2021 Lift Indy award in partnership with Edna Martin Christian Center and Martindale-Brightwood CDC, and we're thrilled to see her FINALLY in the dream home she deserves.



Homeownership 101

Through our Homeownership 101 series, the mission is to expand the narrative of the American Dream. We acknowledge the inequalities that exist and are dedicated to dismantling the barriers that impede access to homeownership. Our program is designed to educate and empower, ensuring that the dream of homeownership is within reach for everyone.

In 2024, we were able to hold six different series in Central Indiana thanks to our partners at Edna Martin Christian Center, CAFE and Carriage House. Our team also held its first Homeownership 101 series with our new partners in South Bend, beginning our programs in Northern Indiana.

Thanks to our Partners!

Carriage House
Community Alliance of the Far Eastside

Edna Martin Christian Center
Merchants Bank of Indiana
South Bend Heritage



Intend Indiana Receives Nearly \$4 Million to Support Affordable Housing Initiatives in Indianapolis

Intend Indiana, through its mission-driven Community Development Financial Institution (CDFI) Edge Fund, has been awarded funding from the Cummins Foundation and Indiana University Health (IU Health) to support affordable homeownership. The Cummins Foundation award will be provided over the next three years to support Black homeownership in the Martindale-Brightwood neighborhood. Intend was also selected as one of 14 community partners to receive a grant from IU Health to provide affordable housing for low-income buyers in the Indy Health District, including the Near Northwest-Riverside neighborhood, earlier this year.

The funds will be used to expand the Edge Fund HomePower mortgage program. HomePower is an interest-free second mortgage paired with a traditional bank first mortgage and offers low- and moderate-income individuals affordable mortgage financing at a below-market rate. Benefits of the HomePower loan include no down payment, origination fees, cash reserves, or mortgage insurance required, minimal closing costs for the Edge Fund loan, and will cover up to 30 percent of the purchase price at zero percent interest for the life of the loan. The awarded funds will provide the opportunity for accessible and affordable homeownership for an estimated 75 Marion County homebuyers over the next three years and leverage more than **\$9 million** in private financing.

“We are pleased to partner with Cummins and IU Health to help us continue our work of closing the racial homeownership gap in Marion County,” said Steven Meyer, Chief Executive Officer of Intend Indiana. “This coordinated investment will create more opportunities for all, including high-quality housing, affordable mortgage lending, and intentional engagement in local Black-owned businesses in community development work.”

“Cummins has a deeply rooted commitment to removing barriers for those who have historically been denied access to opportunity,” said Tonya Cisco, Executive Director, Corporate Responsibility – Global Equity Programs of Cummins Inc. “Cummins is committed to using its resources, voice, and role as business leaders to create change. This investment supports the critical work being done by community organizations like Intend to close the racial wealth gap and create more equity for Black individuals.”



“This investment supports the critical work being done by community organizations like Intend to close the racial wealth gap and create more equity for Black individuals.”

-Tonya Cisco

Executive Director, Corporate Responsibility –
Global Equity Programs of Cummins Inc.

Build Fund Closes 100% of Loan Funds to Minority and Women-owned Businesses Again in 2024

Once again, 100% of Build Fund loans in 2024 went to minority- and women-owned businesses, reinforcing Intend Indiana's ongoing commitment to promoting diversity in entrepreneurship and creating wealth-building opportunities for underserved small business owners.

Build Fund supported a range of businesses across industries, providing capital for expansion, equipment, and real estate development.

The 2024 loan recipients include:

- **Priest Homoya, LLC. (Ash & Elm Cider Company)** – Funding supported the relocation of Indianapolis-based Ash & Elm's operations to a new facility on East Washington Street and enabled ownership of the building.
- **Bihurri, LLC.** – Financing supported the construction of a three-bedroom, two-bathroom home on a vacant lot in Indianapolis.
- **Nettie's Learning Academy, LLC.** – Funding helped expand the central Indiana childcare facility, ensuring continued high-quality early childhood education services.
- **ACT Development, LLC.** – Supported the construction of two single-family homes in the Indianapolis Near Northwest neighborhood.
- **The Master's Key, LLC. (Joy's Helping Hand Childcare Center)** – Provided capital for a sprinkler system, playground equipment, and facility enhancements to accommodate additional children at the Indianapolis-based childcare center.
- **Green Gold, LLC.** – Assisted a landscaping business in purchasing equipment to expand its capacity for larger projects.
- **GMR Construction Services, LLC.** – Funding went toward rehabilitating a single-family home in Marion County.
- **C&A Consulting, LLC.** – Enabled the purchase of specialized equipment for lead abatement across multiple properties.
- **Inner City Development, LLC.** – Supported the construction of three single-family homes in South Bend's Lincoln Park neighborhood.
- **Reliable Roofing & Construction, LLC.** – Assisted with the construction of a single-family home as part of a larger affordable housing initiative in South Bend.





“Access to capital is one of the biggest barriers for small developers, especially minority-owned businesses,” said Sharika Webb, owner of Mamba Investments, LLC and Build Fund borrower. “Build Fund’s support allows us to continue revitalizing neighborhoods and creating economic opportunities in our community.”

Jamika Cooper, Owner of Joy’s Helping Hand Childcare Center, also shared the significance of the funding, stating, “Working with Intend Indiana to fund my commercial property purchase and renovation helped me to expand my business and provide more child care enrichment opportunities for the families in our community.”

“Our goal with Build Fund is to provide underserved small businesses with access to affordable capital so they can grow, build wealth, and contribute to their communities,” said Stephanie Quick, President of Intend Indiana. “With 100% of our 2024 loans going to minority- and women-owned businesses across Indiana, we continue to break down barriers and create opportunities for historically underrepresented entrepreneurs.”



“Working with Intend Indiana to fund my commercial property purchase and renovation helped me to expand my business and provide more child care enrichment opportunities for the families in our community.”

- Jamika Cooper

Joy’s Helping Hand Childcare Center Owner

Ash & Elm Cider Co. Open Their Second Location

Andrea and Aaron Homoya are the founders of Ash & Elm Cider Co., established in the summer of 2014. Inspired by a trip to Ireland, where they discovered the variety and sophistication of cider, they saw the potential to introduce high-quality cider to Indianapolis.

The company has grown steadily since its inception, moving into its first permanent location on the near east side of Indianapolis in 2016. With the help of a **second loan** from Build Fund, Ash & Elm secured equipment for their second location in Carmel, IN.

This new venture, opened August 2024, features a unique concept that combines a restaurant with a tasting room. Our team was honored to be a part of this grand opening!



Joy's Helping Hand Grand Opening

Joy's Helping Hand Childcare Center is owned and managed by Jamika Cooper, who began home-based childcare in 2009 and, last year, 2023, acquired her first building utilizing Build Fund.

Joy's Helping Hand had to build out this year and acquired a \$50,000 loan for a new sprinkler system and playground equipment to accommodate 10 more children at her current location. Joy's Helping Hand has continued to grow and thrive.

The Build Fund had the honor of attending the ribbon-cutting in October 2024.



Build Fund Celebrates Small Business Week 2024

The Build Fund took to the community to celebrate Small Business Week. The team attended the Roadmap to Small Business Fair at the John Boner Neighborhood Center, collaborating with local community development organizations to create a roadmap that equipped small businesses and entrepreneurs with the necessary tools and knowledge for technical assistance and lending services. Gratitude was extended to the sponsors and organizations that made the event possible.

At the Access to Capital celebration, the team shared their lending platform, thanks to Merchants Bank of Indiana and LISC Indianapolis. Community partners helped small businesses in central Indiana understand loan readiness versus bankability, benefiting entrepreneurs at all stages.

During the Access to Market event at Martindale Brightwood CDC, the Build Fund highlighted the importance of XBE Certification through the Office of Minority and Women Business Development, which allowed small businesses to access new markets. The team presented their lending products and enjoyed a lunch at Yats in Broad Ripple, celebrating another beloved local small business.

The week concluded at Intend Indiana, where the Build Fund honored its borrowers at the Intend Indiana office, including Bihirrii, LLC, and Ash & Elm Cider Company, for their impressive growth. The celebration was a meaningful experience, emphasizing shared journeys and achievements, and showcasing the commitment to the prosperity of small businesses.





2024 Annual Report

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