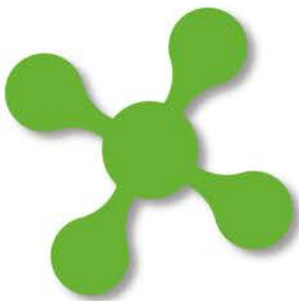


ANNUAL REPORT 2025



**INTEND
INDIANA**

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Letter from the CEO

As Intend Indiana continues to innovate and evolve, one constant proven true year after year is that we have more impact when we work together. I am inspired by our partners and staff who continue to embrace collaborative community development, plotting a course towards the shared future we see on the horizon.

The shared commitment to collaboration has led to new, broader, and deeper partnership across the state. We have been honored to be part of community transformations, both large and small, undaunted by uncertainty and driven by unwavering commitment to foster positive systemic change with our partners.

Fueling the change that communities demand is the extraordinary generosity and dedication of our donors and funders. They have joined to advance their communities by investing directly in the work being done – owning part of the impact. Leaders from around the state, from municipalities to philanthropy, are reimagining what is possible and exploring innovative ways to contribute.

Uncertainty and persistent challenges require us to innovate and explore emerging solutions. But it is the shared vision of everyone thriving in their communities that unites us. John Wooden said to be stubborn about your goals and flexible about your methods. We look forward to continuing to learn from you, working alongside you, and watching transformation happen with you.

Thank you for inspiring us and partnering with us to build a better Indiana.

Steven Meyer



Letter from the President

Dear Partners, Friends, and Stakeholders,

2025 marked a defining year for Intend Indiana, not just in what we accomplished, but in how we are now positioned to deliver impact at scale. Over the past several years, we have been intentional about building strong, mission-driven initiatives designed to connect people to opportunity. In 2025, that work reached a new level of maturity. What once operated as individual programs is now functioning as a coordinated system, aligning land, development, capital, and homeownership into a unified pathway that strengthens communities across Indiana.

This level of integration matters. It allows us to move beyond isolated successes and toward sustained, scalable impact. It means that the families we serve, the entrepreneurs we support, and the communities we partner with are no longer navigating disconnected resources, they are experiencing a more seamless, intentional approach to opportunity.

As our work has evolved, so has our organization. We have continued to invest in our people, strengthening our leadership structure and building systems that ensure our impact is not dependent on individuals, but instead is consistent, reliable, and positioned for long-term growth. Our culture remains at the center of this work, a culture grounded in collaboration, accountability, and a shared commitment to the communities we serve.

The impact we are seeing today reflects years of intentional groundwork. It is evident in the families who are achieving stable and affordable homeownership, the small businesses gaining access to flexible capital, and the communities building the capacity to lead their own development. These are not isolated moments; they are part of a growing momentum that is shaping a more equitable and sustainable future.

Continued on next page >>

Letter from the President Cont.

We also recognize that the challenges facing our communities are significant. Rising housing costs, persistent inequities in access to capital, and the need for continued investment in community development require sustained focus and partnership. While these challenges are not new, our ability to respond to them with stronger systems, deeper partnerships, and greater alignment is stronger than ever.

Looking ahead, our focus is clear. We will continue to deepen our impact, expand our reach, and refine the models we have built so they can be replicated across communities throughout Indiana. We remain committed to learning, adapting, and working alongside our partners to ensure that the opportunities we help create are both meaningful and lasting.

I am deeply grateful to our staff, Board of Directors, partners, and community members who make this work possible. Your commitment, collaboration, and belief in our mission continue to drive everything we do.

Together, we are not only responding to the needs of today but also building the systems and opportunities that will define the future.

Sincerely,

Stephanie Quick

A stylized, handwritten signature in black ink, consisting of a large, sweeping 'S' followed by a horizontal line that tapers off to the right.



Partners

Behind the Screen Marketing	JDIC, LLC
Blue River Community Foundation	Kheprw Institute
CAFE	Kosciusko County Community Foundation
Centier Bank	LISC Indianapolis
City of Michigan City	MACOG
City of Muncie	Martindale Brightwood CDC
City of Shelbyville	Merchants Bank of Indiana
City of South Bend	Muncie Land Bank
Cummins	National Community Stabilization Trust
Darden Group LLC	Near Northwest Neighborhood
DG Custom Builders Indy	NeighborWorks America
EDC of Wayne County Indiana	Northwest Bank
Edit Me Lo	Old National Bank
Edna Martin Christian Center	PathStone
First American Title	PNC Bank
First Internet Bank	Prosperity Indiana
First Merchants Bank	Power Collective Commercial Realty
First Source Bank	RC Consulting
Forte Design	S.E.A. Leaders Inc
Greater Indy Habitat for Humanity	Smith NMTC
Hope CDC	Soul Care Coaching
Housing Partnership Network (HPN)	South Bend Heritage
Huntington Bank	Stock Yards Bank & Trust
Indiana Economic Development Corporation	The Woman Print
Inner City Development	Trademark Construction
IRMLS	Uplands Regional Landbank
J&E Properties	Woodforest National Bank



Funders

CDFI Fund

City of Indianapolis

City of Muncie

City of Shelbyville

City of South Bend

Community Foundation of Muncie
and Delaware County

Community Foundation of St. Joseph County

Community Housing Capital

Cummins

First Internet Bank

First Merchants Bank

U.S. Department of Housing and Urban Development

Huntington Bank

Indiana Housing & Community Development Authority

Indiana Economic Development Corporation

Indianapolis African American Quality
of Life Initiative (IAAQLI)

IU Health Foundation

Kosciusko County Community Foundation

LISC Indianapolis

Michiana Area Council of Governments

Merchants Bank of Indiana

NeighborWorks America

Old National Bank

PNC Bank

South Bend - Elkhart Regional
Housing Collaborative

Stock Yards Bank & Trust

Wayne County Foundation

Woodforest National Bank



CONNECTING PEOPLE TO OPPORTUNITY

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



5 Year Vision Progress

INTEND INDIANA  **\$100 Million Direct Investment**
\$150 Million Total Leverage

 **\$40 Million**
Contracts to XBEs

 **\$25 Million**
Loans to Small Businesses

 **\$14 Million**
Loans to XBEs

 **\$25 Million**
Affordable Housing Loans

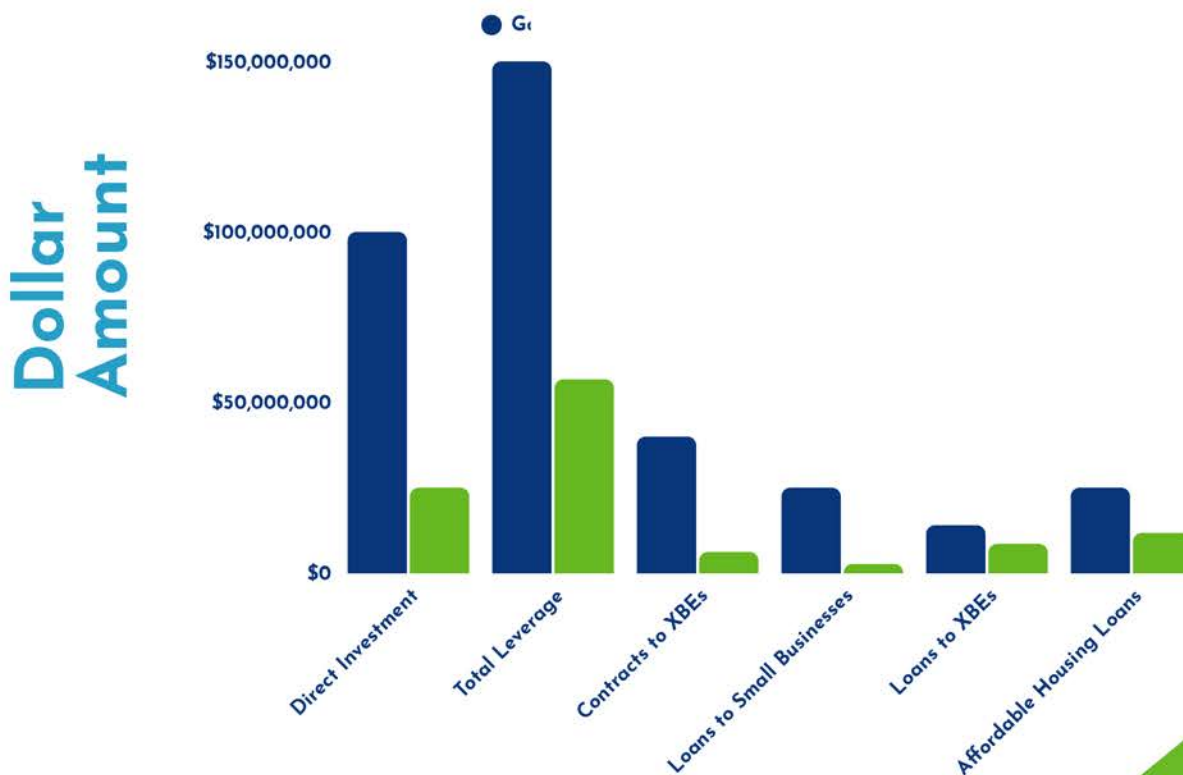
 **250 New**
Homeowners

 **4 New**
Communities Served by a Land Bank

 **800 New**
Properties added to Community Land Banks

5 Year Goal

2025 Progress



The Goals

New Employees



**Bennett
Bensman**

Real Estate Manager

Bennett earned his bachelor's degree from Marian University, and after joined the second Public Allies class of the Indianapolis chapter. As an Ally, he was hired by a local community development corporation as a Program Manager. He initiated a farmer's market and managed housing programs there, including Rehab for Resale and Senior Homeowner Repair.

Bennett later transitioned to the commercial real estate industry, where he spent 11 years taking responsibilities from managing transactions and conducting financial analysis to supporting end-to-end development projects.

Today, after more than a decade in the private commercial real estate sector, Bennett is excited to return to contributing his skills and experience to increasing access to affordable and sustainable housing opportunities while catalyzing the development and revitalization of Indiana's communities.

He enjoys traveling, learning history, and working on house renovation projects in his free time. He also values spending quality time with his family and is an avid fan of both baseball and golf.



**Corinne
Robinson**

Real Estate Specialist

Corinne graduated from Butler University in May 2024 with a degree in International Studies and Political Science. She previously worked for the City of Indianapolis as both an intern and a Project Development Analyst, where she found a passion for community development and local government.

She currently lives in the Fountain Square neighborhood and enjoys reading, bouldering, cooking, and spending time with her friends and family. When she's not working, she can usually be found exploring the local art scene on First Fridays or trying out a new coffee shop.

Corinne is excited to work with Intend Indiana on affordable housing and revitalization efforts while creating opportunities to grow sustainable housing!

New Employees



**Sam
Hunter**

*Multi-Family Loan
Portfolio Manager*

Originally from Indianapolis, Sam earned his bachelor's degree from the University of Southern Indiana, located in Evansville, IN. Prior to joining Intend, Sam worked at Merchants Capital, where he helped grow its Low-Income Housing Tax Credit Equity platform to \$2B in just four years.

In his spare time, he enjoys spending time with his family, exercising, reading, and being involved in various activities around the community. Sam is a mentor to young professionals in the commercial real estate industry and also sits on the board for the Midwest Support Foundation.

Sam will oversee the multifamily loan portfolio with the goal of providing creative and equitable financing solutions to continue to build affordable housing for those in need.



**Katherine
Flores**

Lending Specialist

With four years of experience in financial literacy, Katherine has a deep understanding of personal finance and the challenges working families face every day.

Katherine is passionate about supporting customers and listening to their needs, offering thoughtful solutions, and walking alongside them toward their goals.

As a working mother of two children, Katherine knows all about perseverance and sacrifice. As she puts it, "I don't have the option to give up—and that reality has made me resilient, resourceful, and deeply committed to helping others succeed."

New Trent L. Garrett Fellows

Intend Indiana selected two emerging community leaders, Lauren Warfield and Brian Parks, as fellows of our third Trent L. Garrett Fellowship. This is a two-year fellowship that provides professional development, hands-on learning, and exposure to the fields of real estate development and community development finance.



Lauren Warfield

Lauren Warfield has spent over two decades engaging with youth and families through organizations such as WFYI, the Edna Martin Christian Center, and Freetown Village. A dedicated advocate for youth empowerment, Lauren is guided by her philosophy of HUGs — Healing through Understanding and Growth — and her belief in the power of community collaboration. Her background in Spanish language and culture, gained at IU Indianapolis, and her faith-based leadership experience at Light of the World Christian Church continue to inform her servant-leadership approach.

Brian Parks, an MBA graduate from Indiana University's Kelley School of Business, brings a strong background in real estate and entrepreneurship. As owner of Parks Legacies LLC, he manages multiple rental properties in Indianapolis and leads renovation projects focused on financial literacy and pathways to homeownership. His career also includes leadership roles at IU Health, where he managed public health initiatives, and with Young Life, where he mentored youth and supported community programs.



Brian Parks

The Trent L. Garrett Fellowship was established to honor the legacy of the late Trent Garrett, a dedicated community leader who championed equitable housing and inclusive neighborhood revitalization. Through this program, we're working to prepare the next generation of professionals to carry forward his vision of addressing housing disparities and fostering community growth across Indiana.

"Trent Garrett devoted his life to building stronger, fairer communities and expanding access to quality housing. Through this fellowship, we're honoring his legacy by supporting emerging leaders who share his commitment to equity and community impact," said Intend Indiana CEO, Steven Meyer.

Trent L. Garrett Fellow Promoted

Michael Grossniklaus, a Trent L. Garrett Fellow from our second cohort, was promoted to Intend Indiana's Strategic Initiatives Specialist after becoming instrumental in our organizational growth during his fellowship.

His time as a Trent L. Garrett Fellow was devoted to developing project budgets and facilitating community outreach. With focus and precision, Michael was critical to our affordable housing development projects in Indianapolis, Shelbyville, and South Bend.

In his new role as Strategic Initiatives Specialist, Michael supports both Renew Landbank and Affordable HomeMatters through grant writing, project planning, and partnership development.



Michael
Grossniklaus

He was also admitted to the Real Estate Diversity Initiative (REDI) through the Urban Land Institute Indiana in 2025. His expertise has enhanced our efforts to support and empower homeowners in our community.

The fellowship's mission is to support diverse professionals in developing careers in real estate and community development. This program has empowered recipients with invaluable real estate experience, deep insights into the development sector, and exceptional opportunities to refine their leadership skills.

Jeb Reece Promoted

In 2025, Intend Indiana promoted Jeb Reece to Director of Strategic Initiatives, recognizing his leadership and sustained impact across the organization's community development work.

In his previous role as Associate Director of Renew Landbank, Jeb led the initiative's efforts to return over 1,200 properties to productive use across Indiana, while advancing affordable housing development, strengthening partnerships, and supporting project planning and funding procurement. In his new role, he brings that same strategic and results-driven approach to guiding complex initiatives and expanding Intend's statewide impact.



Jeb
Reece

Intend Indiana honored with Beacon of Hope Award by Indianapolis Recorder



Intend Indiana was recognized as a Beacon of Hope Award Recipient at the 2025 Indianapolis Recorder's Champions of Diversity.

Chief Executive Officer Steven Meyer and President Stephanie Quick were honored for their leadership in promoting equitable community development and affordable housing solutions across Indiana.

For 18 years, these Champions of Diversity Dinners have brought together diverse leaders and organizations to recognize how advancing equity positively impacts communities. It was great to be seated in a room with individuals who shared our dedication to promoting equity and inspiring inclusive community development across the Hoosier state.

"This award underscores our team's dedication to fostering inclusive communities where everyone has the opportunity to thrive. We are honored to be recognized among such distinguished leaders," said Steven Meyer.

Stephanie Quick added, "Receiving the Beacon of Hope Award inspires us to continue our mission of creating sustainable and affordable housing solutions while also expanding access to capital and opportunity for small businesses. We believe that by working together, we can build a brighter future for all Hoosiers."

NeighborWorks America selects Steven Meyer for the Achieving Excellence Program

Intend Indiana CEO, Steven Meyer, was named by NeighborWorks America as one of 50 leaders selected for the NeighborWorks Achieving Excellence Program, conducted in collaboration with the John F. Kennedy School of Government at Harvard University.

It's an honor to be selected for the Achieving Excellence Program and to join a cohort of leaders committed to creating lasting impact in communities across the country," shared Steven. "I am grateful for the support of NeighborWorks America, the Board of Directors, and the entire Intend Indiana team for the opportunity to address complex challenges with greater clarity, collaboration, and purpose."

This 16-month program equips executives with the skills to advance their organization's performance and capacity. Each participant identifies and clearly defines a specific challenge or opportunity critical to their organization's success, then spends the program addressing that challenge.

The only comprehensive training of its kind, Achieving Excellence includes week-long sessions at Harvard University's Kennedy School of Government, as well as executive coaching and structured peer learning. The program has graduated more than 500 executive directors, CEOs, and other senior leaders since it began in 2002, with each class achieving astounding results.

Intend Indiana Named Best Place to Work Among Indiana's Top Small Businesses

Intend Indiana was named the 4th Best Place to Work in Indiana in the small business category (15-34 U.S. employees) by the Indiana Chamber of Commerce. This marked our first year participating in the Best Places to Work program, which recognized among 36 outstanding small businesses across the state.

“At Intend Indiana, we are deeply committed to fostering a workplace culture that prioritizes collaboration, innovation, and inclusivity,” said Stephanie Quick, President of Intend Indiana. “Being recognized among the top small businesses in Indiana — and achieving a top-five ranking in our first year — is a true testament to the dedication and passion of our team.”

The Indiana Chamber's Best Places to Work program honors organizations that demonstrate a strong commitment to employee satisfaction and workplace excellence. Rankings are determined based on employer reports and comprehensive, anonymous employee surveys conducted by the Workforce Research Group.

At Intend Indiana, we're proud to have created a workplace where our team feels safe and respected. This award is a true milestone and a big testament to our values and mission.



Lincoln Park Celebrates NeighborFest!

In September, community members, partners, and local leaders gathered in South Bend's Lincoln Park neighborhood to celebrate the completion of the first newly constructed affordable home, marking an important milestone in the Lincoln Park initiative.

The day began with a ribbon-cutting on Blaine Avenue at one of the new Affordable HomeMatters homes and continued with home tours and a neighborhood block party, bringing residents together to experience the progress firsthand and celebrate what's ahead.

This milestone reflects growing momentum in a multi-year partnership between Intend Indiana and the City of South Bend to transform vacant lots into a vibrant, mixed-income community. Once complete, the development will offer homes at a range of price points, expanding access to homeownership while supporting a more inclusive and connected neighborhood.

Backed by strategic investment, including a \$5 million Economic Development Commission loan, city land contributions, and Intend Indiana's \$20 million commitment, the project is helping reduce blight, create local economic opportunities, and bring new life to Lincoln Park.

More than anything, the celebration highlighted what makes this work meaningful: people coming together to invest in their neighborhood, build connections, and shape the future of their community.



Our Initiatives



Housing Development

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.

edgefund

Affordable Housing Lending

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

Land Reuse & Redevelopment

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



BuildFund

Small Business Lending

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.





Milestone Reached: Intend Closes on First Home in South Bend

After three years of working toward owning her own home, Alicia was finally able to make her dream a reality—and we were able to hit a huge milestone with the closing of our first home in South Bend! Thanks to our partners at First Source Bank and Community Homebuyers Corporation (CHC) for helping make this first closing possible.

Through Affordable HomeMatters, Intend Indiana has partnered with the City of South Bend to develop up to 92 homeownership opportunities in the Lincoln Park Neighborhood over the next 5 years. The multi-year 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 neighborhood features homes in multiple price ranges, with roughly 50% of the homes to be sold to individuals and/or families making under 80% of the area median income (AMI). The remaining roughly 50% of the homes are split between income levels. About 20% will be sold to those earning between 81-120% AMI, and the rest will be sold at market rate to promote a mixed-income community that supports inclusivity and diversity.

The Lincoln Park project is partly funded through a \$5 million Economic Development Commission Statute Loan and the transfer of city-owned properties, along with a commitment from Intend Indiana, of \$20 million. 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.

The project not only offers new housing but also engages 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.





Intend Indiana Awarded New Market Tax Credits from Community Housing Capital

Community Housing Capital (CHC), a nonprofit Community Development Financial Institution, deployed \$40 million in New Markets Tax Credits (NMTC) loans to Intend Indiana's Affordable HomeMatters initiative and 4 other nonprofit developers.

With a \$6.825 million NMTC loan (QLICI), Affordable HomeMatters is responsible for developing 20 single-family detached homes in the Lincoln Park neighborhood of South Bend, Indiana for sale to low- and moderate-income homebuyers.

Affordable HomeMatters creates opportunities to foster intergenerational wealth by preserving and developing high-quality, affordable, and sustainable homes. These homes are part of a larger multi-year project to create 90+ new homeownership opportunities to address the negative effects of vacant lots, such as decreased property values and increased crime.

The construction and sale of these homes are expected to provide employment and generate opportunities for local businesses that support construction work.

CHC has more than 23 years of experience deploying capital to finance the creation and preservation of affordable housing in low-income communities across the United States. CHC exclusively provides capital to NeighborWorks America network organizations—a group of high-impact community development and housing nonprofits committed to resident-led projects.





Richmond Celebrates Vaile Neighborhood Project Ground Breaking

We gathered with community to break ground on the Vaile Neighborhood Revitalization Project, a transformative initiative bringing 22 new affordable homes to Richmond's southside.

Supported by a \$1,120,000 Regional Acceleration and Development Initiative (READI) 2.0 award from the State of Indiana, made possible by the Lilly Endowment Inc. (LEI), the project's aim is to expand housing options, reduce blight, and strengthen neighborhood revitalization efforts throughout Richmond and Wayne County.

As part of the project redevelopment, we're working alongside municipalities and local leaders to strengthen neighborhood housing markets, expand access to homeownership, and support the development of local land bank programs.

The homes will be constructed as infill development on existing vacant lots provided by the Richmond Housing Authority and Habitat for Humanity. Each home will include three bedrooms and two bathrooms, ranging from 1,300 to 1,600 square feet, and be built using high-quality, sustainable materials. Once complete, the project will deliver modern yet affordable housing that complements the neighborhood's historic character while advancing Wayne County's broader goals for housing, economic growth, and community reinvestment.

"Homeownership is a powerful step toward stability and opportunity, and this investment helps open that door for more families in Richmond. The Vaile Neighborhood project will not only provide new homes but will also create a pathway for families to thrive for generations to come," said President of Intend Indiana Stephanie Quick.

"This project is a perfect example of how communities are strengthened when local partners work together. I'm grateful for this collaboration, which will expand affordable homeownership opportunities and revitalize neighborhoods across Richmond and Wayne County. This will stimulate the local economy, support our workforce, and, most importantly, encourage families to put down roots right here in Wayne County," said Indiana Governor Mike Braun.



Build Fund Technical Assistance Cohort

In 2025, Build Fund reached an exciting milestone with the graduation of its first-ever Technical Assistance Cohort, marking a new chapter in how the organization supports entrepreneurs beyond access to capital.

Designed to equip small business owners with practical tools, trusted expertise, and meaningful partnerships, the cohort brings together entrepreneurs committed to building sustainable, long-term success. Participants engaged in sessions led by local experts, gaining real-world insights they can apply directly to their businesses.

But the impact extends beyond the curriculum. Throughout the program, cohort members built lasting relationships with one another, creating a network of peers who understand the challenges and opportunities of growing a business and can continue to support each other well beyond the program.

Following the success of the inaugural group, Build Fund launched its second cohort in September, continuing to expand access to the resources, knowledge, and connections entrepreneurs need to thrive.

This work builds on Build Fund's core mission: helping businesses grow by connecting owners to flexible, affordable, and responsible funding, while also ensuring they have the support systems in place to build long-term wealth.

Through the Technical Assistance Cohort, Build Fund is not only investing in individual businesses, but in a stronger, more connected entrepreneurial ecosystem across Indiana.



Exponential Equity Group Secures Funds to Support Indianapolis Real Estate

At Intend Indiana, we believe economic empowerment begins with access to housing, funding, and the opportunity to build a better future. That's why we support local changemakers like Exponential Equity Group, LLC (EEG), a Black-owned real estate investment and development firm based in Indianapolis.

Founded in 2018 by George L. Powell Jr., EEG's mission is to improve the quality of life for underserved communities today and for generations to come. With deep roots in Indianapolis and a passion for community-driven progress, George and his team are transforming neighborhoods through strategic real estate development.



Specializing in revitalizing single-family and multifamily properties with a focus on affordable, senior, and mixed-income housing, EEG also works with the rehabilitation of inherited homes—properties passed down through generations that now present an opportunity to expand quality housing for low-to-moderate-income families.

Through participating in Build Fund's Technical Assistance Program, EEG developed a comprehensive strategy to secure funding, identify key resources, and implement best practices in property restoration. The goal is clear: preserve community assets, prevent neighborhood decline, and ensure long-term housing stability.

With support from our BuildSmart Loan, EEG has been able to embark on the renovation of a 1,999-square-foot single-family home on the North Side of Indianapolis. This investment represents a step toward stabilizing neighborhoods and creating lasting value for the surrounding community.

The firm also invests in socially driven ventures in education and healthcare, further expanding its role in economic empowerment. With over \$2 million in assets under management and projects like Lifetree Senior Living, EEG proves that sustainable development can be both mission-driven and community-centered.

We're proud to support organizations like EEG that are working to reshape real estate and the lives of those in the Indianapolis community.

Build Fund Capital Deployed



Reveal Properties, LLC

Reveal Properties LLC is a family-owned real estate development company based in Indianapolis, founded by siblings Jason Comer and Kara Comer Hieser. Since shifting its focus to mixed-use redevelopment, Reveal has remained committed to revitalizing underinvested neighborhoods through thoughtful, community-centered projects.

The team is rehabilitating a 2,800-square-foot commercial property in the Martindale-Brightwood neighborhood, creating a mix of office and retail space that will support local businesses and contribute to the area's ongoing economic growth.



Fit Chicks, LLC

Rosalyn Harris, founder of Fit Chicks, LLC, is dedicated to empowering women to live healthier, more confident lives through fitness and nutrition. Since opening her boutique studio in Fishers in 2012, she has helped clients improve mobility, build strength, and feel at home in a supportive, personalized environment.

Building on that foundation, Rosalyn launched Fit Chicks 2 – Flex Fusion, a unique program blending yoga, Pilates, TRX, and BOSU to enhance core strength and flexibility. To support this next phase of growth, she is expanding into a new location in Noblesville, creating a welcoming space where women of all backgrounds can prioritize their health, overcome physical challenges, and thrive.

Build Fund Capital Deployed



Mamba Investments, LLC

Mamba Investments LLC, led by founder Sharika Webb, is an Indianapolis-based real estate investment and development firm focused on delivering quality, community-centered housing. As an African American woman-owned business, Mamba is committed to revitalizing neighborhoods through thoughtful residential development.

The company is currently rehabilitating a residential duplex in Indianapolis, with plans to bring updated housing options to the market and contribute to the surrounding neighborhood's continued growth and stability.



Edge Fund Initiative Deploys BridgeSmart Financing to Advance Affordable Housing

In 2025, Intend Indiana's Edge Fund helped move two transformative affordable housing developments from vision to reality, supporting not only new housing in Loogootee and South Bend, but also the growth of emerging developers bringing these projects to life.

Through BridgeSmart, a flexible loan product designed to fill critical financing gaps in Low Income Housing Tax Credit (LIHTC) developments, Edge Fund provided early-stage capital that helped both projects advance toward construction and long-term affordability. These investments represent more than financing. They reflect a commitment to expanding who gets to build, invest in, and shape Indiana's communities. Both developments are led by first-time LIHTC developers, marking an important milestone for expanding access within the affordable housing ecosystem.

In Martin County, JBH Ventures is leading the development of **Oak Street Village** in **Loogootee**, a 50-unit affordable housing community that will serve households earning between 30% and 60% of the area median income. Beyond housing, the development includes a standalone public daycare center expected to add 60 new childcare seats, addressing a critical local need and creating new opportunities for working families. BridgeSmart financing for this project was supported through Merchants Bank of Indiana via the Federal Home Loan Bank CDFI Rate Buydown Program.

In **South Bend**, Delta Ventures is advancing **The Monreaux**, a 57-unit development in the Monroe Park neighborhood. Offering a mix of studio to three-bedroom units for households earning between 30% and 80% of the area median income, the project contributes to ongoing neighborhood revitalization while expanding access to quality, affordable housing. BridgeSmart financing for The Monreaux was made possible through the Regional Housing Collaborative in partnership with the Community Foundation of St. Joseph County.

"These developments represent real progress for communities and for the partners doing the work," said Stephanie Quick, President of Intend Indiana. "We're proud to support developers who are building high-quality housing that will remain affordable over the long term, while also expanding opportunity for new voices in this space."

Together, these projects highlight the power of pairing flexible capital with mission-driven developers. By supporting both the developments and the people behind them, Edge Fund is helping to build a more inclusive and resilient housing pipeline across Indiana.

Through continued partnership with community organizations, financial institutions, foundations, and public sector leaders, Intend Indiana remains committed to delivering solutions that meet the evolving needs of communities statewide.

A Record Year for Homeownership

In 2025, Edge Fund reached a new milestone supporting more than 60 families across Indiana in achieving affordable homeownership through its HomePower mortgage product.

This work reflects more than financing. It represents stability for families, new beginnings for neighborhoods, and a continued commitment to expanding access to opportunity.

These outcomes were made possible through strong partnerships with organizations that share a belief in what homeownership can unlock. We are grateful for the support of the Regional Affordable Housing Initiative Fund (RAHIF), Community Foundation of St. Joseph County, Cummins, City of Indianapolis, Kosciusko County Community Foundation, and the CDFI Fund.

We extend a special thanks to Merchants Bank of Indiana and Northwest Bank for their continued partnership, along with the many financial institutions and community partners helping make affordable homeownership opportunities possible across Indiana.



“ I am so happy I finally have a house for my cats, thank you Intend for making it so affordable for me.... ”

“ I am the first person in my immediate family to become a homeowner, couldn't have done it without (Intend's support). When I felt like giving up you guys kept me moving forward... ”



2025 Home Closings

URLANDA

Urlanda discovered this wonderful opportunity through both Affordable HomeMatters and Edge Fund. She participated in our Homeownership 101 session and also attended a home gathering event, where she quickly connected with a mortgage loan officer and began her journey to homeownership. Today, Urlanda is a proud owner of a fully rehabbed property made possible through Affordable HomeMatters. Congratulations to all of our 2025 homebuyers!



Renew Landbank Study Reveals New Pathways for Revitalizing Kosciusko County Housing

Renew Landbank partnered with the Kosciusko County Community Foundation to complete a comprehensive land bank feasibility study. This project included a detailed housing market analysis and extensive stakeholder engagement, through which Renew identified a clear benefit for Kosciusko County in establishing a land bank. The study concluded that such a tool would serve as a proactive mechanism to return vacant and deteriorating properties to productive use. Additionally, the feasibility study provided a strategic implementation framework aimed at unlocking redevelopment opportunities and expanding access to quality housing throughout the county.

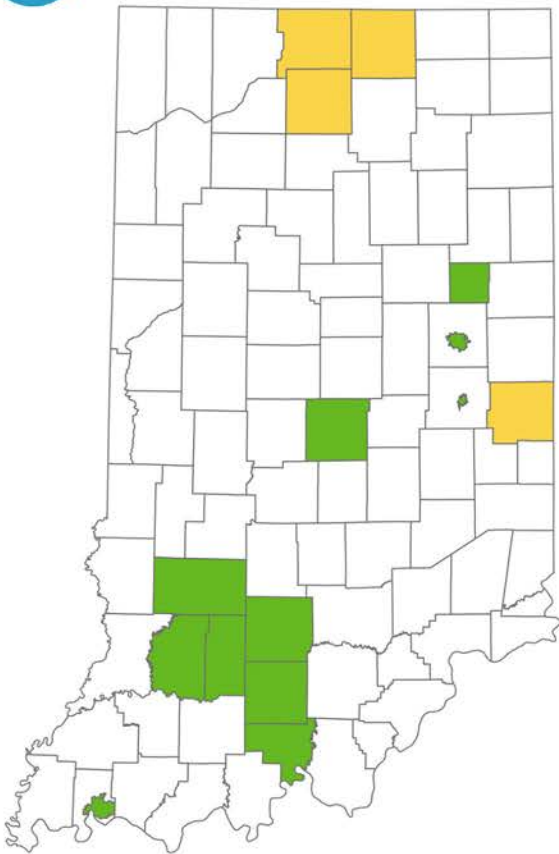
Wayne County Launches County-Wide Land Bank to Drive Redevelopment and Tackle Blight

In 2025, Renew Landbank partnered with the Economic Development Corporation of Wayne County (EDC of Wayne County) to support the creation of a county-wide land bank. During the initial stage of this collaboration, Renew conducted a thorough analysis and discovery process, which revealed that Wayne County would significantly benefit from establishing a land bank.

This new entity will focus on acquiring and managing distressed properties, preparing them for redevelopment by qualified developers. The county-wide land bank will be established in 2026 and is designed to be a cornerstone of a comprehensive strategy to eliminate vacancy and abandonment while increasing housing production throughout Wayne County. These efforts have already garnered substantial support, with the EDC of Wayne County receiving \$5.1 million in funding through the State's READI 2.0 program.

This investment will build on the EDC's ongoing successes with initiatives such as the Housing Accelerator Program (HAP) and the Wayne County Blight Program, further advancing the creation of the land bank. Together, these programs work to enhance community livability, attract new talent, and strengthen the local workforce, positioning Wayne County for sustained growth and revitalization.

Renew Landbank Extends Technical Assistance Throughout Indiana



In 2025, Renew Landbank provided **over 1500 hours** of technical assistance to communities advancing land bank initiatives across the region. This support included critical technical guidance to the Economic Development Corporation of Wayne County in establishing the **Wayne County Indiana Land Bank**, which is slated to launch in early 2026.

Renew Landbank also assisted the **Michiana Area Council of Governments (MACOG)** in progressing the creation of a regional land bank to serve St. Joseph, Elkhart, and Marshall Counties, with land bank operations expected to begin in St. Joseph County in early 2026.

Significant time was dedicated to **Kosciusko County**, where Renew completed a feasibility study and equipped local leaders with the insights needed for informed decision-making.

Additionally, toward the end of 2025, Renew Landbank laid the foundation for technical assistance to **Michigan City**, setting the stage to formally begin that project in early 2026.





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