



Partnership



## *Introduces the Indiana Employer Consortium and Fund*

INDIANA'S EMPLOYER CONSORTIUM is designed to financially support the housing needs of employees in Indiana. Employers enrolled in the Consortium have access to the established Consortium's Housing Fund with outsourced administration. Employees are supported with a taxable compensation equal to three percent of a home's purchase price. Employees must complete a self administered educational component and community reinvestment service as a condition of the employer's fund. Preferred Partners assist with the managed housing initiative in a comprehensive PPO Network to ensure the employee's real estate transaction is an efficient and rewarding experience.

EMPLOYER ASSISTED HOUSING has historically assisted employers with attracting and retaining valuable employees. Housing initiatives are an excellent enhancement to existing employee benefit packages. Enrolled employers can access funds from the established regional housing fund. All Indiana employers benefit from the Private-Public initiative that funds the Employer Assisted Housing initiative through dedicated revenue, mandatory development fees provided by the network participants, and donations. Outsourced administration ensures the employer does not incur additional staffing expense or budget increases due to administrative training. This housing initiative supports the employers that provide long term community stability that result from employment wages.

HOUSING BENEFITS ARE FOR MORE VALUABLE THAN MANY RETIREMENT OR INVESTMENT PLANS FOR MANY EMPLOYEES. The nation has watched housing prices spiral downward in recent years. Home purchases today have a tremendous potential for equity appreciation in years to come. FHA purchase money mortgages require three and one-half percent (3 ½ %) down payment investment. Employee housing funds ensure that the employee has the majority of required down payment regardless of the condition of their current acquired wealth or lack of savings. Employee housing initiatives are a key foundational component of employee recruitment and retention. Additionally, first time home buyers are currently supported with tax credits to further support home purchases. Employees relocating to a new area, entering the job market with educational debt, or simply adjusting their lifestyle due to changes within their family will all value their employer's participation in Indiana's employer assisted housing initiative.

## INDIANA EMPLOYER CONSORTIUM ADMINISTRATOR:

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*Ask for your copy of the*

INDIANA EMPLOYER CONSORTIUM GUIDELINE AND AGREEMENT  
An Indiana Private-Public Housing Initiative

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