

2020 Indiana Supportive Housing Institute RFP FAQs

1. Q: If an agency has been through a previous Institute(s) in a service provider or property management role but for this year's Institute would like to participate as an owner/partial owner of the project, would they satisfy the new partner requirement since they have never participated in an Institute as an owner or developer?

A: No. The RFP states "Development teams must include at least one organization, serving as either the developer or owner, who has not previously participated in an Indiana Supportive Housing Institute." Therefore, although the new partner must serve as either developer or owner, the partner cannot have completed a previous Institute in any capacity.

2. Q: If an Institute team locates a project in an area that has a Public Housing Authority are they bound to use that PHA's vouchers or can they apply to IHCD for vouchers?

A: It depends. If the project is located in a jurisdiction covered by a local public housing authority, our preference is to get the local PHA to provide project-based vouchers as this provides local buy-in to the project and saves IHCD resources for those areas that don't have their own vouchers. It would also benefit tax credit teams as they could get points for local rental assistance in the QAP. However, if the local PHA is not willing or lacks capacity to do this, we can use our vouchers anywhere in the state but the local PHA would have to give us written authorization to come into their jurisdiction.

3. Are Continuum of Care (CoC) funds an option for rental assistance?

A: Yes. Projects created through the Institute will be eligible for CoC funds. While CoC funds are not able to be set-aside for Institute projects, those projects have historically done well in competing for funding. Availability of CoC funds is dependent on funding levels and program requirements set forth in the annual NOFA published by HUD. Additionally, each CoC may impose additional requirements or priorities for funding new projects. Teams will have the opportunity to learn more about this process during the Institute.

4. Q: If we know in advance that a member of our team is unable to attend an Institute day or session, are we still eligible to submit a response to the RFP?

A: Yes, this would not stop your team from submitting an eligible RFP response. While we expect core team members to attend all sessions, we understand that other commitments may occasionally interfere with the schedule. If a team member cannot attend certain days, it would be fine to have someone else from that agency participate instead. Also, having two people from that agency attend the entire Institute would be perfectly acceptable. It is also ok, as long as you have a core team that attends all sessions, to sub in and out other additional team members based on session content. If you know there are days you cannot attend, you should notify CSH in advance.

5. Q: Are project-based vouchers (PBVs) or CoC dollars available for rental subsidy for HOME deals?

A: Yes. Nothing has changed from previous Institutes regarding rental assistance. Regardless of project type (HOME or Tax Credit), teams will be able to request rental assistance funds through a local PHA, IHCD, or the CoC. See questions 2 and 3 above for additional guidance on rental assistance eligibility.

6. Q: Are agencies/development teams that serve a specific population (i.e. youth or DV) allowed to take people within that population from the coordinated entry list (with the highest VI scores) or do they have to accept whomever is at the top of the list regardless of that agency's/team's population focus?

A: Developments will be expected to take the next available household off the coordinated entry list without any population focus or additional eligibility requirements. So this year we are not considering proposals for developments that would have a specific target population (i.e. youth or DV).