

2022 Indiana Supportive Housing Institute RFP FAQs

- 1. Question:** The RFQ states: “Proposals to develop emergency shelters, transitional housing, or shared housing such as group homes or shared apartments, will NOT be considered.” This being said, what are ideal housing projects that come out of the Supportive Housing Institute? Is it targeted at creating independent living apartments, rather than transitional housing?

Answer: Per the RFP, “100% permanent supportive housing developments are eligible to apply for the 2022 Institute.” Other types of housing such as transitional housing, group homes, sober living housing, etc. do not qualify as permanent supportive housing and will not be considered. Permanent supportive housing in the Institute is defined as independent living apartments where each household signs a lease, has access to rental assistance, and has onsite access to voluntary wrap around services that are delivered from a “housing First” approach. Additionally, the 2022 Institute will only allow projects with a target population that house households directly from the local coordinated entry system. For additional clarification, please refer to section III: Target Populations-Coordinated Entry System in the RFP, “Supportive housing developed through the 2022 Institute must use the local CE system as the only method for tenant selection. CE is a process in which households experiencing homelessness are assessed using a common tool to determine vulnerability and placed on a dynamic list for referral to housing resources. CE ensures that the most vulnerable eligible households in each community are prioritized for housing assistance. Supportive housing produced as a result of the 2022 Institute must use referrals for eligible households at the top of the local CE list who qualify as homeless (as defined in the Glossary). **Additional target populations or selection criteria will not be considered for the 2022 Institute.**” We encourage you to collaborate with your local coordinated entry lead to fully understand the CE assessment and prioritization list process so you clearly understand who you will be serving in the permanent supportive housing project you propose. If you wish to serve a specific target population, for example, persons with an opiate addiction who are at risk of homelessness after release from incarceration, this would not be an eligible project under the 2022 Institute, as it is identifying a specific target population other than those prioritized on the local CE list.

- 2. Question:** Will it be held against a team if a member was a co-developer on a previous Institute team that participated years ago but has not yet developed a project?

Answer: CSH and IHEDA understand that projects may not always follow the originally planned timelines or objectives or may hit roadblocks that hinder bringing a project to fruition. As long as a particular team member/agency is not suspended or debarred from participation in IHEDA programs, as stated in the RFP, that team’s RFP proposal would be evaluated along with all others submitted.

- 3. Question:** What is the expectation regarding site selection at the time of the RFP submission? Should a team have a site selected, or would CSH consider a team that has narrowed down to a municipality or neighborhood in their RFP submission?

Answer: Site selection or site control is not required in order to submit a successful RFP proposal. We ask on the Cover Page document that you provide up to three locations where you would like to develop, being as specific as possible, however listing a municipality, neighborhood, or county would be acceptable.

4. **Question:** What is the largest number of units CSH would recommend or sanction through the Institute? I've heard that CSH recommends 75 units as the upper limit recommended for 100% PSH. Would 100 or 150 units be considered?

Answer: This year's Institute developments will be eligible for HOME Investment Partnerships Program American Rescue Plan (HOME-ARP) funds and National Housing Trust Fund (HTF) dollars for a total of up to \$5 million dollars per project. Additionally, Institute teams may request a loan through the Development Fund contingent on availability of funds. With funding being in the range of \$5 million, we anticipate seeing smaller developments with fewer units coming through this year's Institute. Additionally, it is not common to see 100% PSH developments with very large numbers of units (75-150), as it would not be beneficial to tenants, staff, or the community to create an "institutional" atmosphere. It would be more likely to see larger developments and numbers of units in an integrated PSH project where 25% or less of the units are PSH (only 100% PSH developments are allowed for the 2022 Institute).

5. **Question:** How much local match is expected from a municipality that has its own HOME funds?

Answer: There is not a required minimum match. IHCD expects that for those teams developing in a municipality with its own HOME funds, that the team would work with them to commit some of their HOME funds to this project. IHCD still plans to contribute additional HOME-ARP funds to support the project.

6. **Question:** What does CSH recommend for security? 24-hour security is important in high-crime areas and vulnerable tenants, but security is expensive, and often not implemented and is a major cause for failed PSH.

Answer: CSH does not have a specific recommendation related to the use of security at a PSH development. Instead, security needs are explored during the Institute sessions and during technical assistance to determine each property's individual needs. That being said, the strength of the partners on your Institute team and how well each performs their role and coordinates with each other often has a significant impact on the milieu and safety of the development.

7. **Question:** Has IHCD given any consideration to identifying/providing a method of funding to assist with services provision?

Answer: IHCD has not identified nor is it providing a specific new source for services funding, although there are several options for covering the costs of supportive services. It is recognized that fully covering the cost of supportive services can sometimes be challenging and often comes from multiple sources. Community Mental Health Centers (CMHCs) in Indiana are able to bill Medicaid Rehabilitation Option (MRO) for clients they serve who meet eligibility requirements. Partnering with CMHCs can assist with meeting a significant portion of the supportive services costs for those tenants that your property will jointly serve. Often, teams will build services funding and services reserves into their operating pro forma to ensure some level of services exist throughout the long-term of the property. It is common for some services funds to come through local philanthropy, fund raising, and grants. Another potential funding source for services is through the local Continuum of Care CoC (either the Indianapolis CoC or the Balance of State (BOS) CoC). The CoCs manage the annual allocation of HUD funds that are awarded to each CoC and specific grantees. Recently, CoCs have begun exploring the creation of projects/grants that cover services only for a PSH development that has recently or will soon become operational. We encourage you to have conversations early on with your CoC for further details and planning.