



**2024 Indiana
Supportive Housing Institute
Orientation and RFP Application**

CSH & IHCDA

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Your Presenters



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Today's Agenda

Supportive Housing Overview



Institute Overview



Institute Objectives and Benefits



Eligible Teams and Eligible Projects



RFP Application and Selection

The 2024 Indiana Supportive Housing Institute is made possible through the generous support of the Indiana Housing and Community Development Authority (IHCDA)





What Is Supportive Housing?

A cost-effective combination of permanent, affordable housing with flexible voluntary services that help people live more stable, productive lives.



Who is Supportive Housing for?

- Supportive housing is designed to serve persons experiencing homelessness who have significant vulnerabilities. Examples include:
 - Individuals/families with a disability;
 - Individuals/families with serious mental illness;
 - Individuals/families with substance Use Disorder;
 - Individuals/families with intellectual developmental disorders; or
 - Other highly vulnerable individuals
- This group of individuals often has difficulty accessing the array of supportive services necessary to help them thrive in their communities



Institute Overview

- Indiana's signature tool to develop permanent supportive housing
 - A means to develop quality supportive housing aligned with multiple funding streams
 - Supportive Housing is not a solo act
 - Build capacity of teams to develop supportive housing
 - Develop projects in partnership from concept to operations

The Institute Provides

Targeted
Training &
Group Exercises

Technical
Assistance

Predevelopment
Financing



Institute Objectives

1. Understand the Housing First model including voluntary services, harm reduction, and eviction prevention
2. Identify the roles and responsibilities of each partner and establish how the team will work together
3. Create tenant selection plans, property management plans, eviction prevention plans, supportive services plans, and tenant leadership/ engagement plans
4. Understand the various elements of financing supportive housing and develop preliminary budgets
5. Set minimum standards for design criteria and site selection

Institute Benefits

- Institute teams will have:
 - A detailed, individualized supportive housing plan that can be used to apply for funding from multiple sources;
 - The opportunity to apply for early pre-development financing through CSH Pre-development Initiation Loans;
 - Improved skills to operate existing supportive housing and develop new projects

Institute Benefits

- Institute teams will have:
 - A strong, effective development, property management and service team that leverages the strengths of each team member;
 - A powerful network of peers and experts to assist in project development and to trouble-shoot problems;
 - Post institute technical assistance from CSH to be defined through a shared Memorandum of Understanding

Institute Benefits

- Institute teams will have:
 - Access to capital financing & rental assistance from IHCDA.



2024 Institute Target Population

- Supportive housing produced as a result of the 2024 Institute must use referrals for eligible households at the top of the local CE list who qualify as homeless
- Additional target populations or selection criteria will not be considered for the 2024 Institute, with the exception that a team may decide to do a 55+ age-restricted project. If electing an age restriction, the restriction must apply to all units, not just the supportive housing units
- 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

The image shows three white paper houses with red roofs, arranged in a row on a wooden surface. The houses are made of paper and are positioned in a way that they appear to be receding into the distance. The background is a close-up of a wooden surface with a natural grain pattern.

Development Type

- Only 100% permanent supportive housing developments are eligible to apply for the 2024 Institute

2024 Institute Funding

- Developments will be eligible to request Low Income Housing Tax Credits through the Housing First Set-Aside of IHCD's Qualified Allocation Plan
- Institute teams may request a loan through the Development Fund contingent on availability
- Development teams will have access to project-based rental assistance through IHCD

Supportive Housing Requirements

- Housing is permanent and affordable
- Tenants hold leases and acceptance of services is not a condition of occupancy
- Housing is based on the housing first model which includes eviction prevention and harm reduction strategies
- Comprehensive case management services are accessible by tenants where they live and in a manner designed to maximize tenant stability and self-sufficiency
- Development must provide owner-paid utilities to all supportive housing units

Supportive Housing Requirements

- The supportive housing development must utilize the Continuum of Care Coordinated Entry system for tenant selection
- Tenants must not be screened out for having too little or no income, active or a history of substance use, limited or poor rental history including evictions, a criminal record (with exceptions for program mandated restrictions), or a history of victimization (e.g. domestic violence, sexual assault or abuse)
 - Teams accepted into the Institute agree to use and follow the CSH/IHCDA TSP template
- The development must report through the Homeless Management Information System (HMIS) regardless of funding source

Ineligible Projects

- The following proposals will not be accepted:
- Emergency shelters
- Transitional housing
- Shared housing such as group homes
- Recovery houses
- Proposals from teams that are suspended or debarred from participation in IHCD programs
- Integrated supportive housing

Eligible Teams

- Team Composition
 - Must include:
 - A designated team leader
 - Housing developer/owner partner
 - Supportive service provider partner
 - Property management partner
 - May include:
 - Award administrator or consultant
 - City development staff
 - Federally Qualified Health Centers (FQHCs)
 - Local Area Agency on Aging staff
 - People with lived experience
 - CoC representatives
 - Local housing authority staff
 - Other local partners as appropriate
- Limitation on developers and consultants
 - A developer/owner partner can only be listed on 1 RFP response

Expectations of Teams

- Expectations
 - Teams commit to following through on a project concept but to being flexible about making appropriate changes
 - Teams attend ALL sessions and submit documents by established deadlines
 - Learn with us and your peers – participate in training
 - We'll provide you with the knowledge, information, and connections you need to accomplish your goals
- MOU with CSH
 - This will include ongoing technical assistance following the Institute

What Makes a Successful Team?

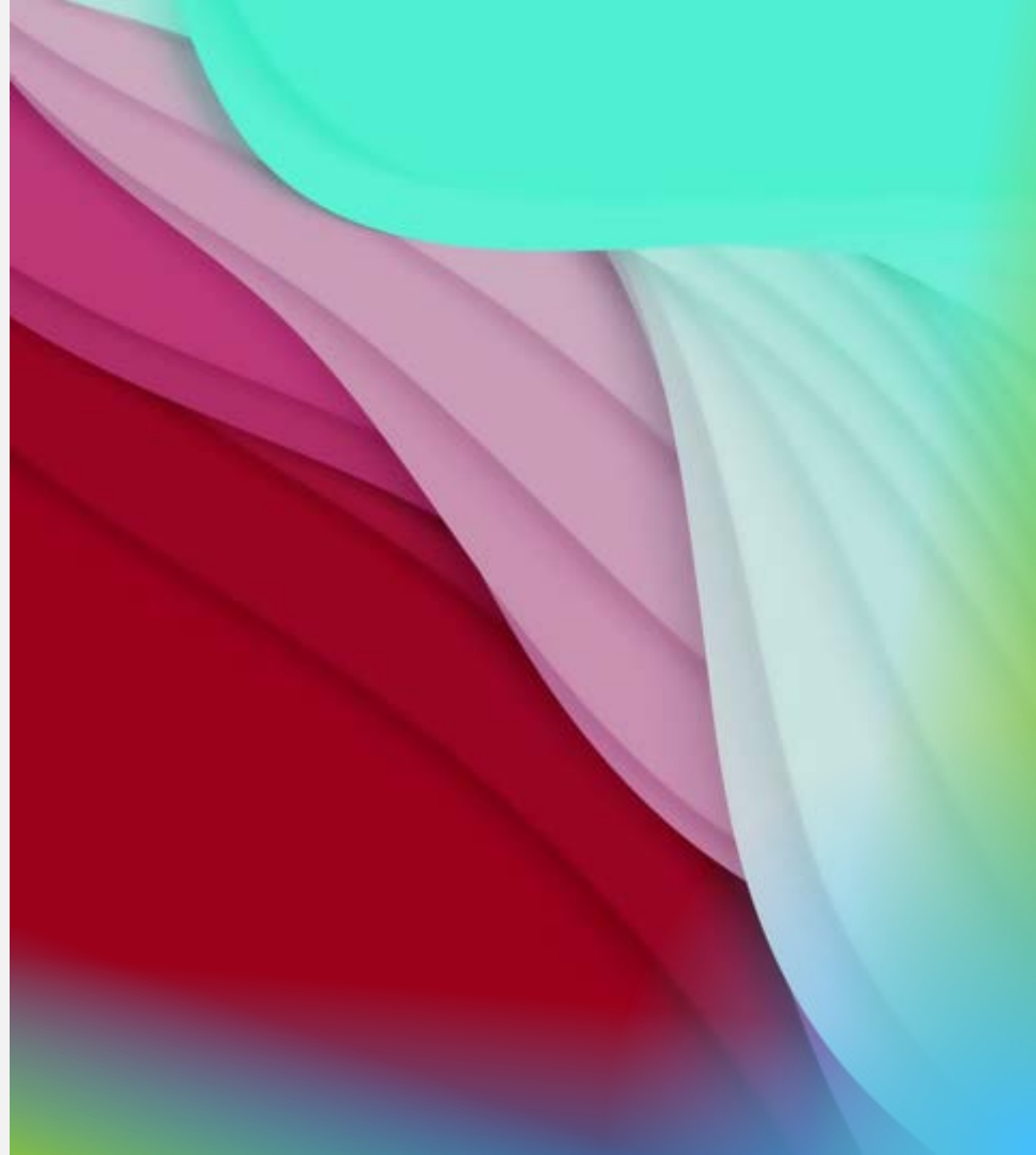
- Successful Teams:
- are passionate about ending homelessness and understand the target population
- include appropriate partners
- plan for services that meet the level of need of the population to be served
- have experience in developing supportive and/or affordable housing
- leverage local resources and partnerships

What Makes a Successful Team?

- The most successful teams have all team members attend each institute session
- Team members are in decision-making roles at their agencies/ organizations and have the buy in to fully participate in the Institute
- It is difficult and rare for one organization to be able to fulfill each of these roles. It is essential that you seek out experts in each area to take part in your team

RFP Application

- RFP Application Timeline
 - December 4, 2023: RFP Applications Due by **5:00 p.m. Eastern Time**
 - The week of January 8, 2024: Team Selection Announced
- Access the application at:
<https://www.csh.org/2023/10/2024-indiana-supportive-housing-institute-rfp/>
- Applications must be submitted electronically to:
 - Indiana.Institute@csh.org





RFP Application

- Application Narrative
 - Project Concept
 - Experience and Partnerships
 - Collaborative Experience
 - Disproportionate Impact/Racial Equity



RFP Application

- Attachments
- Cover Sheet
 - Project Information & Team Composition
- Attestation of Commitment to Institute Requirements
- Most recent audited financials and year-to-date current financials for those fulfilling a primary role as developer, owner and supportive services provider
- Letters of commitment from the Executive Director or CEO of each organization attending the Institute, addressing the required items listed in RFP

Writing a Successful RFP Application



Develop relationships and bring successful partners on board at the time of application



Do NOT assume we know about your project or your organization. Please write a detailed narrative for all questions while respecting the length requirements



Provide relevant supporting data



Every team will need to have a strong leader who will be able to drive their project forward

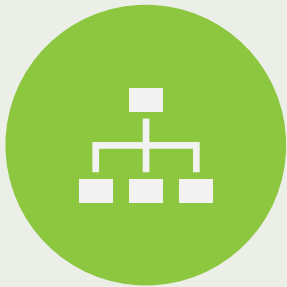
Team Selection

The 2024 Institute

- Maximum of 5 teams
- Depending on quality and quantity of responses we reserve the right to select fewer than 5 total teams



Selection Considerations



Capacity and experience of the team members, including financial stability



Quality of the response to the application narrative questions



Demonstrated local need for supportive housing



Alignment with the mission and goals of the Institute

Pre-Development Financing

- All teams will be required to either:
 - Demonstrate available cash reserves to work on your project during the Institute process; OR
 - Apply for a Pre-development Initiation Loan from CSH.
 - This is a 0% interest forgivable loan, not to exceed \$50,000





2024 Institute Dates

- Timeline (subject to change)
 - Institute Session I – February 6-8, 2024
 - Institute Session II – March 6 & 7, 2024
 - Institute Session III – April 23-25, 2024
 - Institute Session IV– May 20-22, 2024
 - Location: Indianapolis, IN

Wrap up

- RFP questions must be submitted in writing to: Indiana.Institute@csh.org
- RFP, FAQs, & slides accessible at www.csh.org :
<https://www.csh.org/2023/10/2024-indiana-supportive-housing-institute-rfp/>

Contact Information

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THANK YOU!



stay connected



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