

2025 Indiana Institute RFP FAQs

1. Q: Does the HOME funding option (Option #1) under the 2025 Institute require the developer to have a guarantor?

A: A guarantor is not required as part of the Institute RFP application. Having a guarantor is likely not needed since the 2025 Institute is not using LIHTC and there is not a tax credit investor and the IHCD HOME funds will be structured as grants not loans.

2. Q: Once an Option #1 team successfully completes the 2025 Institute, when would a team be able to apply for HOME funds through IHCD?

A: We recognize that the timeline for submitting the HOME application will vary for each team and there is not an expectation that teams submit their HOME application immediately after Institute completion, however the earliest submission of an application to IHCD would be June 2025, following this process: Teams will “graduate” the Institute in late May 2025 and must submit all required documents to CSH for “CSH Quality Endorsement” review by early June. The endorsement process usually takes a minimum of 2-4 weeks. Once endorsed, teams can submit a HOME application to IHCD, with the earliest possible approval by IHCD being in August 2025. HOME applications must be submitted no later than June 2026.

3. Q: What is the required minimum square footage of a one-bedroom unit under the HOME funding for the 2025 Institute?

A: The minimum unit sizes will be set by the FY2024-25 HOME policy which will be finalized in December or January.

4. Q: How do timelines and requirements in the Indiana QAP for the Housing First Set-aside or other set asides align with the HOME funding and application in the 2025 Institute?

A: The Indiana QAP is not applicable to the 2025 Institute, since the 2025 Institute is NOT using Low Income Housing Tax Credits (LIHTC).

5. Q: How can our agency (if accepted into the Institute) apply to be a CHDO and be eligible to apply for the \$50,000 CHDO operating award?

A: When a team graduates from the Institute and submits their full HOME application, they can simultaneously apply for IHCD CHDO certification/recertification. This includes Indianapolis, however, Indianapolis teams should still pursue City CHDO status for accessing additional City funds.

6. Q: Can option 1 be part of a phased development, for example if you have a 2 acre property can you use this funding to develop say 15 units and then at a later date build additional units on that site perhaps using LIHTC.

A: Yes, IHCD would be open to a phased development.

7. Q: What is the unit number that triggers Davis Bacon when using PBV's?

A: Davis Bacon trigger for HOME is 12 or more HOME-assisted units. For Project Based Section 8 vouchers, Davis Bacon is triggered when there are 9 or more voucher assisted units in the development.

8. Q: Has the institute location been decided and what if any funding is provided for the institute training. Mileage, hotel, meals etc.

A: The Institute location will be in Indianapolis, but the exact venue has not yet been determined. There is not any funding for travel or incidental expenses provided for Institute teams. This cost is the responsibility of the team members and their organizations. Teams accepted into the Institute will be invoiced for \$3500 to cover some of the costs for the 11 days of training and TA provided.

9. Q: Can you pair option 1 funding (HOME) with Low Income Housing Tax Credits (LIHTC)?

A: No. Teams selected for the 2025 Institute cannot apply for LIHTC under the Supportive Housing set aside or receive additional points for being an Institute project in the QAP. The Indiana QAP is not applicable to the 2025 Institute, since the 2025 Institute is NOT using Low Income Housing Tax Credits (LIHTC).

10. Q: Can a project applying for the 2025 Institute develop a project exclusively for women and their children? Or could they have any control over the population coming in through the coordinated entry process?

A: No. You aren't allowed to designate a specific population such as women and children for projects developed through the 2025 Institute RFP. The referrals would come through Coordinated Entry and the project/property does not have control over who is referred based on any population preferences.

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