ILLINOIS HOUSING DEVELOPMENT AUTHORITY

CSH

2027 Illinois Supportive Housing Institute Request for Applications

Applications Due:

Friday, January 29, 2027

The Corporation for Supportive Housing (CSH) and the Illinois Housing Development Authority (IHDA) are excited to announce their partnership for the 2027 Illinois Supportive Housing Institute (the Institute). The 2027 Institute will include both in-person and virtual sessions aimed at addressing the statewide need for permanent supportive housing.

The Institute is made possible with funding provided through IHDA.

CSH

CSH is a national nonprofit organization and Community Development Financial Institution (CDFI) that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. For more information on CSH visit their website at www.csh.org.

Illinois Housing Development Authority

IHDA is a self-supporting and mission-driven state agency dedicated to financing the creation and preservation of affordable housing in Illinois. IHDA offers affordable mortgages and down payment assistance for homebuyers, provides financing for the development of affordable rental housing, and manages a variety of assistance programs to create communities where all Illinoisans can live, work, and thrive. Since it was established in 1967, IHDA has delivered more than $30 billion in state, federal, and leveraged financing to make possible the purchase, development, or rehabilitation of 343,475 homes and apartments for low- and middle-income households. For more information on IHDA programs, visit www.ihda.org.

2027 Illinois Supportive Housing Institute Overview

This Request for Applications (RFA) will select teams to participate in the 2027 Institute. Over the course of four months, the Institute will provide targeted training and technical assistance, through a hybrid environment, that will result in a supportive housing development proposal. The Institute will create a strong foundation for new supportive housing projects and help build strong teams equipped to navigate the complex process of developing housing with supportive services.

Institute Benefits

Upon completion, participants in the Institute will have:

- A detailed, individualized supportive housing development proposal that can be used to apply for funding under IHDA's Permanent Supportive Housing Development Program and other available financing sources.
- The opportunity to apply for early pre-development financing through CSH's Project Initiation Loan Fund.
- Improved skills to create and to operate both single-site and integrated supportive housing projects serving people who experience multiple barriers to housing.
- A powerful network of peers and experts to assist in project development and troubleshooting problems.
- Post-Institute technical assistance from CSH.

For reference, former Institute participant testimonials and project development profiles are available via the Institute application page here.

Institute Deliverables

In the Institute, teams will work to develop individual supportive housing project plans. Teams will be expected to work together during and between sessions to develop the required deliverables. Due dates will be provided during the Institute. The expected team deliverables include:

- A shared team mission, vision, and values statements.
- Project concept, site selection, and minimum development design characteristics.
- A Memorandum of Understanding (MOU) among members of the team, outlining roles, and responsibilities.
- Detailed service delivery and community support plans.
- Tenant selection and involvement plans.
- A property management plan.
- A preliminary project proposal and budget.

During the Institute, each team will identify a tenant population, create service plans, identify unit size and composition, and ensure alignment with eligibility for federal and state programs providing funding for capital and rental assistance.

Institute Timeline and Curriculum

The 2027 Institute will be delivered via in-person and virtual sessions. The dates and locations for each session are listed below. Exact dates and topics may be subject to change based on final team selection and the availability of trainers. Selected teams will be notified of the final agenda and dates.

March 24 - 25 **Springfield, IL**	Session 1 Topics: Introduction to the Institute; Supportive Housing 101; Overview of the Development Process; Standards in Quality Supportive Housing; Development Team Roles and Partners; Building a Network of Support and Community Buy-In; Navigating Zoning
March 31 **Virtual**	Session 2 Topics: Supportive Housing Design; Trauma Informed Design
April 19 - 20 **Springfield, IL**	Session 3 Topics: Supportive Service Design and Delivery; Voluntary Services; Service Strategies; Support and Service Plans; Staffing Models; Property Management Overview; Coordinating Services and Property Management
April 28 **Virtual**	Session 4 Topics: Fair Housing Overview; Tenant Selection Plans
May 12 - 13 **Springfield, IL**	Session 5 Topics: Capital Budgets and Sources; Operating Budgets and Sources; Service Budgets and Sources; Understanding Local Funding Sources
June 2 - 3 **Chicago, IL**	Session 6 Topics: Quality Improvement & Evaluation; Tenant Leadership; Move in; Engagement and Retention; Team Presentations to Funders

Team Composition

Teams will be composed of three to five members to include a housing developer partner, a supportive service provider partner, a property management partner, and the owner (if not one of the other three partners). Additional team members may include, but are not limited to, persons with lived expertise, Continuum of Care (CoC) representatives, and other local partners relevant to project planning and implementation. **Applicants may apply without having all team members identified.** CSH will work with selected organizations prior to

and throughout the Institute to identify necessary development partners. Organizations looking to become supportive housing developers are welcome and encouraged to apply. Applications with interest in developing or based outside of the Chicago metro area are strongly encouraged to apply.

Teams should commit to attending all training sessions offered (see Institute timeline) when possible, and absences should be communicated to CSH in advance. CSH will use its discretion in awarding certificates of completion to attendees who do not attend all sessions.

Applicants are encouraged to reach out to CSH with any questions on identifying a development team.

Eligible Supportive Housing Developments

The Institute is designed specifically to support the creation of permanent supportive housing where:

- Housing is permanent
- Housing is affordable for individuals earning less than 30% of the area median income
- Tenant holds a lease
- Participation in services is not a condition of tenancy
- Comprehensive case management services are accessible by tenants where they live and offered in a manner designed to maximize housing stability

Projects can be 100% supportive housing or integrated, if at least 50% of the units are reserved for permanent supportive housing.

Projects must be guided by the:

1. **CSH Standards for Quality Supportive Housing**
2. **Housing First Model**

Eligible project activities may include new construction or acquisition with rehabilitation. Applications to develop emergency shelters, transitional housing, or shared housing such as group homes or shared apartments will **not** be considered.

IHDA has identified that central and southern Illinois are regions in the state that have a high level of unmet need for permanent supportive housing. Due to this need, CSH and IHDA are prioritizing a geographically diverse applicant pool, and teams will be selected keeping this desire for geographic diversity in mind.

As part of participation, the projects developed in the Institute will be ready to apply for financing through IHDA's Permanent Supportive Housing Development Program. Projects must meet all eligibility requirements, including compliance with funding sources, IHDA's underwriting and subsidy layering review, and successful completion of the Institute and its deliverables.

Development teams who have applied for IHDA's NextGen program are ineligible to apply for the Institute within the same application cycle. Past NextGen participants are welcome to apply to the Institute.

2027 Supportive Housing Institute Application Process

Interested teams will submit an application online through the Alchemer system link included in this RFA. Applicants will answer general questions about the project team and concept and will upload the narrative and application attachments as indicated on the next page.

Narrative Questions

The narrative questions are listed below, and cumulative responses should not exceed eight pages. Applicants should carefully consider questions to ensure all relevant details are provided and responses are complete.

Project Concept

1. Please describe the proposed project concept relative to size, scale, type (new construction or rehabilitation), design, and location.
2. Please describe the supportive services that the project will offer tenants, including services the supportive service partner will provide (both on-site and off-site), description of the services other organizations may provide (both on-site and off-site), and a description of services available to tenants in the community.
3. Please describe the proposed property management plan including staffing and on-site hours (i.e. evening, weekend, weekdays).
4. Please describe the need for the proposed supportive housing project, citing local data sources.
5. Explain how the project will address the needs identified.

Experience and Partnerships

1. For the developer, owner, property manager, and supportive service provider(s), please detail experience in developing, owning, managing, or providing supportive services in supportive housing. If an organization is new to supportive housing, please describe experience in serving individuals experiencing homelessness or experience in affordable housing.
2. For additional team members, please describe their experience and role on the team.
3. For teams including a person with lived experience, please describe the reimbursement plan for their participation in the project so that they are funded to participate like other members of the team.

Collaborative Experience

1. Please provide a summary of previous collaborations among team organizations. If team members have not worked together previously, describe how each organization was selected and what steps the team has taken to ensure successful collaboration.
2. Describe partnerships with local government, the local Public Housing Authority, or other public systems.

Application Submission Attachments

In addition to the narrative document, please submit the following documents in PDF format (as separate files from your narrative). All attachments must be clearly labeled.

1. Evidence of site control, if available.
2. Letters of commitment from the Executive Director or CEO of each organization/company attending the Institute. The letter should address the following items:
    a. Capacity to dedicate time to the Institute and to attend all sessions. It is understood that some organizations may participate that are new to developing supportive housing and we want to ensure that appropriate staff time and capacity is dedicated to this initiative.
    b. Commitment to communicate with the board or executive leadership throughout the process to ensure board and executive leadership support.

c. Commitment for senior level staff and other staff as needed to participate in Institute sessions as described in this RFA.
d. Commitment to utilizing the following approaches during project planning:
    i. Housing is permanent and affordable.
    ii. Tenants hold leases and acceptance of services is not a condition of occupancy.
    iii. Housing is based on the Housing First model which includes eviction prevention and harm reduction strategies.
    iv. Comprehensive case management services are accessible by tenants where they live and designed to maximize tenant stability and self-sufficiency.
    v. The supportive housing development must design tenant screening in a manner that ensures tenants are not screened out for having too little or no income, active or a history of substance use, a criminal record (with exceptions for program mandated restrictions), or a history of victimization, e.g., domestic violence, sexual assault or abuse.
    vi. It is strongly encouraged that developments indicate a commitment to use the CoC's Coordinated Entry system for referrals to the supportive housing units and report through the CoC's Homeless Management Information System (HMIS).

Please note that teams who are accepted into the Institute will be asked to provide the following by March 1, 2027:

- Letter from the board chair or member of the board executive committee of not-for-profit project partners affirming commitment to participate in the Institute and adherence to the guidelines provided through the RFA.

Application Submission Instructions

Teams interested in participating in the 2027 Institute must submit complete RFA responses by the deadline. The application review team will evaluate all applications and notify applicants of their selection. Submission of an application represents a commitment for the team to attend all Institute sessions. The application must be completed in its entirety. Incomplete applications will not be considered.

Application Submission Deadline: Friday, January 29, 2027

Online Submission: Applications for the Institute will be accepted online at the link below:

https://bit.ly/2027SHI

An email confirmation will be provided as proof of receipt for submitted applications. If you do not receive a confirmation within 24 hours of submission, please contact: illinois.institute@csh.org. All proposals submitted will be evaluated and respondents will be notified of their selection by February 12, 2027.

Application Scoring Criteria

Each question must be answered, or zero points will be awarded to the applicant for that question. When answering a question, the full answer must be provided; partial responses will be scored accordingly. Do not reference another document or the answer to another question in lieu of fully answering a particular question. Points will be awarded by CSH evaluators based upon the degree to which applicants clearly and completely demonstrate their ability with respect to the following categories:

Project Concept: 25 points	
5 Points	Project aligns with the following policy priorities: • Projects targeted to serving justice-involved individuals • Projects targeted to serving youth aging out of foster care • Projects targeted to serving adults with intellectual or developmental disabilities • Projects that target people experiencing homelessness or people at risk of homelessness • Projects targeted to serving veterans
10 Points	Please describe the demonstrated need for supportive housing for the proposed population. Explain how the project will address the needs identified
5 Points	Provide information on how tenant voice has been or will be incorporated and/or represented in the project, including if teams include people with lived expertise on project and program design. Provide examples of measures that ensure the project/program best supports the focus population.
5 Points	For projects with site control: Please provide evidence of site control. For projects without site control: Please explain how you will select a site, what cities, communities, or neighborhoods you are considering, and why. What are the most important site considerations for your selected population?
Experience and Capacity: 20 Points	
5 points	Project site(s) will be located outside of the Chicago Metropolitan Area
5 points	Project team has partnerships with the local housing authority, municipality, or other stakeholders with capacity to provide capital or operating assistance to the project.
5 Points	For those groups <u>with</u> experience with supportive housing, please describe it and how it relates to this project. For those groups <u>without</u> experience with supportive housing, describe the commitment to supportive housing and the delivery of this housing project and supportive programming.
5 Points	Explain how the community services infrastructure will meet the needs of this project and the community (tenants, service providers, and other community residents); if additional capacity is needed before this project is placed in service, describe the steps that will be taken to ensure that outcome.
Total Possible Points: 45	

Questions: If you have questions about this application, please contact Illinois.institute@csh.org