INDIANA SUPPORTIVE HOUSING INSTITUTE

2026

A CSH Initiative to
Advance Supportive Housing in Indiana

TABLE OF CONTENTS

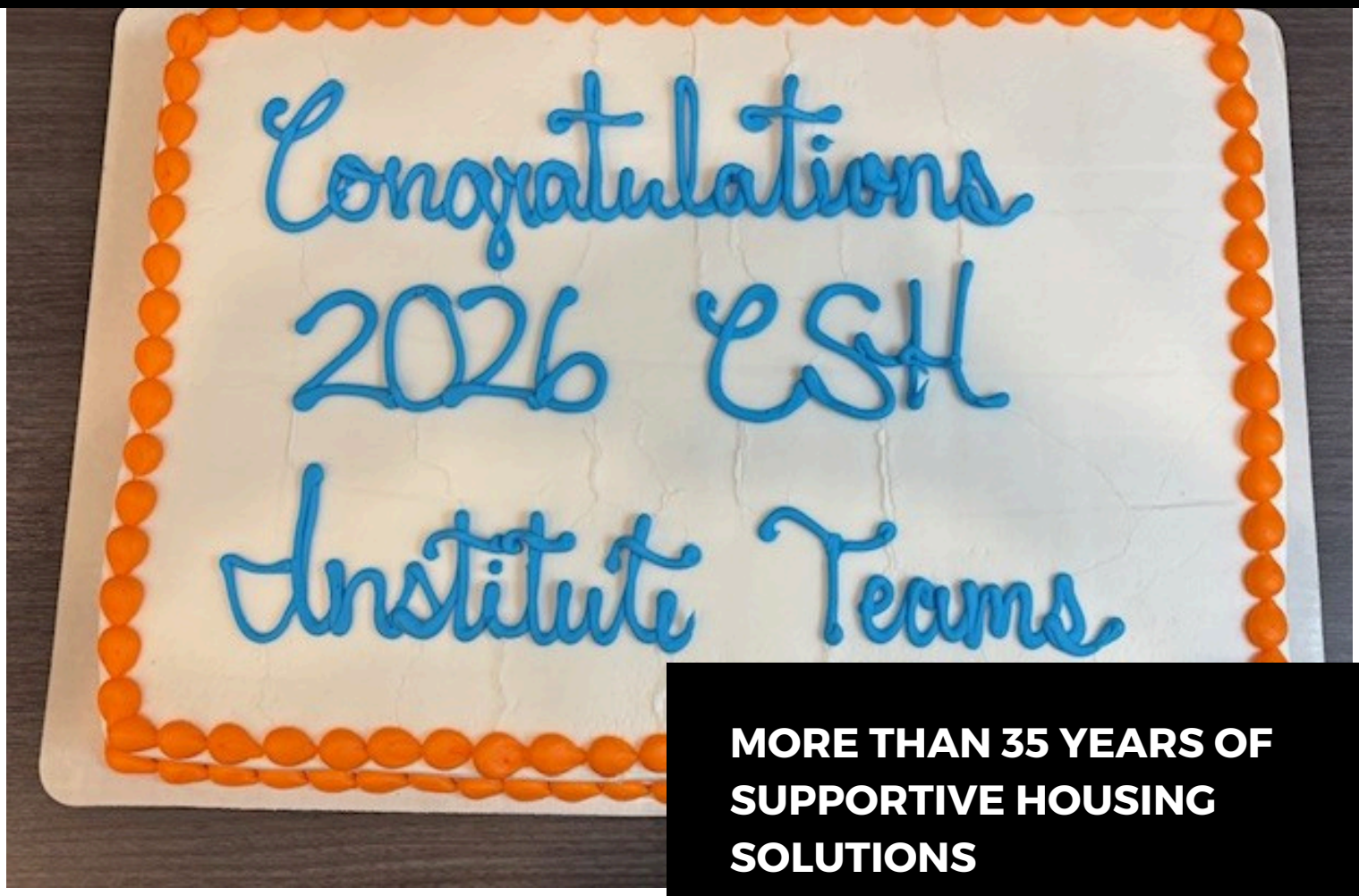
01 About CSH

02 About the Supportive Housing Institute

04 A Focus on Indiana

05 Institute Partner

07 Team Projects



MORE THAN 35 YEARS OF SUPPORTIVE HOUSING SOLUTIONS

ABOUT CSH

CSH works to advance affordable housing aligned with services as an approach to help people thrive. We do this by advocating for effective policies and funding, investing in communities, and strengthening the supportive housing field.

Advancing quality, supportive housing

Amplifying voices of people with lived experience

Centering opportunities to fair and non-discriminatory housing and services

Advocating for cost-effective policies

HISTORY OF CSH SUPPORTIVE HOUSING INSTITUTES

CSH established the **Supportive Housing Institute** in 2003 as a cornerstone initiative designed to strengthen supportive housing development nationwide. The SHI delivers targeted training and technical assistance to both emerging and seasoned project teams, bringing together housing developers, property management professionals, service providers, and other key partners.

Over a four- to five-month period, participating teams receive customized guidance from CSH subject matter experts, covering critical areas such as integrating services with property management, asset management, financing and funding strategies, and trauma-informed design principles.

The CSH SHI has demonstrated strong outcomes over time, with approximately 80% of SHI graduates successfully advancing their projects into operation.

2026 marks the 18th Supportive Housing Institute in Indiana.



Shown here: Moments from the 2026 Finale Event





Shown here: Moments from the 2026 Finale Event

WHAT TEAMS GAIN FROM THE INSTITUTE

- A clear, customized supportive housing development plan that aligns housing, services, and operations and can be used to pursue diverse funding opportunities
- The opportunity to seek early pre-development financing through CSH Community Investment offerings, helping projects move forward more quickly
- Strengthened skills to develop and operate high-quality supportive housing for people facing complex barriers to stable housing
- A coordinated development, property management, and services team with clearly defined roles and a shared vision for success
- Access to a strong network of peers and CSH experts who provide ongoing guidance, problem-solving support, and post-Institute technical assistance

A FOCUS ON INDIANA

The **2026 Indiana Supportive Housing Institute** took place in Indianapolis, Indiana, between February and May 2026.

The Indiana Supportive Housing Institute is a long-standing collaborative initiative of CSH and the **Indiana Housing and Community Development Authority (IHCDA)** designed to expand the development of supportive housing throughout Indiana. Now in its 18th year, the Institute provides multidisciplinary development teams with the training, technical assistance, and strategic partnerships needed to successfully plan, finance, develop, and operate supportive housing projects that serve individuals and families experiencing homelessness and housing instability.

Through a structured series of trainings and individualized technical assistance sessions, participants gain practical knowledge related to supportive housing development, financing, property operations, service design, and cross-sector collaboration. The Institute also creates opportunities for housing developers, service providers, healthcare organizations, community stakeholders, and public agencies to work together in developing high-quality supportive housing solutions that respond to local needs. **The Institute has played a significant role in expanding Indiana's supportive housing capacity. Since its inception, 67 projects have been developed in Indiana, creating 1,741 units of supportive housing, with an additional 243 units across 12 projects funded or under construction and 202 units across six projects in the funding pipeline.** These outcomes demonstrate the Institute's sustained impact in helping communities create housing opportunities for residents with the greatest needs.

Beyond increasing housing supply, the Institute promotes an integrated approach that combines affordable housing with supportive services. This model helps individuals and families achieve long-term housing stability while improving access to healthcare, behavioral health services, employment supports, and other community resources. **With a housing stability rate of approximately 90 percent, the Institute has contributed to successful outcomes for people transitioning out of homelessness and housing instability.**

By fostering collaboration across sectors and building local capacity, the Indiana Supportive Housing Institute continues to strengthen Indiana's ability to develop and sustain supportive housing that promotes stability, health, and well-being for vulnerable residents and communities throughout the state.

INSTITUTE PARTNER

CSH is grateful for our incredible partners and sponsors for supporting the 2026 Supportive Housing Institute and for advancing supportive housing across Indiana.

A special thank you goes to our Institute Funder, IHCDA. Their commitment makes this work possible and ensures the Institute continues to drive impact statewide.



INSTITUTE SPONSORS

CSH is grateful for our incredible partners and sponsors for supporting the 2026 Supportive Housing Institute.

Supportive Housing Champion

Anthem

FHLBank INDIANAPOLIS

INHP

Supportive Housing Partner

cinnaire
ADVANCING COMMUNITIES

Community Builder

KRIEG DEVAULT

Lilly Endowment Inc.
A private foundation since 1937

Friend

CareSource

OCCH
OHIO CAPITAL CORPORATION FOR HOUSING

2026
TEAM PROJECTS





CENTER UP INDIANAPOLIS

Development Name

Grace Commons

Development Overview

Grace Commons is a 40-unit supportive housing community planned in southeast Indianapolis that will provide one-bedroom apartments designed with trauma-informed features that promote safety, privacy, and resident well-being. The development will include shared community space, outdoor recreation areas, and convenient access to transportation, shopping, and other neighborhood amenities.

Residents will have access to onsite supportive services, including housing-focused case management, peer support, and behavioral health services, with connections to primary care, addiction treatment, crisis response, and other community-based resources that support long-term housing stability.

Target Population

Serving individuals experiencing homelessness who face multiple barriers to stable housing

Team Partners

- Upholdings: Team Lead; Developer, Owner, Property Management
- Southeast Neighborhood Development (SEND): Co-owner
- Adult & Child Health: Supportive Services Provider

Planned Services

Onsite staff and services, pipeline to treatment services, adult and child services

Location

2880 E. Hanna Ave
Southeast Indianapolis

Project Status

Anticipating November 2027 LIHTC award, with closing and construction in 2027





WE ARE NEIGHBORS INDIANAPOLIS

Development Name

We Are Neighbors

Development Overview

We Are Neighbors is a 40-unit supportive housing community being developed by Englewood Community Development Corporation and Goodwill Horizon House to address the shortage of supportive housing on Indianapolis's south side. The three-story development will feature one-bedroom apartments, shared community space, and trauma-informed design elements that foster safety, choice, and connection.

The development will pair affordable housing with intensive onsite services, including case management, peer support, and resident programming. Residents will also benefit from nearby access to healthcare, benefits assistance, legal services, and other community resources that promote housing stability and well-being.

Target Population

Individuals with disabling conditions who are experiencing homelessness and multiple barriers to stable housing; individuals will be identified through the Indianapolis CoC's Coordinated Entry System

Team Partners

- Goodwill Horizon House: Team Lead, Owner, Supportive Services
- Englewood Community Development Corporation: Property Management

Planned Services

Onsite intensive case management, 13:1 case management ratio, connection to Horizon House peer support, focus on community building

Location

Southside Indianapolis

Project Status

Anticipating November 2028 LIHTC award, with closing and construction in 2028





TEAM MOSAIC INDIANAPOLIS

Development Name

Team Mosaic

Development Overview

Team Mosaic is redeveloping a site at 1438 E. Washington Street in Indianapolis to create a 39-unit supportive housing community for individuals living with HIV, those at high risk for HIV with a documented disability, and people experiencing chronic homelessness. Located on the Damien Center campus and adjacent to a future Blue Line transit stop, the development will feature one- and two-bedroom apartments, shared community spaces, and onsite case management.

Designed with trauma-informed and accessibility-focused principles, the development will emphasize natural light, clear sightlines, and welcoming, resident-centered spaces. Residents will have direct access to Damien Center's comprehensive services, including medical and behavioral healthcare, employment supports, pharmacy and dental services, and other resources that promote long-term housing stability and well-being.

Planned Services

Onsite case manager to access additional medical and support services through Damien Center

Team Partners

- Damien Center: Team Lead, Owner, Supportive Services, Developer
- Bradley Company: Property Management
- ALK Development: Co-developer/Development Consultant

Target Population

Households with at least one individual living with HIV, or at high risk for HIV with a documented disability, and experiencing chronic homelessness; individuals will be identified through the Indianapolis CoC's Coordinated Entry System

Location

1438 E. Washington St.
Indianapolis, IN 46201

Project Status

Anticipating November 2027 LIHTC award, with closing and construction in 2027





LOWE LEGACY PALMYRA

Development Name

Lowe Legacy

Development Overview

Lowe Legacy is a 35-unit supportive housing community planned in Palmyra to serve individuals experiencing homelessness and living with disabling conditions across five southern Indiana counties. The development will offer a mix of one-, two-, and three-bedroom homes on a five-acre site designed to provide a rural setting while remaining close to healthcare, shopping, and other community amenities.

Residents will have access to onsite supportive services, including resident service coordinators, transportation, mental health counseling, substance use supports, and community-building activities. The community will feature a central services hub, outdoor recreation and gathering spaces, and housing designed to promote safety, privacy, and long-term housing stability.

Target Population

Individuals with disabling conditions who are experiencing homelessness and multiple barriers to stable housing; individuals will be identified through the Indiana Balance of State CoC's Region 13 Coordinated Entry System

Team Partners

- Blue River Services: Team Lead, Owner, Property Management, Co-developer
- RBR Alliance, Inc.: Supportive Services
- TTG Development: Co-developer

Planned Services

- Resident service coordinators
- Onsite transportation
- Onsite mental health counseling and substance use supports
- Community programs and activities

Location

Secured parcel on highway 135/150 in Palmyra, Indiana

Project Status

Anticipating November 2027 LIHTC award, with closing and construction in 2027



For more information about the Indiana Supportive Housing Institute, contact: indiana.institute@csh.org