



To: Real Estate Department Partners

Notice: **RED-22-38**

From: Real Estate Department

Date: July 11, 2022

Re: **Request for Proposals - HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) Rental Housing Construction**

IHCDA has released a [Request for Proposals](#) (“RFP”) to select development teams to utilize HOME Investment Partnership- American Rescue Plan (“HOME-ARP”) funds for the construction of rental housing to serve HOME-ARP qualifying populations as defined in the US Department of Housing and Urban Development’s [CPD Notice 21-10](#), with a focus on permanent supportive housing. IHCDA will select up to seven (7) teams from Tier 1 and up to three (3) teams from Tier 2 as defined below.

#### **Tier 1: 2022 Supportive Housing Institute Developments**

To be eligible to apply under Tier 1, the development team must have successfully completed the 2022 Indiana Supportive Housing Institute, as certified by CSH. The development team includes the affordable housing developer, property management company, and supportive service provider.

Developments selected under Tier 1 must be 100% supportive housing and all units must serve households considered eligible under HOME-ARP Qualifying Population #1 or 3 (outlined in section I.3 of the RFP) as identified through the local Coordinated Entry system.

Tier 1 teams selected through this RFP will be eligible to subsequently apply for the following IHCDA resources:

- Up to \$4,000,000 of HOME-ARP in the form of a grant\*
- Up to \$3,000,000 of National Housing Trust Fund (“HTF”) in the form of a grant\*
- Up to \$750,000 of Indiana Affordable Housing and Community Development Fund (“Development Fund”) in the form of a loan
- IHCDA Project Based Vouchers (“PBV”), if local PBV is not available
- Up to \$50,000 in HOME-ARP operating assistance, if the applicant is a nonprofit organization

\*NOTE: IHCDA may, at its discretion, change the amount of HOME-ARP funds versus HTF funds awarded to a project, but in no case will the combined award exceed \$7,000,000. For example, IHCDA could fund a project with \$7,000,000 of HOME-ARP and no HTF funds. The determination will be based on available funds and subsidy layering review.



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## **Tier 2: Other Rental Housing Developments**

To be eligible to apply under Tier 2, the development team must propose a rental housing development in which all units in the development will serve households considered eligible under HOME-ARP Qualifying Population #1, 2, 3, or 4 (outlined in section I.3 of the RFP). Respondent may propose to limit occupancy to certain Qualifying Populations or a subpopulation of a Qualifying Population. If selected, any such preferences will be contingent upon IHCDAs approval of a written tenant selection plan. Any occupancy limitations or preferences must comply with HOME-ARP regulations, Fair Housing, the Violence Against Women Reauthorization Act of 2013 and 2022 ("VAWA"), and all other applicable nondiscrimination requirements.

Preference will be given in the RFP ranking system for Tier 2 responses proposing to development supportive housing for Qualifying Population #1 or #3, as identified through the local Coordinated Entry system. Additional preference will be given if the development team has previously successfully completed the Indiana Supportive Housing Institute, as certified by CSH.

Tier 2 teams selected through this RFP will be eligible to subsequently apply for the following IHCDAs resources:

- Up to \$2,500,000 of HOME-ARP in the form of a grant
- Up to \$750,000 of Indiana Affordable Housing and Community Development Fund ("Development Fund") in the form of a loan
- Tier 2 teams are not eligible to request HTF or PBV from IHCDAs
- Up to \$50,000 in HOME-ARP operating assistance, if the applicant is a nonprofit organization

Respondents selected under Tier 2 will be required to attend a one-day IHCDAs hosted training regarding HOME-ARP Qualifying Populations and compliance requirements. This training must be completed prior to submitting a funding application. IHCDAs will announce the date of the training after Respondents are selected through this RFP.

Respondents in either Tier proposing a development in a local HOME Participating Jurisdiction must provide a commitment of local funds to be used as a capital funding source. The local source is not required to be HOME funds.

IHCDAs will host an information webinar on August 1, 2022, at 2:00 PM Eastern Time. At the time of the webinar, [Click Here](#) to join. You do not need to register in advance.

Responses are due by 5:00 PM Eastern Time on Monday, September 5, 2022. RFP responses and questions about this notice should be sent to Zach Gross, Supportive Housing Manager, via e-mail at [zagross@ihcda.in.gov](mailto:zagross@ihcda.in.gov).



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