



**To:** Indiana Housing and Community Development Authority Board of Directors  
**From:** Real Estate Department  
**Date:** September 23, 2021  
**Re:** HOME Tenant Based Rental Assistance Award Recommendations

---

## **Background**

The HOME Investment Partnerships Program (HOME) can be used to provide rental assistance to low-income households. HOME funded Tenant Based Rental Assistance (HOME TBRA) is a rental subsidy that helps make up the difference between what a renter can afford to pay and the actual rent. HOME TBRA can also assist with utility costs, security deposits, and utility deposits. To be eligible for this program, the household's income must be at or below 60% of area median income.

The Indiana State Consolidated Plan allows IHCDA to target funds to programs that assist with special populations that are at risk of being homeless or currently experiencing homelessness. One of these special populations is persons who are formerly incarcerated and have barriers to obtaining housing that put them at risk of becoming homeless. In August of 2018 a report published by the Prison Policy Initiative shows that people who have been incarcerated experience homelessness at a rate almost seven times higher than that of the general population.<sup>1</sup> Therefore, IHCDA has designed its HOME TBRA program to exclusively serve income-eligible households in which at least one member was formerly incarcerated to increase housing affordability, stability, and choice for this population. For the purpose of this program, eligible individuals include (1) persons exiting the corrections system within six months and at risk of homelessness due to a lack of stable housing, (2) individuals currently experiencing homelessness who were formerly incarcerated, and (3) individuals currently at risk of eviction who were formerly incarcerated. Preference is given to households meeting either of the first two criteria.

## **Process**

The final policy manual and Request for Qualifications ("RFQ") were both released on July 19, 2021. In addition, IHCDA conducted an informational webinar on July 27, 2021. Responses to the RFQ were due on August 16, 2021. Eligible respondents were 501(c)(3) non-profit organizations, public housing agencies, or units of local government. IHCDA received three (3) responses requesting an aggregate award of \$900,000. IHCDA has a total of \$1,200,000 available for allocation.

A selection committee individually reviewed all responses and then met as a group to discuss the merits of each. The selection committee's review and funding recommendation was based upon the following factors:

- Compliance with the RFQ submission requirements;
- Experience of respondent administering rental assistance programs;
- Financial capacity;
- Readiness to proceed;
- Program design; and

<sup>1</sup> <https://www.prisonpolicy.org/reports/housing.html>

- Past award performance.

**Key Performance Indicators**

IHCDA will track the following Key Performance Indicators for this HOME TBRA Award:

1. The total number of households served under the program
2. The amount of funds disbursed
3. The number of participants that remain stably housed upon discharge of the program

**Recommendation**

Staff recommends that the Board approve an award of HOME Investment Partnerships Program funding in an amount not to exceed \$900,000 to the three organizations as set forth in Table A.

<b>Table A</b>				
<b>Applications Recommended for Funding</b>				
<b>Award #</b>	<b>Lead Applicant</b>	<b>Counties Served</b>	<b>Award Requested</b>	<b>Award Recommended</b>
TB-21-001	Affordable Housing Corporation	Grant County	\$300,000	\$300,000
TB-21-002	Aurora, Inc.	Vanderburgh County	\$300,000	\$300,000
TB-21-003	Family Promise of Hendricks County	Hendricks County	\$300,000	\$300,000
Total:			\$900,000	\$900,000

Each application that was received was recommended for funding.

**Action Needed**

Staff respectfully requests that the Board approve the following resolution:

RESOLVED, that the Board approve an award of HOME Investment Partnerships Program funding in an aggregate amount not to exceed \$900,000 to the three organizations as set forth in Table A, to use for Tenant Based Rental Assistance, as recommended by staff.