



To: Indiana Housing and Community Development Authority Board of Directors
From: Real Estate Department
Date: February 23, 2023
Re: HOME Tenant Based Rental Assistance and HOME-American Rescue Plan Supportive Services Award Recommendations

Background

The HOME Investment Partnerships Program (HOME) can be used to provide direct 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 seek programs that assist with special populations that are at risk of being homeless or currently experiencing homelessness. One of these programs is the re-entry program for persons who were formerly incarcerated and who have barriers to obtaining housing that put them at risk of becoming homeless. An August 2018 report published by the Prison Policy Initiative shows that people who have been incarcerated experience homelessness at a rate almost seven times higher than the general population.¹ 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, and (2) individuals currently experiencing homelessness who were formerly incarcerated.

IHCDA additionally allocated HOME Investment Partnerships Program - American Rescue Plan (HOME-ARP) Supportive Services funds to ensure that all households assisted with HOME TBRA are offered or connected to a comprehensive set of supportive services that promote long-term housing stability. Eligible supportive services include childcare, education services, employment assistance and job training, food, housing search and counseling services, legal services, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, case management, mediation, credit repair, services for special populations (such as victim services), and financial assistance costs (limited to rental application fees, utility payments, moving costs, and one-time payments of rental arrears).

Process

The final policy manuals and Request for Qualifications ("RFQ") were released on November 28, 2022 with an informational webinar conducted on December 12, 2022. Responses to the RFQ were due on January 9, 2023. Eligible respondents were 501(c)(3) non-profit organizations, public housing agencies, or units of local government. Respondents submitted one application requesting a maximum of \$300,000 in HOME TBRA with the option to request a maximum of \$100,000 in HOME-ARP to support the housing stability of HOME TBRA participants. IHCDA received six responses requesting both HOME

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

TBRA and HOME-ARP Supportive Services funding, and one response requesting HOME-ARP Supportive Services funding to support an active HOME TBRA award. In total, IHCDA received seven responses requesting an aggregate award of \$1,768,727.40 in HOME TBRA and \$694,000.00 in HOME-ARP. IHCDA has a total of \$1,200,000 available for allocation in HOME TBRA. IHCDA has a total of \$100,000 available for allocation in HOME-ARP for each selected HOME TBRA recipient.

An IHCDA 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:

- Satisfaction of threshold criteria, including compliance with the RFQ submission requirements and financial capacity;
- Experience of respondent and partners administering rental assistance programs and supportive services;
- Readiness to proceed;
- Program design;
- Service delivery plans; and
- 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 remained stably housed upon discharge of the program

Recommendation for HOME TBRA Funding

Staff recommends that the Board approve an aggregate award of HOME TBRA funding in the amount of \$1,199,657.05 to the five organizations set forth in Table A below. The applications listed in Table B are not recommended for funding.

**Table A
Applications Recommended for HOME TBRA Funding**

Award #	Lead Applicant	Counties Served	Award Requested	Award Recommended	Average Review Score
TB-023-001	Affordable Housing Corporation	Grant County	\$300,000.00	\$300,000.00	80%
TB-023-002	Aurora, Inc.	Daviess, Dubois, Perry, Pike, Posey, Spencer, Vanderburgh, Warrick Counties	\$300,000.00	\$150,000.00	76%
TB-023-003	City of Vincennes	Knox County	\$299,800.00	\$150,000.00	75%
TB-023-004	Kokomo Housing Authority	Cass, Fulton, Howard, Miami, Tipton, Wabash Counties	\$299,889.40	\$299,889.40	81%
TB-023-005	Mental Health America of West Central Indiana	Clay, Parke, Putnam, Sullivan, Vermillion, Vigo Counties	\$299,767.65	\$299,767.65	87%
Total:			\$1,499,689.40	\$1,199,657.05	

**Table B
Applications Not Recommended for HOME TBRA Funding**

Lead Applicant	Counties Served	Award Requested	Award Recommended	Reason for Denial	Average Review Score
Porter-Starke Services	Porter and Starke Counties	\$269,038.00	\$0	Scoring	67%
Total:		\$269,038.00	\$0		

Recommendation for HOME-ARP Service Funding

Staff recommends that the Board approve an aggregate award of HOME-ARP Supportive Services funding in the amount of \$500,000.00 to the six organizations set forth in Table C below. The applications listed in Table D are not recommended for funding.

**Table C
Applications Recommended for HOME-ARP Service Funding**

Award #	Lead Applicant	Counties Served	Award Requested	Award Recommended	Average Review Score
HA-023-001	Affordable Housing Corporation	Grant County	\$100,000.00	\$100,000.00	80%
HA-023-002	Aurora, Inc.	Daviess, Dubois, Perry, Pike, Posey, Spencer, Vanderburgh, Warrick Counties	\$94,000.00	\$50,000.00	76%
HA-023-003	City of Vincennes	Knox County	\$100,000.00	\$50,000.00	75%
HA-023-004	Family Promise of Hendricks County	Hendricks County	\$100,000.00	\$100,000.00	Reviewed for Completion (Category 2 Respondent)
HA-023-005	Kokomo Housing Authority	Cass, Fulton, Howard, Miami, Tipton, Wabash Counties	\$100,000.00	\$100,000.00	81%
HA-023-006	Mental Health America of West Central Indiana	Clay, Parke, Putnam, Sullivan, Vermillion, Vigo Counties	\$100,000.00	\$100,000.00	87%
Total:			\$594,000.00	\$500,000.00	

**Table D
Applications Not Recommended for HOME-ARP Service Funding**

Lead Applicant	Counties Served	Award Requested	Award Recommended	Reason for Denial	Average Review Score
Porter-Starke Services	Porter and Starke Counties	\$100,000.00	\$0	Scoring	67%
Total:		\$100,000.00	\$0		

Action Needed

Staff respectfully requests that the Board approve the following resolutions:

RESOLVED, that the Board approve an aggregate award of HOME Tenant Based Rental Assistance funding in the amount of \$1,199,657.05 to the five organizations set forth in Table A, as recommended by staff.

RESOLVED, that the Board approve an aggregate award of HOME American Rescue Plan Supportive Services funding in the amount of \$500,000 to the six organizations set forth in Table C, as recommended by staff.