



**To:** Indiana Housing and Community Development Authority Board of Directors  
**From:** Real Estate Department  
**Date:** December 19, 2024  
**Re:** HOME Tenant Based Rental Assistance and HOME-American Rescue Plan Supportive Services Award Recommendations

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## **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.<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, 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 October 7, 2024, with an informational webinar conducted on October 15, 2024. Responses to the RFQ were due on November 18, 2024. 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 \$300,000.00 in HOME TBRA with the option to request a maximum of \$100,000.00 in HOME-ARP to support the housing stability of HOME TBRA participants. IHCDA received four responses requesting both HOME

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

TBRA and HOME-ARP Supportive Services funding. In total, IHCD received nine responses requesting an aggregate award of \$ 2,490,036.42 in HOME TBRA and \$800,000.00 in HOME-ARP. IHCD has a total of \$1,300,000.00 available for allocation in HOME TBRA. IHCD has a total of \$400,000.00 available for allocation in HOME-ARP.

An IHCD selection committee individually reviewed and scored all responses following the criteria outlined in the RFQ 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**

IHCD 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 \$1,290,713.32 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
TB-024-001	Affordable Housing Corporation	Grant County	\$300,000.00	\$300,000.00
TB-024-002	Aurora, Inc.	Daviess, Dubois, Gibson, Knox, Perry, Pike, Posey, Spencer, Vanderburgh, Warrick Counties	\$295,024.00	\$295,024.00
TB-024-003	Gabriel’s Horn	Porter County	\$106,177.32	\$106,177.32
TB-024-004	Horizon House	Marion County	\$291,450.00	\$291,450.00
TB-024-005	Kokomo Housing Authority	Howard County	\$298,062.00	\$298,062.00
Total:			\$1,290,713.32	\$1,290,713.32

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

Lead Applicant	Counties Served	Reason for Denial	Award Requested	Award Recommended
Aspire Indiana	Madison, Hamilton, Boone, Marion Counties	Insufficient funding to award all requests. Denied based on scoring.	\$300,000.00	\$0
City of Vincennes	Knox County	Insufficient funding to award all requests. Denied based on scoring.	\$299,325.80	\$0
New Day Intake Center	St. Joseph County	Application failed the threshold review and not scored.	\$299,997.30	\$0
RDOOR	Marion County	Application failed the threshold review and not scored.	\$300,000.00	\$0
Total:			\$1,199,323.10	\$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 \$400,000.00 to the four 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
HA-024-001	Aurora, Inc.	Daviess, Dubois, Gibson, Knox, Perry, Pike, Posey, Spencer, Vanderburgh, Warrick Counties	\$100,000.00	\$100,000.00
HA-024-002	Gabriel's Horn	Porter County	\$100,000.00	\$100,000.00
HA-024-003	Horizon House	Marion County	\$100,000.00	\$100,000.00
HA-024-004	Kokomo Housing Authority	Howard County	\$100,000.00	\$100,000.00
Total:			\$400,000.00	\$400,000.00

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

Lead Applicant	Counties Served	Reason for Denial	Award Requested	Award Recommended
Aspire Indiana	Madison, Hamilton, Boone, Marion Counties	Insufficient funding to award all requests. Denied based on scoring.	\$100,000.00	\$0

City of Vincennes	Knox County	Insufficient funding to award all requests. Denied based on scoring.	\$100,000.00	\$0
New Day Intake Center	St. Joseph County	Application failed the threshold review and not scored.	\$100,000.00	\$0
RDOOR	Marion County	Application failed the threshold review and not scored.	\$100,000.00	\$0
Total:			\$400,000.00	\$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 \$1,290,713.32 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 \$400,000.00 to the four organizations set forth in Table C, as recommended by staff.