



To: Indiana Housing and Community Development Authority Board of Directors
From: Real Estate Department
Date: November 16, 2023
Re: Indiana Housing First Program Award Recommendations

Background

The Indiana Housing First Program was established through state legislation in 2017 to provide rental assistance and supportive services to individuals and families with a serious and persistent mental illness, a chronic chemical addiction, or a serious and persistent mental illness with a co-occurring chronic chemical addiction who are also facing a housing crisis or exiting a residential treatment program. The program uses a Housing First model, meaning that services provided are voluntarily selected by participants and are predicated on a harm reduction approach to addiction. Housing First is an approach that aims to quickly and successfully connect individuals and families experiencing a housing crisis to permanent housing without preconditions or barriers to entry. Supportive services are offered to maximize housing stability and prevent returns to homelessness or treatment programs.

Process

On September 6, 2023, IHCDA released an updated policy and Request for Qualifications (“RFQ”) with an informational webinar conducted on September 13, 2023. Responses to the RFQ were due on October 9, 2023. Eligible respondents were 501(c)(3) non-profit organizations, public housing agencies, or units of local government. IHCDA received seven responses requesting an aggregate award of \$1,990,000.00. IHCDA has a total of \$1,007,327.00 available for allocation.

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:

- Compliance with the RFQ submission requirements;
- Experience of respondent, particularly experience administering rental assistance programs, providing supportive services, and utilizing the Housing First model;
- Financial capacity;
- Readiness to proceed, as demonstrated by identification of appropriate partners and implementation timelines;
- Program design, including but not limited to proposed tenant selection plan, service delivery model and budget; and
- Past award performance.

Key Performance Indicators

IHCDA will track the following Key Performance Indicators for these Indiana Housing First Awards:

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

Staff recommends that the Board approve an aggregate award of Indiana Housing First Program funding in the amount of \$1,000,000.00 to the four organizations set forth in Table A below.

**Table A
Applications Recommended for Funding**

Award #	Lead Applicant	Counties Served	Award Requested	Award Recommended
HFP-23-001	Aurora, Inc.	Daviess, Dubois, Gibson, Knox, Perry, Pike, Posey, Spencer, Vanderburgh, and Warrick Counties	\$300,000.00	\$200,000.00
HFP-23-002	Family Promise of Hendricks County	Hendricks County	\$300,000.00	\$300,000.00
HFP-23-003	Human Services, Inc.	Bartholomew County	\$300,000.00	\$200,000.00
HFP-23-004	Northwest Indiana Community Action (NWICA), formerly Housing Opportunities	Jasper, La Porte, Newton, Porter, and Starke Counties	\$300,000.00	\$300,000.00
Total:			\$1,200,000.00	\$1,000,000.00

The applications listed in Table B are not recommended for funding.

**Table B
Application not Recommended for Funding**

Lead Applicant	Counties Served	Reason for Denial	Award Requested	Award Recommended
Affordable Housing Corporation	Grant County	Insufficient funding to award all requests. Denied based on scoring.	\$300,000.00	\$0
HVAF of Indiana	Boone, Hamilton, Hancock, Hendricks, Johnson, Marion, Morgan, and Shelby Counties	Insufficient funding to award all requests. Denied based on scoring.	\$300,000.00	\$0

Lafayette Transitional Housing Center (LTHC)	Benton, Carroll, Clinton, Fountain, Montgomery, Tippecanoe, Warren and White counties	Insufficient funding to award all requests. Denied based on scoring.	\$190,000.00	\$0
Total:			\$790,000.00	\$0

Action Needed:

Staff respectfully requests that the Board approve the following resolution:

RESOLVED, that the Board approve an aggregate award of Indiana Housing First Program funding in the amount of \$1,000,000.00 to the four organizations set forth in Table A, as recommended by staff.