

# **Housing Choice Vouchers, Special Programs, & Limited Preference**

## **Spring Development Day2025**

**Lizz Schunn, Special Program &  
Landlord Engagement Analyst**



## THANK YOU FOR ALL YOU DO 😊

IHCDA's By-County HCV Waitlists  
Special Programs  
Limited Preferences  
IHCDA Housing Choice Program Update  
& Measuring Success

Photo Description: BB8 (dark brindle pit bull) & Zoey (black & white pit bull) hanging out in is sunny spot. The puppy looking all annoyed and the mature dog upside down being silly.

# IHCDA'S BY COUNTY HCV WAITLISTS ARE OPEN

IHCDA HCV Waitlists can be accessed here <https://www.waitlistcheck.com/IN1806>

- The link will lead your client to a webpage where they can submit a preliminary application for housing.
- Applications can be submitted using a computer, laptop, smartphone, or tablet.
- Applicants can apply to multiple county waitlists, but they can only get “local preference” for the county they live in.
- Applicants are applying for waitlists outside of the jurisdictions of other PHAs
  - For Fort Wayne, if they want to live in the city of Fort Wayne, they will need to apply to the Fort Wayne Housing Authority (FWHA) waitlist. If they are pulled from our Allen County waitlist, they would need to live outside of Fort Wayne for a year before porting their voucher.

## IHCDA SPECIAL PROGRAMS

Non-Elderly Disabled (NED) - Referrals from agencies working with people with disabilities. **Closed**

Mainstream - Referrals from agencies working with people with disabilities. **Closed**

Veteran Affairs Supportive Housing (VASH) – Referrals from Veteran Affairs (VA)  
HUD VASH staff refers directly to IHCDA and other PHAs.

Family Unification Program (FUP) – Family Unification Program-Youth (FUPY) – Family Unification Program-

Families (FUPF) – **Referrals from DCS only. Closed.**

Stability Voucher (SV) – **Referrals from Coordinated Entry (CE)** beginning 1/1/24 for the 25 vouchers.

## IHCDA LIMITED PREFERENCES

Limited Homeless Preference (LHP) – **Referrals from Coordinated Entry (CE)** up to 100 vouchers a year.  
**Closed due to Shortfall**

Moving On (MO) Limited Preference – **Referrals from Housing First and Permanent Supportive Housing (PSH)** up to 25 vouchers a year. **Closed due to Shortfall**

Limited Preference for Survivors of Domestic Violence (PSDV) – **Referrals ONLY from Selected Victim Service Providers (VSP)** Pilot program up to 50 vouchers for 2025.

# IHCDA HCV UPDATE & MEASURING SUCCESS

Congress passed Continuing Resolution to fund the government through September, but this does not mean we are approved to issue new vouchers just yet.

The Emergency Housing Voucher (EHV) program stopped accepting referrals 9/30/23. There were a total of 714 EHV Referrals and about 350 people were housed under EHV. Currently, 267 are still stably housed.

Measuring success in this space, working with the at-risk communities we serve, is different from those working with the non-homeless, non-addicted, and non-disabled public.



# HOME Tenant-Based Rental Assistance (“TBRA”) & Housing First Program

Spring Development Day 2025

Heather Pasku, Supportive Housing Analyst



# HOME TBRA: Program Overview

The HOME Investment Partnerships Program Tenant-Based Rental Assistance (“TBRA”) is a rental subsidy that can be used to help income-qualified households (60% AMI) pay for housing costs including:

- Rental Assistance
- Security Deposit Assistance
- Utility Deposit Assistance
- Administrative Costs

Program cannot reimburse for supportive services.

IHCDA administers the HOME TBRA Program through nonprofit organizations located around the state.



## HOME TBRA: Eligible Participants

Eligible participants in this program are households in which at least one member of the household was formerly incarcerated.

“Formerly incarcerated” may be defined as:

1. Individuals exiting the corrections system within six months who are at risk of homelessness due to a lack of stable housing;
2. Individuals currently experiencing homelessness who were formerly incarcerated.

Rental assistance payments may be made on behalf of qualified households for not more than 24 months.

# HOME TBRA: Interested in administering the program?

## Eligible Applicants:

- Nonprofit corporations - Section 501(c)(3)
- Public housing agencies
- Units of local government

A Requests for Qualifications (“RFQ”) is released annually to announce the funding and solicit applications from eligible applicants.

- Be subscribed to IHCD A RED Notices
- <https://www.in.gov/ihcda/newsroom/>

Eligible applicants may request an amount of funding in the form of a grant from IHCD A under the Program. The amount of funding available per applicant varies annually.

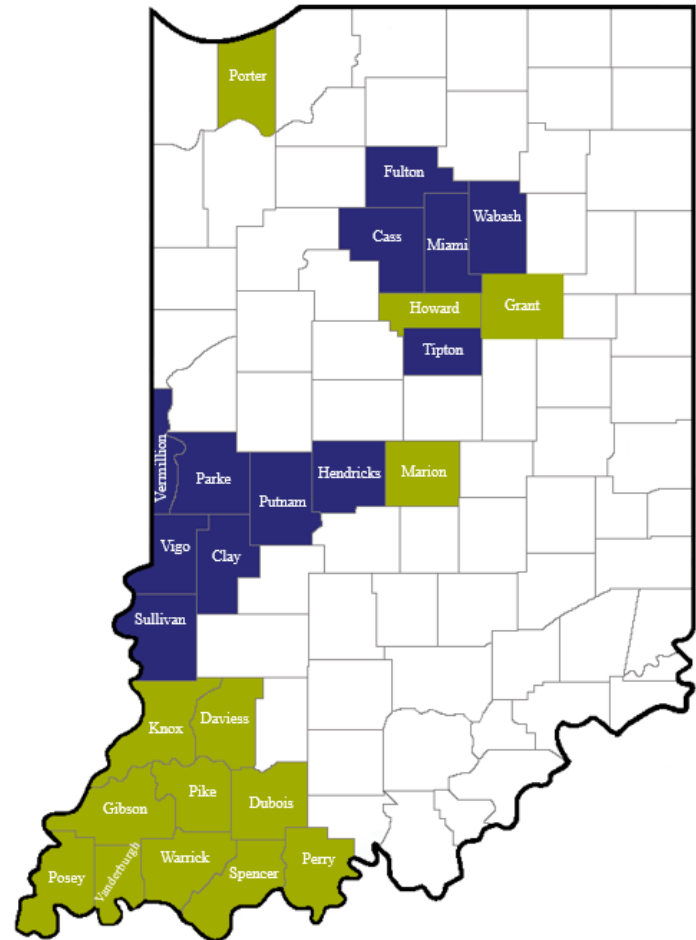
# HOME TBRA: How to refer your clients

Visit IHCD's HOME TBRA  
webpage:

<https://www.in.gov/ihcda/program-partners/home-tenant-based-rental-assistance-tbra/>

- Learn more about the program
- Interactive map shows where the program is being administered and who to contact

*If the program is not offered in a certain county, call 2-1-1 or contact the regional Coordinated Entry Specialist to ask about relevant housing resources or supportive services.*



# Housing First: Program Overview

The Indiana Housing First Program was created in 2017 by the state general assembly to provide rental assistance and supportive services to individuals and families who are also facing a housing crisis with:

- a serious, persistent mental illness;
- a chronic chemical addiction;
- or a serious and persistent mental illness with a co-occurring chronic chemical addiction

The Program offers tenant-based rental assistance and supportive services to eligible households

- Participants do not have to be enrolled in supportive services to receive rental assistance and vice versa
- Eligible households may receive assistance for up to 24 months per housing crisis

# Housing First: Model

## Housing First Model

- Person-centered approach, centered on the belief that all individuals are “ready for housing and can achieve stability in housing with the right supports”
- Services provided are *voluntarily selected* by participants and adhere to a *harm reduction* approach to addiction
  - If a household elects to receive services, the services must be individually tailored to the needs and goals of the household
- Low-barrier entry criteria, with no additional barriers added by Program recipients
- Participants must have typical lease, with all rights and responsibilities

## Housing First: Eligible Participants

Individuals and families who are also facing a housing crisis with:

- a serious, persistent mental illness, a chronic chemical addiction, or a serious and persistent mental illness with a co-occurring chronic chemical addiction

Defining Housing Crisis: A situation in which an individual or a household does not have sufficient resources or support networks immediately available to maintain safe and affordable housing or to prevent the individual or household from requiring emergency housing.

There is no income qualification for initial enrollment. Rather, initial eligibility is based solely on qualifying as an “eligible person” experiencing a “housing crisis”

# Housing First: Interested in administering the program?

## Eligible Applicants:

- Nonprofit corporations - Section 501(c)(3)
- Public housing agencies
- Units of local government

A Requests for Qualifications (“RFQ”) is released annually to announce the funding and solicit applications from eligible applicants.

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The amount of funding available depends on the state’s budget plan.



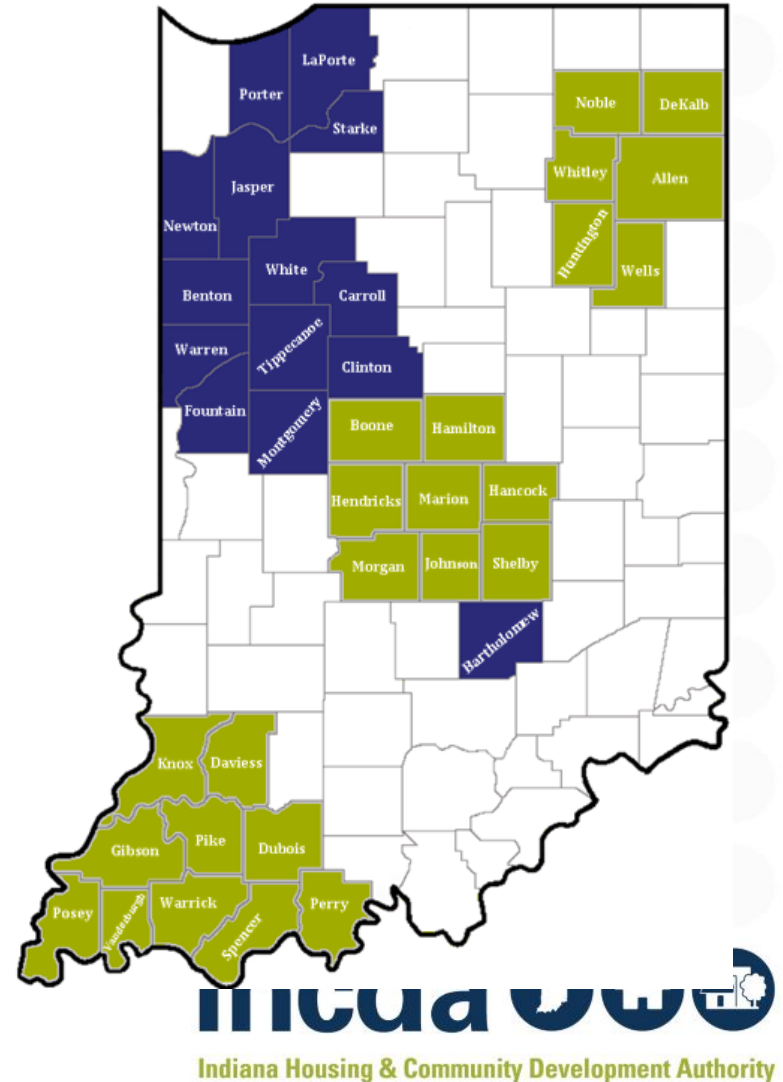
# Housing First: How to refer your clients

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- Learn more about the program
- Interactive map shows where the program is being administered and who to contact

*If the program is not offered in a certain county, call 2-1-1 or contact the regional Coordinated Entry Specialist to ask about relevant housing resources or supportive services.*



# Contact Information

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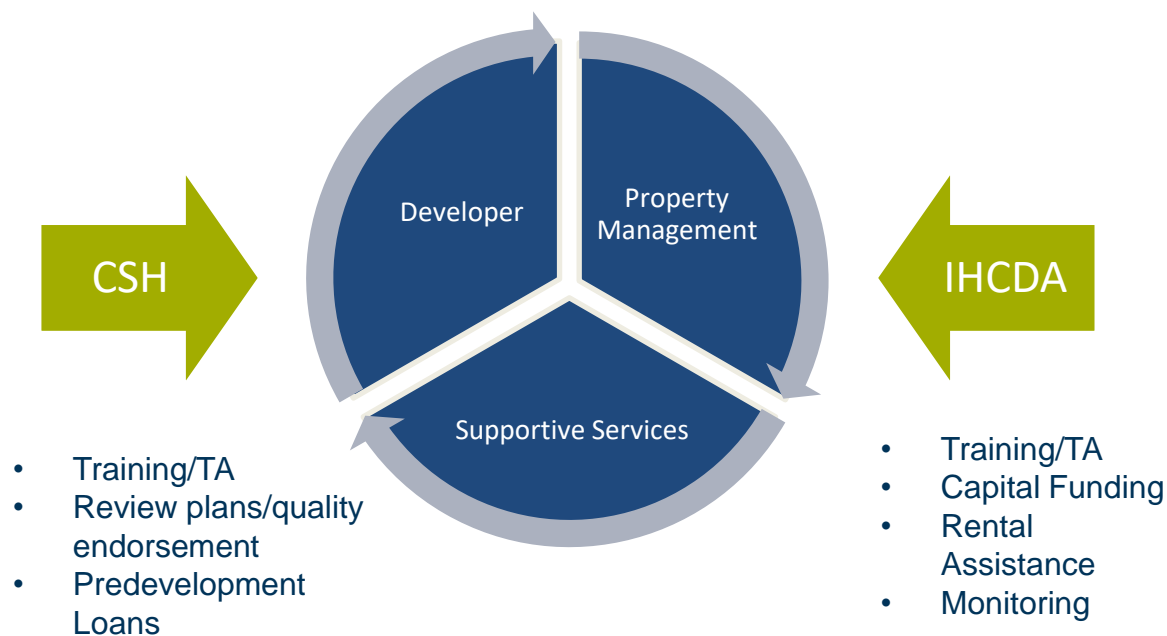
# Indiana Supportive Housing Institute

# What is The Indiana Supportive Housing Institute?

The Indiana Supportive Housing Institute, often referred to as “the Institute,” presents an invaluable opportunity for those dedicated to the supportive housing sector. Each year, it offers immersive training programs designed to empower partners in their mission to create stable housing solutions equipped with essential supportive services. These programs focus on innovative strategies that aim to not only prevent but also eliminate homelessness. By participating in the Institute, attendees is expected to reduce the length of time needed to obtain funding for supportive housing by streamlining both planning and development phases with expert guidance.

In a collaborative effort, the Indiana Housing and Community Development Authority (IHCDA) joins forces with the Corporation for Supportive Housing (CSH) to carefully select development teams through a competitive Request for Proposals (RFQ) process. These dynamic teams including; visionary developers, skilled property managers, and dedicated supportive service providers embark on a transformative journey. They receive over 80 hours of comprehensive training. Teams benefit from personalized technical assistance and a array of resources, all tailored to help them turn their project into reality. This unique training experience equips them with the tools and knowledge necessary to not only design innovative housing solutions but also to foster thriving communities.

# INDIANA SUPPORTIVE HOUSING INSTITUTE STRUCTURE



# INSTITUTE BENEFITS

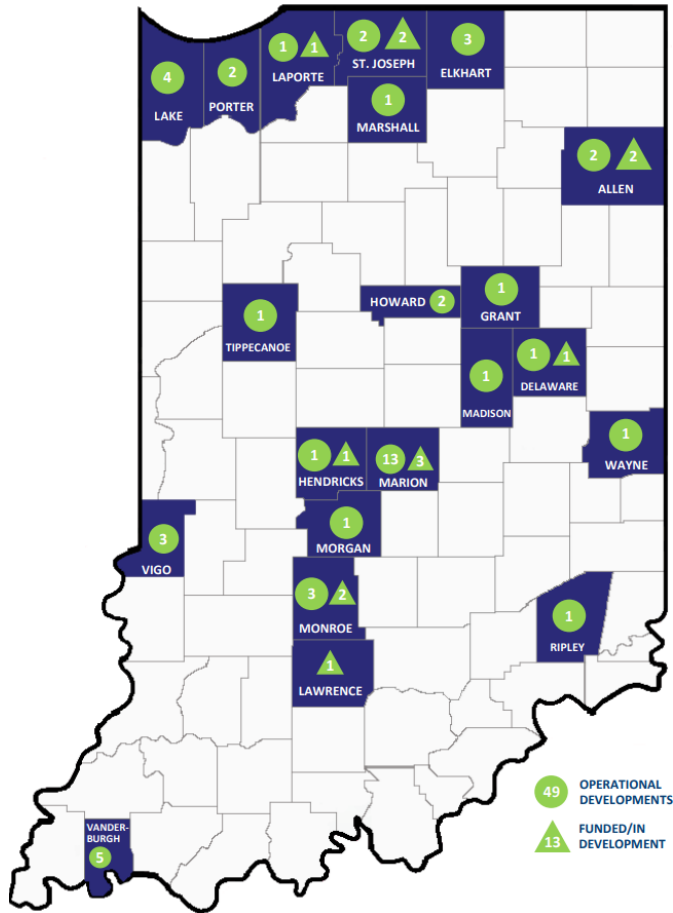
Upon completing the Institute, participants will gain the following:

- ❖ A personalized supportive housing plan that not only outlines specific strategies for delivering supportive services but also details actionable methods to secure funding from multiple sources;
- ❖ Enhanced operational skills tailored for managing supportive housing environments, as well as innovative project development techniques designed specifically for assisting individuals who encounter multiple barriers to obtaining stable housing, such as mental health issues, substance abuse, or economic hardship;
- ❖ A cohesive and dynamic team that maximizes the individual strengths and expertise of each member, accompanied by clearly outlined roles and responsibilities to ensure effective collaboration and project implementation;
- ❖ Access to a robust network of fellow participants and industry experts, providing invaluable opportunities for mentorship, resource sharing, and collaborative problem-solving throughout the project development process;
- ❖ A valuable chance to apply for pre-development funding, enabling participants to secure necessary financial resources to initiate their projects before full development;
- ❖ Direct access to capital funding options and rental assistance programs, aimed at easing financial burdens and ensuring sustainability for supportive housing initiatives.

# Success Rates of the Institute

Since the Institute was established in 2008, it has successfully developed 57 projects that collectively provide 1,510 units of supportive housing. Currently, there are 13 additional projects underway, which will add over 242 new units to the housing landscape. Each year, the Institute helps approximately 250 individuals transition out of homelessness and into stable living conditions. Remarkably, more than 90% of the tenants occupying these units maintain their housing stability long-term.





## Operational Developments

- ❖ Aurora View
- ❖ Batesville Permanent
- ❖ Benham Apartments
- ❖ Blue Triangle
- ❖ Chambers Park
- ❖ Chapman West Plains
- ❖ Compass on Washington
- ❖ Crawford Apartments
- ❖ Crawford Homes II
- ❖ Fairfield Community
- ❖ Garvin Lofts
- ❖ Hanna Commons
- ❖ Haven Homes
- ❖ Hope Avenue Homes
- ❖ HopeSpring Apartments
- ❖ Jackson Street Commons
- ❖ Kinser Flats
- ❖ Liberty Village
- ❖ Lincoln Apartments
- ❖ Lincoln West Apartments
- ❖ Lucas Place
- ❖ Lucas Place II
- ❖ Mozingo Place
- ❖ Northwest Indiana Veterans Village
- ❖ Oliver Apartments
- ❖ Overlook at the Fairgrounds
- ❖ Pando Aspen Grove
- ❖ Parker Place
- ❖ Penn Place
- ❖ Perm 5
- ❖ Proctor Place
- ❖ Prominence Commons II
- ❖ Promise Home
- ❖ Providence Place
- ❖ Redwood Terrace Apartments
- ❖ Rivers Edge
- ❖ Sargent Place
- ❖ Serenity Place
- ❖ Shelby Apartments
- ❖ South Shore Commons
- ❖ St. Lucas Lofts
- ❖ The Commonwealth
- ❖ The Fieldhouse
- ❖ Union Place Apartments
- ❖ Village of Hope
- ❖ Vision 1505
- ❖ Walnut Commons
- ❖ YOUnity Village



# How can you get involved in the Institute?

IHCDA and CSH release an annual Request for Qualifications seeking applications from eligible teams that are eager to embark on the vital mission of developing permanent supportive housing through participation in the Institute. Individuals and organizations interested in uncovering more about this opportunity or learning more about how they can support the Institute, please send an email to [Indiana.Institute@csh.org](mailto:Indiana.Institute@csh.org)

Unfortunately, IHCDA and CSH do not accept proposals to develop emergency shelter or transitional housing through the Indiana Supportive Housing Institute. They may consider proposals for mixed affordable and supportive housing developments-known as “integrated,” depending on the funding sources available in a specific fiscal year. During the annual RFQ process, IHCDA and CSH will clearly outline which types of supportive housing developments—whether exclusively supportive or integrated—are eligible for submission, ensuring that these critical solutions align with the evolving needs of the community.

# CONTACT INFO

For additional information about the Indiana Supportive Housing Institute, please use the below information.

[Indiana.Institute@csh.org](mailto:Indiana.Institute@csh.org)

or

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