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To: Tax Credit Properties and Owners

Notice: **RED-12-51**

From: Community Services & Real Estate Departments

Date: October 10, 2012

Re: **Real Choice Systems Change Grant (RCSG) Program**

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The Indiana Housing and Community Development Authority (IHCDA) is implementing a Real Choice Systems Change Grant (RCSG) and anticipates a related award of Section 811 rental subsidies. This effort will match eligible low income persons with disabilities with apartments in multifamily rental developments that received an allocation of Low Income Housing Tax Credits. For locations outside of South Bend and Indianapolis, project based Shelter Plus Care subsidies may be available. Local supportive service providers will help RCSG program tenants achieve success in housing stability and self-sufficiency.

Multifamily rental developments eligible for participation include those in operation or under construction in the following communities:

- Indianapolis
- Terre Haute
- Fort Wayne
- Muncie
- Gary
- Greater Lake County
- St. Joseph and Elkhart Counties

Up to 25% of the development's apartments can be designated for RCSG tenants.

**The benefits of participation in the RCSG program include:**

1. **Strengthening the multifamily rental development market:** Local service providers will recruit and refer applicants from outside the traditional affordable housing market. Assistance with the application process can be provided.
2. **Supporting the multifamily rental development's operating income:** It is expected that 70% or more of each RCSG tenant's rent will be paid by the Section 811 subsidy administered by IHCDA. The tenant's portion will be based on their ability to pay. Service providers will be available to provide assistance to the tenant with maintenance of their household budget.

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3. **Reducing vacancy loss and maintenance expense:** On-site services provided to RCSG tenants will promote achievement in housing stability and self-sufficiency. Low turnover rates (with associated costs) is a RCSG goal.
4. **Gaining experience and eligibility for future financing opportunities:** Owners and property management companies successfully participating in the RCSG **program may be able to use that experience as evidence of competency when competing for IHCDCA resources targeted for similar tenant populations.**

Please reply regarding your interest in the RCSG program by completing and sending the attached form by close of business November 9, 2012. Detailed program requirements, procedures and timetables will be provided at an information meeting to be held on October 31<sup>st</sup> at 10:00 a.m. to 12:00 noon EST. The meeting will be held at the IHCDCA training rooms.

Some additional information may be obtained by contacting Rodney Stockment at 317-233-5373 or [rstockment@ihcda.in.gov](mailto:rstockment@ihcda.in.gov). Thank you for considering becoming involved with this new and innovative program.

