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To: All Rental Housing Tax Credit Partners

Notice: **RED-18-21**

From: Real Estate Department

Date: April 27, 2018 – **REVISED June 4, 2018**

Re: **2019 Tax Credit General Set-Aside – Moving Forward Rural Development**

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**NOTE: The response deadline for the RFQ has been extended until June 25, 2018 by 5:00 PM Eastern Time.**

IHCDA will reserve 10% of its 2019 annual Rental Housing Tax Credits (“RHTC”) for the IHCDA General Set-Aside. Under this set-aside, IHCDA reserves credits for developments that further the Authority’s mission, goals, initiatives, and priorities irrespective of the ranking by evaluation factors. IHCDA will exercise its sole discretion in the allocation of the IHCDA General Set-Aside.

Building upon the momentum of the first three Moving Forward programs, IHCDA and ESN are pleased to announce the release of “Moving Forward RD” for the 2019 General Set-Aside. The purpose of Moving Forward RD is to invite developers to develop and implement long-term strategies to overcome difficulties that currently face rural communities while preserving housing that increases quality of life while decreasing the cost of living for low to moderate income individuals and families across Indiana. Moving Forward RD will be used to transform ageing developments into innovative developments that combine affordable housing, broadband, transportation opportunities and energy efficient design while incorporating a solution based approach that will protect our most vulnerable population’s ability to maintain housing that is safe, decent, and affordable and located in our rural communities.

IHCDA has partnered with ESN ([www.energysystemsnetwork.com](http://www.energysystemsnetwork.com)) to identify a team of subject matter experts. These industry experts will work with the developers selected through an RFQ process to help them create an innovative systems approach to housing concepts that collectively focus on quality of life strategies, transportation, and broadband, the built environment, policy and finance issues, utility systems, and systems integration. Respondents will not submit a housing proposal as part of the RFQ process. The concept will be created later during a series of mandatory workshops and meetings in which IHCDA, ESN, and the assembled subject matter experts will work with the selected development teams. Therefore, selection is based on the qualifications and experience of the development team.

A complete copy the RFQ can be accessed here: <http://www.in.gov/ihcda/movingforward.htm>

Please submit all comments and questions to the attention of Alan Rakowski, Rental Housing Tax Credit Manager, at (317) 233-1220 or [arakowski@ihcda.in.gov](mailto:arakowski@ihcda.in.gov).

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