

IHCDA 2021 HOME Rental Round

Summary of Changes

Pg. 2: Updated Funding Round Timeline—push back from Draft Policy

Pg. 3: Payment will now only be accepted using the IHCDA Online Payment Portal.

Pg. 3: Requirement that applicants submit a USB flash drive containing all documentation temporarily waived

Pg. 6: Added description of and link to Environmental Review Record and Section 106 Historic Review User's Guide.

Pg. 7: IHCDA will allow for non-profits that certify as CHDOs to apply for IHCDA HOME funding if the project is in a participating jurisdiction that receives less than \$500,000 of HOME funding within IHCDA's HOME Program Year. The participating jurisdictions that qualify are Anderson, East Chicago, Hammond, and Terre Haute. In order to be eligible, the applicant must have received a preliminary commitment of HOME funds from the participating jurisdiction for the project for which the applicant is applying for IHCDA funding.

Pgs. 13-14: Added additional Environmental Review requirements related to floodways, flood plains, and wetlands.

Pg. 14: The 25% match requirement is temporarily waived. Eligible match can still count towards an applicant's total banked match.

Pg. 20: Clarified what constitutes the HOME Program Year

Pgs. 20-21: Clarified that applicants may not apply for CHDO Predevelopment Loans if they already have more than five currently open or pending CHDO Predevelopment Loans, including the loan being submitted.

Pg. 22: CHDO application date updated to reflect current round timeline.

Pg. 22: Clarified IHCDA HOME Income set-asides.

Pg. 28: Clarified Operating Reserve underwriting requirements.

Pg. 33: Updated Debarment Information website

Pg. 34: Clarified architect license policy. An applicant is only required to provide license information if they are using an architect on their project. If local codes and regulations do not require an architect, the applicant is not required to use one. However, if an applicant *is* part of the development team, the architect must be licensed, and documentation of that license must be provided.

Pg. 34: Removed Affirmative Fair Marketing Plan threshold requirement. If applicable, this plan must still be submitted at monitoring.

Pg. 39: Clarified how Targeted Population percentages are calculated for projects that are not 100% HOME-assisted.

Pg. 41: Updated link for Unemployment Rate data.

Pg. 42: Provided clarification on how branches and other non-HQ locations will be treated for the Employer Proximity category.

Pg. 43: Updated link for Health Factors data.

Pg. 44: Provided additional instructions on how to determine Digital Divide Index score.

Pgs. 46-47 Clarified that applicants are only eligible for points in the Existing Structures or Infill New Construction scoring categories if at least 50% of the HOME assisted units utilize existing structures or are new construction. The two categories are mutually exclusive, a single project may not receive points in both categories.

Pgs. 47-48: Provided additional clarification on design features that must apply to ALL units/buildings.

Pgs. 48-49: Updated Smoke-Free Housing Policy. Applicants are no longer required to have a separate policy and lease addendum – only a lease addendum is required. The lease addendum must address all required items. The lease addendum must include electronic cigarettes and vaping.

Pg. 49: Provided clarification on requirements to earn points for using Energy Star certified appliances in the Green Building scoring category.

Pg. 50: Clarified that outdoor common areas, such as gazebos or dog parks, are not eligible for points in the Internet Access category.

Pgs. 51-52: Added additional requirements to be eligible for points for CHDO Predevelopment Loans in the Predevelopment Activities category. The following requirements now apply:

- The CHDO Predevelopment Loan must have been approved by the IHCD Board of Directors at least 30 days prior to the HOME application due date.
- The applicant may not have more than five currently open or pending CHDO Predevelopment Loans, including all loans submitted as part of the current HOME funding round.
- If the applicant received points in this category in the most recent HOME funding round prior to the current round, the applicant must have expended at least 25% of each CHDO Predevelopment Loan that qualified for points in that round.

Pgs. 52-53: Modified the Contractor Solicitation scoring category. Applicants may now earn points in two ways. One point will be awarded to applicants who solicit a minimum of five Indiana contractors, at least one of which is an Indiana certified MBE/WBE/DBE/VOSB/SDVOSB. Two points will be awarded to applicants with an Indiana MBE/WBE/DBE/VOSB/SDVOSB entity serving as a formal member of the project's development team. An applicant that is certified as an Indiana MBE/WBE/DBE/VOSB/SDVOSB is also eligible for points in this category.

Pg. 54: Clarified that the term "Administrator" encompasses both administrators and consultants.

Pg. 54: Updated Capacity scoring section eligibility chart.

Pgs. 56-57: Clarified that applicants can still receive points in the Timely Expenditure of Funds scoring category if the project has passed its final inspection and the only outstanding claim for the applicable project is its final retainer.

Pgs. 57: Clarified the order in which the applicable project will be determined for the Inspection Performance scoring category.

Pgs. 57-58: Clarified that Administrators are eligible for points in the Non-IHCDA Experience capacity scoring category.

Pg. 59: Clarified that tax exemptions and abatements are eligible sources for leveraging. Clarified that permanent loans must have below market interest rates to be eligible and that the submitted lender letter must acknowledge that the rate offered is below its current market interest rate.

Pg. 68: Updated the Development Fund Loan Terms to match current Development Fund policy.