



Request for Applications (RFA)
Housing for Justice-Involved Individuals

Request for Applications Released:
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Applications Due:
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Request For Applications

Housing for Justice-Involved Individuals

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Section 1: Definitions

Applicant – shall mean the entity that has applied for funds pursuant to this Request for Applications (RFA). Eligible Applicants include social service providers (“Social Service Providers”), or partnerships between Social Service Providers and experienced developers, that have operated successful re-entry programs that provide shelter through a congregate, non-congregate, or shared, housing model.

Application – shall mean an entire set of required and requested documents, in electronic form, as prescribed in this Request for Applications and submitted by an Applicant to the Authority.

Area Median Income (AMI) – shall mean the median income of the county or the metropolitan statistical area in which the Site is located, adjusted for family size, as such adjusted income and median income for the area are determined from time to time for purposes of Section 8 of the United States Housing Act of 1937.

Authority – shall mean the Illinois Housing Development Authority (IHDA).

BIBP Fund – shall refer to the Build Illinois Bond Program Fund.

Closing – shall refer to the initial closing of the financing.

Grant Agreement – shall mean the document that outlines the terms and conditions of a funding award.

Grantee - shall mean the entity that receives the grant funds pursuant to the Grant Agreement.

IDHS – shall mean the Illinois Department of Human Services.

IDOC – shall mean the Illinois Department of Corrections.

IDNR – shall mean the Illinois Department of Natural Resources.

IHDA Connect Portal – shall mean the portal created to allow the electronic submission of all required documentation for applications for any IHDA multifamily funding resource.

Justice-Involved Individuals or JII – shall mean individuals exiting the criminal justice system; exiting jail, or prison, or have been/are currently being adjudicated by the criminal justice system and experience difficulty in finding housing due to their background.

Owner – shall mean the entity that owns a fee interest in the real estate and/or improvements associated with the Project.

PRG – shall mean the Parole Re-Entry Group that works internally at the Department of Corrections to assist parolees reentering the community.

Project – shall mean an existing or proposed qualified project which satisfies, or will satisfy, all the requirements of this Request for Applications and the Authority.

Project Concept Meeting – shall mean the meeting between the Authority and Applicant before the Application deadline during which the Applicant will discuss the Project and the Authority will articulate any concerns or conditions to apply for funds. If the Application fails to address the Authority’s concerns,

the Authority may deem the Project ineligible to submit an application for or to receive funding.

Regulatory Agreement – shall mean a document that outlines the terms of the ten (10) year period during which a Project must comply with the occupancy restrictions and amenities represented in the Project's Application.

RFA – shall mean this Request for Applications.

Service Area Coverage Map – shall mean a map that illustrates the service provider service area, community assets and infrastructure (i.e., Health services, food access, civic, recreation, education, job training) in the neighborhood that support successful transition to the community.

Services – shall mean any services that support Justice-Involved Individuals in their successful transition to the community, which could include education/GED, job readiness/workforce development, mental/behavioral health, case management, and substance use treatment.

Site – shall mean a parcel of land on which the Project will be developed, described by a unique legal description which will be encumbered by the Regulatory Agreement. A Project may consist of multiple Sites.

Social Service Providers – shall mean organizations that provide a range of public services intended to provide support and assistance for the wellbeing of people. Services may be provided by individuals, private and independent organizations, or administered by a government agency.

State – shall refer to the State of Illinois.

SUPR – shall mean the Division of Substance Use, Prevention, and Recovery at the Department of Human Services.

Term Sheet – shall refer to the term sheet issued by the Authority outlining the terms and conditions of the award.

Website – shall mean <http://www.ihda.org>.

Section 2: Program Overview

A. Objective

Reentering the community from the criminal justice system is a difficult process made even more difficult for those who become homeless and unemployed due to lack of a network, or a support system. Additionally, it is well-documented that housing instability and unemployment are risk factors that can have a profound impact on a person's ability to succeed.¹ It is common for [Justice-Involved Individuals](#) to not have access to safe or stable housing. In an effort to better address the housing needs of Justice-Involved Individuals, the [Authority](#) will utilize funds from the [BIBP Fund](#) of up to approximately \$11,968,450 to subsidize the acquisition, new construction, and/or rehabilitation of non-traditional housing models that serve Justice-Involved Individuals.

The Authority is seeking [Applications](#) from qualified [Applicants](#) that will acquire or rehab homes in communities across the [State](#) to provide Justice-Involved Individuals reentering the community with transitional, service-intensive housing. Applicants must agree to create housing and arrange for [Services](#) to be provided for all Justice-Involved Individuals, except those who may be ineligible due to statutory or regulatory prohibitions.

B. Eligible Applicants

Eligible Applicants include [Social Service Providers](#) with some experience providing housing for JII (developing, owning, managing, and/or coordinating placement of JIIs in apartments and providing operating subsidy), or partnerships between Social Service Providers and experienced developers, who have operated successful re-entry programs that provide shelter through a congregate, non-congregate, or shared, housing model. Eligible Social Service Providers are required to have funding available for operating facilities to house JII. In addition, Applicants must establish a plan for Services that addresses the recovery needs of the residents at any stage of recovery to assist in maintaining housing stability. On-site or community-based Services must be provided. Applicants must show historic evidence of funding sources, from the past three years, and be able to demonstrate the ability to sustain funding that supports the provision of Services.

The Authority is committed to prioritizing [Projects](#) that improve resident outcomes by expanding neighborhood assets and investments. The Authority encourages the participation of Minority-owned Based Enterprise/Women-owned Based Enterprises and Project concepts that improve 'quality of life' and housing quality.

C. Eligible Project Activities

The Authority welcomes creative housing models. Eligible Project activities include:

- Acquisition;
- New construction,
- Rehabilitation (including of a leased space if permitted by the Owner and the Owner is willing to agree to the terms of the Regulatory Agreement and permit the Regulatory Agreement be recorded against its fee interest in the real estate and/or improvements); or
- Acquisition with new construction or rehabilitation

¹ https://www.usich.gov/resources/uploads/asset_library/Housing-Affordability-and-Stability-Brief.pdf

The Authority shall approve of all Project [Site\(s\)](#).

The Authority is aware that the housing market can be fast moving, and it may be difficult to hold a sales contract. Any real estate purchases made within the twelve (12) months prior to the release of this [RFA](#) are considered eligible. Additionally, it is not required that a Site be identified in the Application. If a site is not identified and approved prior to Board approval, the project will have to go back to Board to approve the Project's site. The Authority expects most Projects will involve acquisition, or acquisition and moderate rehabilitation of single-family homes; however, other Projects may be proposed and will be considered based on proposed location, demand, Applicant capacity, and financial feasibility. The individual Project costs are anticipated to reflect the current real estate market. The Project may be located in any of the one hundred and two (102) Illinois counties.

D. Target Population

Eligible Applicants must open housing opportunities to all Justice-Involved Individuals who are eighteen (18) years or older, including the elderly or disabled, whose income may range from zero to extremely low ($\leq 30\%$ [AMI](#)) to low ($\leq 80\%$ AMI). The housing is intended for extremely low-income individuals, but the Project may serve individuals at up to 80% AMI. This requirement does not extend to individuals who may be ineligible due to statutory or regulatory prohibitions.

E. Project Funding

The Authority will utilize funds from the BIBP Fund of up to approximately \$11,968,450. Eligible development costs allowed under this funding are limited to costs associated with the acquisition, rehabilitation, or new construction of the Project. BIBP funds cannot be used as operating subsidy. Grantees awarded funding will receive the funds as a grant. Each Applicant may request up to \$475,000 per Project.

The amount of funding to be awarded will not exceed the amount necessary to make the Project financially feasible, as determined by the Authority in its sole discretion.

All funding awards, including the amount of the award and the funding source, remain subject to the final approval of the Authority's Board. Grantees should consult with an accountant to explore any potential tax consequences for an award of funds.

Each Project funded under this RFA will require a [Regulatory Agreement](#) be recorded against the Site(s), which outlines the terms of the ten (10) year compliance period during which the Grantee and the [Owner](#) of the Site(s) must comply.

If the Grantee is leasing the Site, the Grantee will be responsible for ensuring the Owner agrees to the Regulatory Agreement and allows the Regulatory Agreement to be recorded against its fee interest of the Site. The Authority shall be notified prior to any sale of the Site during the term of the Regulatory Agreement.

Section 3: RFA Timeline and Application Requirements and Submittals

Date	Action	Project Sponsor Action Required
May 3, 2024	RFA published on IHDA website	Yes
	Previous round Applicants notified of RFA release	Yes
May 15, 2024	Concept Meeting Request Form available on IHDA website	
May 22, 2024 & May 29, 2024	RFA informational webinars	Optional
June 14, 2024	<i>Mandatory Concept Meeting Request Form Due to IHDA*</i>	Yes
June 14, 2024	Supplemental RFA documents available on IHDA website	
July 1, 2024 - August 2, 2024	<i>Mandatory Concept Meetings*</i>	Yes
September 27, 2024	Application deadline*	Yes
October 25, 2024	Clarification period	Yes
December 20, 2024 (expected)	Expected IHDA Board meeting with HJIIP Project approvals.	Optional

*Project sponsors cannot submit an Application until they have fully completed all Pre-Application Process components including attending a **Mandatory Concept Meeting** and obtaining an **approval to apply letter** from IHDA.

A. Project Concept Meeting

The Authority will require potential Applicants to schedule a [Project Concept Meeting](#) no later than June 14, 2024. Applicants will schedule this meeting by emailing justicerfa@ihda.org. Applicants will outline their project concept including intended location, project model, service delivery, financing, development team, and proposed partnerships. Authority staff will provide comments and discuss any noted concerns prior to the Application submission. The Authority reserves the right to deny any Project following the Concept Meeting prior to or after Applications are submitted that are not consistent with the goals of the RFA, capacity of the sponsor, and/or recommendations of the Authority provided at the Project Concept Meeting.

B. Project Narrative

Applicants should provide as much detail and background information about the proposed Project as possible, as well as a clear description of the Applicant's experience serving Justice-Involved Individuals. Project narratives must include:

- 1) Amount of funding requested.
- 2) Description of the Applicant's approach to meet the objective of the RFA. Applicants should clearly articulate the location of the Site(s) if known at the time of Application and if the site(s) is currently owned and or has a leasehold interest in the property by the Grantee, unit mix/bed

count, partnerships with development consultants, Social Service Providers, property management, and maintenance providers.

- 3) Description of Applicants experience owning, developing, and operating housing for JIs and how the Applicant will make available the necessary support Services, including experience with service coordination, conducting outreach for referrals, obtaining mainstream benefits, and coordinating referrals.
- 4) If the Project includes construction, description of the proposed capital improvements based on the recommendations identified in the home/property inspection report or Property Needs Assessment (PNA).

C. Service Area Coverage

Community-based Services and neighborhood assets should be within desirable proximity to the Site and be accessible through public transportation. All applications must include a [Service Area Coverage Map](#). On this Service Area Coverage Map, the Site should be clearly identified.

In the event that the Site has not been identified at the time of Application, the Applicant must alternately provide a Service Area Coverage Map for the proposed target community of the Project.

D. Site Control

At time of Application, it is not necessary for the Site(s) to be identified. However, Applicants should have a general sense of the target communities. Upon selection of the Site(s), the following must be provided:

- 1) A map showing the location(s) of the Site(s). If Site control is for a property larger than the Site(s), the Site(s) must be delineated on the map.
- 2) Aerial photograph(s) of the Site(s) with the boundaries of the Site(s) clearly delineated, and surrounding uses clearly visible; and
- 3) Evidence of Site control documentation as follows:
 - a) A fee simple interest in the Site in the name of the Grantee (or single purpose entity owned/controlled by the Grantee); or
 - b) A fully executed, binding agreement, signed by both the Grantee (or single purpose entity owned/controlled by the Grantee) and the seller for the purchase of the Site; or
 - c) A fully executed, binding agreement, signed by both the Grantee (or single purpose entity owned/controlled by the Grantee) and the Owner of the Site for the long-term lease with a lease term acceptable to the Authority; or
 - d) A letter or agreement, signed by both the Grantee (or single purpose entity owned/controlled by the Grantee) and the donor of the Site evidencing intent to donate land and/or building; or
 - i) When the Site is owned by a governmental entity, a letter of intent to the Grantee (or single purpose entity owned/controlled by the Grantee) from the governmental entity to sell, donate, or enter a long-term lease of the Site.

Upon Site selection, Site control documentation must include all the following clearly marked/highlighted:

- 1) Expiration date for purchase option(s), purchase agreement(s), or letter(s) of intent
- 2) Legal description, PIN, and street address
- 3) The sale or lease price of the Site(s).

The Project budget in the Application for the Project may only include the acquisition costs attributable to the Site. If Site control documentation is for property larger than the Site, a detailed narrative and calculation of the Site's sale or lease price on a per square footage basis must be submitted.

E. Zoning

If a site or City is selected as the Applicant's proposed site, the Applicant must provide a letter from the local zoning authority stating the proposed building type and intended use is permissible either "as of right" or a "zoning appeal" process (some municipalities require "Special Use Permits" for transitional and/or congregate housing. Prior to Closing, the Project must include evidence from the local zoning authority that the Site(s) is zoned for the proposed use including the population that will be served on-site.

F. Physical Site

Prior to Closing, the Project must include at a minimum a home/property inspection or Property Needs Assessment (PNA) report that identifies the property condition. In addition, testing for asbestos containing materials, lead based paint, lead in the domestic water supply, the presence of mold, and the level of radon present must be conducted and a report summarizing any findings must be issued. All recommendations for abatement/mitigation must be addressed through the general contractor's scope of work.

G. Historic Preservation

All Projects must meet the requirements of the Illinois State Historic Resources Protection Act, as determined by the State Historic Preservation Office at [IDNR](#). Note that this requirement is required by State Statute and applies to ALL Projects regardless of their Project type, location, or historic nature.

- 1) The Project Application must include all documentation listed in the Historic Preservation Checklist found on the [Website](#). Upon receipt of the Checklist, the Authority must submit a review request to IDNR. There is a mandatory thirty (30) day review period required for obtaining an approval letter from IDNR.

H. Applicant Team Capacity

The Authority will evaluate the Applicant's capacity to successfully complete and manage the Project. IHDA expects the development Team will include: a sponsor with housing development and management experience or an experienced property manager, at least one social service provider, an attorney with experience closing real estate transactions and if applicable an architect and contractor. Any deviation from the above experience requirements will be approved by IHDA in their sole discretion. Applications must include the following for the Authority to evaluate the experience and capacity of the Applicant team:

- 1) Team Certifications

The Application must include an organizational chart for the Grantee, a resume and three (3) references for the Applicant (Individuals and Entities), Social Service Provider(s), and/or development partner. The information submitted must include all pending, under construction, or completed projects in any state, including their present status and expected completion date. The reference letter should include the reference's name, address, phone number, and email address of the contact. Descriptions should acknowledge the relationship between the reference and the Applicant team.

The Authority may request additional information about the Project team, including the general contractor and architect in order to evaluate their ability to complete the Project. The Authority may deny a Team from applying for funds after evaluation of their project concept or an application based on lack of experience of the Applicant and their team members. All team members must submit a resume.

2) Unacceptable Practices

The Authority may, in its sole discretion, deny any Applicant in which any team member has failed to demonstrate ongoing proficiency with affordable and supportive housing programs, as denoted on the Application Certification.

I. Coordination of Services and Agreements

The Applicant is required to establish, or demonstrate existence of, a Memorandum of Understanding (“MOU”) or a legally binding agreement entered into with an entity, or organization, that has capacity to provide direct referrals for housing for Justice-Involved Individuals. For this RFA, Applicants will obtain a letter for referral coordination from a referral source to submit at time of Application. Applicants should also be able to demonstrate the ability to sustain funding that supports the provision of Services.

Preference will be given to Applicants that have existing referral sources. Examples include, but are not limited to, the following:

IDHS-Funded Services

[IDHS](#) provides licensed/Medicaid certified organizations with funds for intervention and treatment services, for non-licensable services or organizations, and for specified activities or services. Applicants may provide evidence of funded social services through IDHS/[SUPR](#) at the time of Application.

IDOC/Other - Referrals

Applicants may obtain a letter for referral coordination from [IDOC](#). The letter shall include 1) how referrals will occur, 2) the funding source used to pay for services and 3) the capacity of the organization to provide services. For IDOC referrals, Applicants may contact Tierra Scott at IDOC at tierra.scott@illinois.gov to obtain a letter. IDOC [PRG](#) will assist in identifying individuals in need of housing and work to facilitate the referral.

J. Financial Capacity

Applicants shall demonstrate their financial responsibility and capacity by submitting a project budget and organizational financial statements.

1) Project Costs

The Authority will evaluate the acquisition, construction, and/or rehabilitation costs for reasonableness. Capital and operating budgets will be submitted at time of the Project Concept Meeting and full application. Applicants will be required to provide the following prior to closing:

- a. A proposal from a qualified general contractor estimating costs for potential rehabilitation;
- b. An appraisal that supports the purchase price of the Site and a home/property inspection report that addresses the property condition and any potential asbestos, lead, mold, and radon issues; and
- c. Evidence of how the Project will be financially sustainable over a 10-year period, including but not limited to operating subsidies, reserves for repairs/on-going

maintenance, taxes, and insurance. If there are any asbestos, lead, mold or radon issues, the Project budget should address those items.

All Projects will be subject to the Illinois [Prevailing Wage](#) Act (820 ILCS 130/0/.01).

2) Total Award

The Authority will provide funding up to \$475,000 per Project. The amount of funding to be allocated will not exceed the amount necessary to make the Project financially feasible, as determined by the Authority.

3) Evidence of Project Financing

All Applications must reflect adequate sources of financing to acquire, construct and/or rehab and operate the completed Project.

4) Submission of Applicant-Related Financial Documents

The Applicant will provide to the Authority the following documents to demonstrate financial feasibility:

- a. Last three (3) years of annual financial statements, if available;
- b. Last three (3) years of audits, if available; and
- c. Current Balance sheets, if available.

Section 4: Application Evaluation and Scoring Criteria

A. Application Evaluation

All Applications will be evaluated based on criteria described in this section; scored and ranked. Points will be assessed on the completeness of information and the required submittals for the Application.

Applications will be evaluated in the following manner:

- 1) Applicant submitted the [Project Concept Form](#) and attended the Project Concept Meeting.
- 2) Completeness of Application, including:
 - Application received by the due date;
 - Required Application forms; and
 - Submittal of supporting documentation.

If the Authority finds that the Application is incomplete or the Application requirements are not met, it reserves the right to reject the Application and notify the Applicant with stated reason(s) for denial. The Authority reserves the right to verify information provided.

1) Scoring Criteria

The scoring will be based on the requirements of this RFA. The various scoring criteria shall, at the sole discretion of the Authority, be binding and incorporated into a Regulatory Agreement or other documents, as applicable.

Applications will be scored on a maximum fifteen (15) point scale in accordance with evaluation criteria. Tie breaker points are two (2) points maximum.

B. Scoring Matrix

<u>Scoring Criteria</u>	<u>Criteria Description</u>	<u>Points</u>
Project Narrative	The Applicant's narrative described the Project, location, unit mix/bed count, partnerships, management, and maintenance, Project team, support service delivery, neighborhood assets, amenities proximity and available transportation.	Narrative is complete and thorough (3)
	If the Project includes construction, the narrative identified proposed improvements based on the recommendations made in the home/property inspection report or Property Needs Assessment (PNA).	Narrative is complete on most described categories (2)
	The Applicant's narrative also described the available services plan to achieve housing stability; experience with service coordination, conducting outreach for referrals, obtaining mainstream benefits, and coordinating referrals.	Narrative is only partially complete (1)
		Narrative is mostly incomplete (0)

<p>Service Provider Team Coverage</p>	<p>Applicant has submitted a Service Area Coverage Map that illustrates the service area assets and infrastructure (i.e., Health services, food access, civic, recreation, education, job training) in the neighborhood that support successful transition for Justice-Involved Individuals back into their chosen communities.</p> <p>On this map, the Project Site should be clearly identified. In the case that Site Control has not been attained at Application, the Applicant must alternately provide a Service Area Coverage Map for the proposed location of the Project.</p>	<p>Applicant submitted a coverage map with 3-5 amenities within 1 mile walking distance of the proposed site (3)</p> <p>Applicant submitted a map that has 1-2 amenities within 1 mile walking distance and others that are a drivable distance (10 miles or less) from the site (2)</p> <p>Applicants submitted a map that has no walkable amenities but 5 or more that are drivable (10 miles or less) (1)</p> <p>Applicants submitted a map with less than 5 drivable amenities from the proposed site (0)</p>
<p>Applicant Team Capacity</p>	<p>Applicant has submitted a resume and three (3) references for the Applicant, Social Service Provider(s), and/or development partner.</p> <p>Applicant has experience and acceptable past performance on similar projects as evidenced by information and references.</p> <p>Applicant has experience developing/owning supportive housing and working with Justice-Involved Individuals and has external partnerships to meet requirements.</p> <p>Applicant may be a for -profit and BIPOC led or a not-for-profit BIPOC led or governed.</p>	<p>Applicant has extensive experience (10 years +), qualifications, and capacity to develop housing and provide the required services (3)</p> <p>Applicant has some housing/JII experience (5-9 years), qualifications, and capacity to provide the required services (2)</p> <p>Applicant has little experience (1- 4 years), qualifications, and capacity to own/manage housing and provide the required services (1)</p> <p>Applicant has no housing ownership/development experience (0 years) and capacity to provide the required services (0)</p>

<p>Coordination of Support Services:</p>	<p>Applicant provided a detailed description of its intended approach, project model, proximity of amenities/supports, and plan to support housing stability.</p> <p>Applicant provided a MOU or other agreement with a community-based service provider, which may or may not be the Applicant, to provide support services. MOU includes a detailed service plan outlining services offered, staff/person ratio, and if service located on site or off site.</p> <p>Applicant has letter of support/coordination from IDOC and/or other housing referral source.</p> <p>Applicant has provided an agreement and documentation demonstrating service funding and/or referral coordination with IDHS/SUPR or provided documentation to demonstrate ongoing service funding and referral coordination through another entity.</p>	<p>Applicant has described a detailed service plan, proximity to amenities, obtained MOU with relevant information and provided a strong referral letter</p> <p style="text-align: center;">(3)</p> <p>Applicant somewhat described service plan, proximity to amenities, provided a brief MOU and a referrals letter</p> <p style="text-align: center;">(2)</p> <p>Applicant provided a brief service plan and description of proximity to amenities, a skeletal MOU, and a weak referral(s) letter.</p> <p style="text-align: center;">(1)</p> <p>Applicant did not describe an approach and plan to implement with expected outcomes or the required MOU or referral(s) letter.</p> <p style="text-align: center;">(0)</p>
<p>Financial Capacity/Feasibility:</p>	<p>Program Budget is provided and substantiated with documentation for the project. If Applicant has secured additional sources of funding, evidence has been provided to demonstrate leveraging of resources.</p> <p>Capital and operating budgets are feasible and reasonable. The project is projected to be sustainable for 10 years. Provided a letter of interest or contract from source of Operating subsidy.</p>	<p>Applicant has submitted thorough documentation and has demonstrated strong financial capacity.</p> <p style="text-align: center;">(3)</p> <p>Applicant submitted adequate documentation and demonstrated acceptable financial capacity.</p> <p style="text-align: center;">(2)</p> <p>Applicant submitted brief documentation and has demonstrated some financial capacity.</p> <p style="text-align: center;">(1)</p> <p>Applicant did not submit documentation or demonstrates poor financial capacity.</p> <p style="text-align: center;">(0)</p>
Scoring Tie Breaker Criteria		
<p>Lived Experience:</p>	<p>Applicant teams have at least one person engaged in input and planning, and/or employed with lived experience as a Justice-Involved Individual.</p>	<p style="text-align: center;">(2)</p>

Section 5: Application Submission Instructions

A. Application Submission and Fee

Applications will only be accepted electronically via the IHDA Connect Portal at <https://connect.ihda.org>. Instructions for submitting application materials will be provided to Applicants after the Concept Meeting and/or posted on the Website. The full Application, inclusive of all supporting documents outlined in this section, must be received by the close of business (5:00 PM CST) on September 27, 2024. All Application materials will be available on the Authority's Website: <https://www.ihda.org/housing-for-justice-involved-individuals-hjiip-program>

Please take note that Applicants must attend a Project Concept Meeting, complete a [Concept Meeting Form](#), and receive a letter stating they are eligible to submit an application for funding with or without conditions before the Authority will review a full Application. After receiving approval of a concept, Applicants can request credentials to access an application workspace within the portal by submitting the online form at <https://ppa.ihda.org>. Detailed instructions for requesting access to the IHDA Connect Portal and submitting an Application can be found on the [Application Checklist](#) located under the [Housing for Justice Involved Individuals Program](#) page.

All Application submissions must include a copy of the check for the non-refundable Application fee of \$250.00.

The check must be sent to the following address:

Illinois Housing Development Authority
26411 Network Place
Chicago, Illinois 60673-1264
Attn: Housing for Justice-Involved Individuals

All inquiries/questions should be emailed to: justicerfa@ihda.org.

Section 6: Award Requirements

If the Members of the Authority approve the Application, a Term Sheet will be issued to the Grantee specifying the terms and conditions upon which the Authority will award and fund the Project. If the Grantee does not satisfy the terms and conditions of the Term Sheet in the Authority's sole and absolute discretion within the timeframe specified therein the funds will not be awarded and will be withdrawn. If the Grantee satisfies the terms and conditions of the Term Sheet, in the Authority's sole and absolute discretion, within the timeframe specified therein, the funds will be awarded as provided in the Term Sheet.

The Term Sheet will require that the Grantee sign and deliver the following documents to the Authority, including without limitation:

- 1) Grant Agreement and
- 2) Regulatory Agreement;

Closing will occur after the Grantee satisfies the terms and conditions of the Term Sheet as determined by the Authority in its sole and absolute discretion. Funds will not be disbursed until an acceptable Site is identified and all of the funding requirements contained in the Term Sheet have been completed to the Authority's satisfaction, in its sole and absolute discretion.

Applicants and Grantees must agree to comply with all applicable federal, State, and local requirements and any rules or regulations of the Authority, including but not limited to the Illinois Housing Development Authority Act, the Grant Funds Recovery Act, and the Grant Accountability and Transparency Act. Such requirements may have significant impact on the costs and complexity of the Project.

A. Labor Standards

The Authority will implement labor standards on demolition, construction, and rehabilitation Projects. In instances when a Project utilizes only non-federal funds, the Project must comply with the Illinois Prevailing Wage Act (820 ILCS 130/0). Projects receiving funds under this RFA must comply with the Illinois Works Job Program Act (30 ILCS 559/) if applicable and any other applicable State or Federal laws, rules, or regulations.

B. Accessibility

Projects must comply with the Illinois Accessibility Code. The Illinois Accessibility Code (latest edition) applies to all "public facilities" and "multi-story housing units" as defined and governed by the Environmental Barriers Act (EBA) and located, in whole or in part, within the legal geographic boundaries of the State of Illinois, unless specifically exempted. This Code is applicable when work involving new construction of projects containing five or more units, alterations, additions, historic preservation, restoration, or reconstruction in whole or in part begins after the effective date of this Code.

C. Regulatory Period

Projects will be required to execute a Regulatory Agreement, to be recorded against the Site, with the Authority whereby the Owner and Grantee shall agree to maintain unit affordability and serve the Justice-Involved Individuals for a minimum ten (10) year period.

D. Compliance, Evaluation and Reporting

Applicants are expected to be familiar with the full range of all legal and statutory compliance requirements applicable to the funds awarded. Additionally, Applicants are expected to obtain all necessary information and advice so that they can comply with such requirements. The compliance monitoring requirements for awarded Projects will at least consist of an initial physical inspection upon completion, and one inspection every five (5) years over the ten (10) year compliance period.