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State of Indiana

HUD CAPER PY2019

PREPARED FOR:

Office of Community and Rural Affairs
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ingov/ihcda

DRAFT

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Introduction

The Consolidated Annual Performance and Evaluation Report, or CAPER, is a HUD-required document that reports the State of Indiana's progress in allocating federal housing and community development block grant funds.

The CAPER reports performance for the following federal housing and community development block grants:

- Community Development Block Grant (CDBG),
- HOME Investment Partnerships Program (HOME),
- National Housing Trust Fund (NHTF),
- Emergency Solutions Grant (ESG),
- Housing Opportunities for Persons with HIV/AIDS (HOPWA).

The CAPER is typically filed in September of each year, due 60-days after the end of block grant program years. In 2020, the CAPER filing was extended due to the COVID-19 pandemic. The CAPER is made available for public review for 15 days prior to HUD submittal.

This CAPER covers the program year 2019 (PY19), which runs from July 1, 2019 through June 30, 2020. The Action Plan for the PY19 was amended several times during 2020 to incorporate funds from the federal CARES Act, which included an expansion of CDBG, ESG, and, much less so, HOPWA to address community and economic development and homeless prevention needs related to the COVID-19 pandemic.

The CAPER follows a template prescribed by HUD. Content and structure include:

- An introduction that compares the amount of funds allocated by block grant and program activity to the funds expended during the program year;
 - A HUD matrix that tracks progress toward 5-year and annual goals;
 - A discussion of how well the state fulfilled its goals, including program changes that will be made to improve deployment of funds;
 - Demographic characteristics of program beneficiaries;
 - Leveraging of block grant funds;
 - Other actions the state took during the program year to address needs; and
 - Monitoring procedures to ensure fund compliance.
- Appendices to the CAPER include the public notice for draft review and supplement reports detailing block grant expenditures.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and

executed throughout the program year.

The planned allocation, commitment, and disbursements of funds during PY19 is summarized below and in the goals and outcomes matrix:

CDBG:

Public infrastructure:

- Water/sewer improvements—\$11.5 million allocated with \$15,214,891 disbursed;
- Stormwater improvements—\$4 million allocated with \$2,564,720 disbursed;

Revitalization and economic development activity disbursements (allocated as \$1.5 million for the Main Street program and \$1 million for blight clearance):

- Real property acquisition—\$523,900 for acquisition of real property and \$807,856 for clearance and demolition;
- Commercial/industrial rehabilitation--\$1,062,040;
- Sidewalk improvements—\$842,544;
- Building Acquisition, Construction, Rehabilitation—\$10,912;
- Total disbursements of \$2,439,396.

Housing activities/owner-occupied rehabilitation: \$3 million allocated with—\$1,923,234 disbursed.

Public facilities and improvements (allocated \$3 million). Disbursed to:

- Senior Centers—\$533,352;
- Neighborhood Facilities—\$1,768,853;
- Parks, Recreational Facilities—\$2,337,818;
- Child Care Centers—\$478,916;
- Fire Station/Equipment--\$1,748,097;
- Abused and Neglected Children Facilities—\$156,698;
- Non-Residential Historic Preservation—\$186,084; and
- Other Public Improvements not listed above—\$767,769;
- Total disbursements of \$7,977,587.

Public services—non allocated and \$62,778 disbursed; Technical assistance--\$280,000 allocated and \$105,283 disbursed; planning and administration \$1.6 million for planning and \$640,000 for administration with \$2,507,404 disbursed.

The state continued to make progress in expending prior year disaster recovery funds during PY19; CDBG funds were drawn on for past obligations; no new obligations were made. As of December 2019, the latest progress report on DR funding at the time this CAPER was developed, the state had \$4.4

million remaining to deploy (of \$68 million) of the first appropriation and \$9 million to deploy (of \$382 million) of the second appropriation. Deployment of the second round of funding increased from 2018 due to program income received.

IHCDA disbursed \$4,777,552 in funds during PY19 to the Indiana Community Action Association for continued home rehabilitation activities related to past natural disasters.

HOME:*

- Rental projects planned allocation of \$9.87 million fully committed with:
 - \$7,019,750 million committed to new construction and \$3,318,342 disbursed;
 - \$936,000 to acquisition rehab with \$931,000 disbursed;
 - \$666,000 to acquisition and new construction with \$661,000 disbursed; and
 - \$2,016,000 million in rental rehab with \$1,419,876 disbursed.
- New owner occupied housing \$474,642 committed with \$77,135 disbursed;
- Owner rehabilitation projects committed at \$1 million with \$308,612 disbursed, for an average cost per unit of \$6,709;
- Tenant Based Rental Assistance (TBRA) at \$600,000 with \$335,554 committed and \$201,562 disbursed;
- Capacity building and funding grants at \$382,968, with \$341,000 disbursed to CHDOs for operating funds.

NHTF:

- Construction of affordable rental projects—\$3.3 million allocated with \$2,507,404 million committed and \$.5 million disbursed during program year. This includes \$253,619 for IHCD administration.

ESG:

- Homeless prevention—\$59,754 for rental assistance, \$30,245 for housing relocation and stabilization services;
- Rapid re-housing—\$933,719;
- Emergency shelter—\$489,158 for essential services and \$1,315,168 for operations;
- Street outreach—\$97,827; and
- Grant administration—\$195,292.

ESG-CV:

- Homeless prevention—\$626,592.49, and
- Grant administration--\$53,680.46.

HOPWA funding was awarded and the budgets were as follows:

- \$634,008 on tenant-based rental assistance;
- \$60,000 on Permanent Housing Facilities;
- \$0 on transitional/short-term facilities;
- \$252,952 on short-term rent, mortgage, and utility assistance;
- \$63,815 on permanent housing placement services;
- \$239,099 on housing information services;
- \$12,000 on supportive services;
- \$88,325 was awarded to sponsors for program administration, and
- \$42,384 was awarded to IHCD for grant administration.

*Please note that these are the amounts drawn using prior year funds or 2019 funds combined. These funds were expended from July 1, 2019-June 30, 2020 and IHCD holds 1-2 HOME rounds each year. Each contract for HOME construction is a two year long contract, so expenditures may not occur in the year in which they are awarded funds.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Address Disaster Affected Community Needs	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$4,777,552	Homeowner Housing Rehabilitated	Household Housing Unit	150	188	125.33%			
Assist HIV/AIDS Residents Remain in Housing - TBRA	Non-Homeless Special Needs	HOPWA: \$509,720	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	681	536	78.71%	109 HOPWA TBRA	130 HOPWA TBRA	119%
Assist HIV/AIDS Residents with Housing - STRUM	Non-Homeless Special Needs	HOPWA: \$189,002	HIV/AIDS Housing Operations	Household Housing Unit	1379	792	57.43%	195	222	114%
Build Nonprofit Housing Developer Capacity	Affordable Housing	HOME: \$341,000	Other	Other	40	19	47.50%	50	7	14%

Create and Preserve Affordable Rental Housing	Affordable Housing	HOME: \$3,318,342 / NHTF: \$2,507,404 (\$253,619 in IHCDA administration of the NHTF)	Rental units constructed	Household Housing Unit	250	346	138.40%	100	238	238%
Create and Preserve Affordable Rental Housing	Affordable Housing	HOME: \$1,419,876	Rental units rehabilitated	Household Housing Unit	250	173	69.20%	150	0	0.00%
Create Permanent Supportive Housing Opportunities	Homeless Non-Homeless Special Needs	HOME: \$	Rental units constructed	Household Housing Unit	0	0		25	85	340%
Create/Preserve Affordable Owner Occupied Housing	Affordable Housing	HOME: \$474,642	Homeowner Housing Added	Household Housing Unit	125	23	18.40%	125	0	0.00%
Improve and Construct Public Facilities	Non-Housing Community Development	CDBG: \$7,977,587	Other	Other	50	34	68.00%	17	41	241%
Improve Community Water and Wastewater Systems	Non-Housing Community Development	CDBG: \$15,214,891	Other	Other	50	40	80.00%	60	100	167%
Improve Stormwater Systems	Non-Housing Community Development	CDBG: \$2,564,720	Other	Other	25	20	80.00%	30	18	60%
Permanent Housing Placement	Non-Homeless Special Needs	HOPWA: \$23,800	Other	Other	5520	93	1.68%	54	40	74%

Preserve Affordable Owner Occupied Housing	Affordable Housing	CDBG: \$1,923,234	Homeowner Housing Rehabilitated	Household Housing Unit	100	183	183.00%	20	41	205%
Prevent Homelessness	Non-Homeless Special Needs	ESG: \$ ESG-CV: \$626,592	Other	Other	500	500	100.00%		975	
Provide Housing Information and Placement Services	Non-Homeless Special Needs	HOPWA: \$219,142	Other	Other	500	515	103.00%	307	317	103%
Provide Operating Support for Shelters	Homeless Non-Homeless Special Needs	ESG: \$ / ESG-CV: \$0	Homeless Person Overnight Shelter	Persons Assisted	50000	20000	40.00%	50000	0	0.00%
Provide Outreach to Persons who are Homeless	Non-Homeless Special Needs	ESG: \$ / ESG-CV: \$0	Homelessness Prevention	Persons Assisted	1200	1830	152.50%			
Provide Planning Grants to Local Government/CHDOs	Non-Housing Community Development	CDBG: \$1,242,916	Other	Other	200	30	15.00%	200	61	31%
Provide Rapid Re-Housing	Non-Homeless Special Needs Non-Housing Community Development	ESG: \$ / ESG-CV: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	8000	1354	16.93%	8000	0	0.00%
Provide Services to HIV/AIDS Residents	Non-Homeless Special Needs	HOPWA: \$4,550	Other	Other	300	434	144.67%	100	81	81%

Provide Tenant-Based Rental Assistance	Homeless Non-Homeless Special Needs	HOME: \$335,554	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1000	200	20.00%	100		0.00%
Support Community Development Activities	Non-Housing Community Development	CDBG: \$2,507,404 in planning and administration; \$105,283 for technical assistance; and \$62,778 for public services.	Other	Other	1	2	200.00%	1	0	0.00%
Support Community Revitalization	Non-Housing Community Development	CDBG: \$523,900 for real property acquisition and demolition; \$10,912 for other acquisition and rehab; \$1,062,040 for C/I redevelopment; \$842,544 in sidewalk improvements	Other	Other	50	0	0.00%	20	20	100%
Support Facilities Serving HIV/AIDS Residents	Non-Homeless Special Needs	HOPWA: \$122,837	Other	Other	43	65	151.16%	27	33	122%

Support Homeless Activities	Non-Homeless Special Needs	ESG: \$0	Other	Other	1	0	0.00%	1	0	0.00%
Support Housing Activities	Internal Support	HOPWA: \$19,658 Grantee; \$66,498 Sponsor / HOME: \$	Other	Other	1	0	0.00%	1	0	0.00%
Support Workforce Development	Non-Housing Community Development	CDBG: \$0 / CDBG-CV: \$51,137,215	Other	Other	20	0	0.00%	1	0	0%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The state’s CDBG-related priorities and objectives shifted during PY19 with the onset of the COVID-19 pandemic. OCRA moved swiftly to amend its 2019 Action Plan and held a public hearing on April 1, 2020 to receive public input on its immediate response to address COVID-19 impacts which included a reallocation of regular CDBG funds (\$4.5 million) and programming of new CDBG-CV1 funds (\$18.6 million). This first response allowed communities to apply for up to \$250,000 in CDBG funds on a first-come, first-served basis for eligible activities that met national objectives. Activities included: converting buildings to COVID-19 testing, diagnosis, or treatment facilities; providing testing services; purchasing supplies for testing and/or establishing a delivery service for supplies; increasing the capacity of local health services; and providing grants and loans for working capital, operating support, and remote work conversions for businesses to retain LMI jobs. The reallocated funds were moved from all programs. The planning and blight clearance programs had the largest proportional decreases; planning funds were used to bolster technical assistance for deploying CV funds.

ESG-CV funds of \$13.6 million will prioritize rental assistance within homelessness prevention and rapid rehousing activities, with more than 75 percent of funds allocated to rental assistance. As of third quarter 2020, \$626,592 of ESG-CV funds had been expended. Secondary priorities included essential services and shelter operations (15%). This is a shift from the expected and past allocation of ESG, where 60 percent of funds

has been allocated to essential services and shelter operations and 40 percent has been allocated for rental assistance.

HOPWA priorities were unchanged: The supplemental HOPWA funds provided under the CARES Act were comparatively small at \$231,589 and were allocated to current HOPWA grantees as additional funding to maintain operations and for rental assistance, supportive services, and other necessary actions, in order to prevent, prepare for, and respond to coronavirus.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA	ESG-CV	HTF
White	2,565	163	333	412	0
Black or African American	75	32	215	507	0
Asian	34	0	2	5	0
American Indian or American Native	3	0	1	1	0
Native Hawaiian or Other Pacific Islander	6	0	9	10	0
Total	2,683	197	595	975	0
Hispanic	102	1	35	44	0
Not Hispanic	2,703	196	560	925	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The CDBG beneficiary data are from the IDIS CDBG Summary of Accomplishments report for PY19 and are limited. The table above excludes multi-racial households, which totaled 122 households.

OCRA continues to take steps to improve the monitoring of the racial and ethnic composition of families assisted with CDBG. OCRA’s new Grants Management System (GMS), which began implementation in 2019, allows the state to collect more data on beneficiaries and will be expanded to include racial and ethnic composition.

HOME beneficiaries include represent new rental construction and TBRA. The table excludes multi-racial households, which totaled 2 households.

The table excludes 15 multi-race and 31 unidentified race/ethnicity ESG-CV beneficiaries.

The table excludes 36 multi-racial households who were assisted with HOPWA.

The NHTF allocation subsidizes new construction and rehabilitation of affordable housing. During PY19, funds were deployed for new construction and those projects will be completed in future program years. As such, the racial and ethnic composition of families assisted by the NHTF in the current program year is unknown.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$30,644,288	\$33,603,154
CDBG-CV (1,2 & 3)	public - federal	\$51,137,215	
HOME	public - federal	\$13,270,759	\$6,608,943
HOPWA	public - federal	\$1,412,803	\$1,155,208
HOPWA CV-1	public - federal	\$231,589	
ESG	public - federal	\$3,767,263	
ESG-CV (1&2)	public - federal	\$31,977,694	\$680,272.95
HTF	public - federal	\$3,625,159	

Table 3 - Resources Made Available

Narrative

For HOME: A total of \$926,668 was drawn on PY19 program income; \$843,532 on PY18 program income; and \$1.481 million on PY17 program income. IHCDAs 2019 HOME Rental Round was opened in December of 2018 with applications due in March of 2020. IHCDAs Board of Directors approved those projects in May of 2020. Funded projects then undergo the Environmental Review (ERR); once that has been completed and the project has Release of Funds (ROF), IHCDAs executes the HOME contracts, and commits funds in IDIS. IHCDAs is in the process of finalizing the FY2019 ERR and will continue to commit funds once projects have ROF.

Through this round, IHCDAs funded 13 projects (10 CHDO and 3 non-CHDO projects), culminating in an anticipated 215 units across nine counties.

IHCDAs has continued to accept applications to the HOME Homebuyer program on a rolling basis; contracts also follow the same approval process. IHCDAs awarded three recipients funds under this program- one CHDO and two non-CHDO projects, culminating in an anticipated 13 units.

In addition, IHCDAs used HOME as supplemental funding in conjunction with its LIHTC program; applications were due in July 2019, with funding approved by IHCDAs Board of Directors in November of 2019. IHCDAs funded 2 HOME -CHDO projects and 1 NHTF project through this round. Each was still undergoing ERR and Section 106 review at the end of PY19.

IHCDAs also released a competitive Request for Proposal in January of 2019 as part of the HOME Innovative round, open to non-profit developers to apply for HOME funding to support development of HOME-assisted units for HOME-ownership. Three non-profits were selected for this initiative, and underwent a five month training on HOME regulations and best practices in affordable housing development. As of the publication of this CAPER, each team is working on their final concept and IHCDAs anticipates construction application requests in FY2020. IHCDAs also opened a HOME-TBRA program, with a focus in FY2019 to help

income qualified households pay for housing costs including rent, security deposits, and utility deposits. IHCD focuses its TBRA program on providing rental assistance for formerly incarcerated individuals, defined as (1) persons exiting the correction system and at risk of homelessness due to a lack of stable housing, or (2) individuals currently experiencing homelessness who were formerly incarcerated. IHCD funded three sub-recipients in the program to provide this assistance.

According to the HTF Activity Status Report (PR100), NHTF funds committed during PY19 focused on new construction, with \$2,453,060 of funds committed to three new projects in Plymouth, Kokomo, and Indianapolis. A total of \$400,000 of the committed funds were disbursed during the program year.

IHCD held one CDBG OOR round in FY2019, outside of its Stellar awardees. Applications were due December of 2019, with funding approved in February 2020. IHCD awarded nine recipients through this round. IHCD also awarded one Stellar OOR project this year.

Through the Indiana Permanent Supportive Housing Institute, three teams successfully graduated during FY2019 and will be eligible to apply for a set-aside of HOME and NHTF. Three LIHCD/NHTF applications were received and approved by IHCD's Board of Directors. The NHTF awards have been committed in IDIS. An additional project is currently under review by IHCD staff and the last project is anticipated to be submitted for review in FY 2019. An additional project was awarded NHTF funds in conjunction with RHTC in 2019 and committed in IDIS.

On April 10, 2020, the U.S. Department of Housing and Urban Development (HUD) released a memo providing guidance on statutory suspensions and regulatory waivers meant to enable participating jurisdictions affected by the COVID-19 pandemic to use HOME funds to address immediate housing needs and to help prevent spread of the virus. This guidance increased the amount of CHDO Operating a Participating Jurisdiction may set aside from 5% to 10% of its annual allocation, and waived the \$50,000 CHDO Operating Supplement funding limit and the requirement that CHDO Operating Supplement funds be awarded in conjunction with a HOME project under the 2019 Annual Action Plan.

IHCD held a public hearing on the proposed changes to its HOME Method of Distribution on May 20, 2020 and accepted public comments between May 15, 2020-May 22, 2020. IHCD received no public comments. IHCD amended the 2019 Annual Action Plan HOME Method of Distribution to increase the amount of set-aside funding for CHDO Operating Supplement.

On June 29, 2020, IHCD began accepting supplemental funding applications for eligible CHDOs to request up to \$50,000 in CHDO Operating Supplement. The deadline for applications was August 2020. Organizations who had previously been certified as CHDOs through IHCD's 2019 HOME Rental or Homebuyer rounds were required to submit an affidavit to certify the organization continued to meet all the CHDO requirements that had been reviewed and verified at the time of their initial application in the 2019 rounds. Non-profit organizations that had not been certified in the 2019 HOME Rental or Homebuyer rounds were required to submit the CHDO application and all required supplemental documentation. Documentation was reviewed by staff to determine if the non-profit met all federal CHDO requirements.

IHCDA received a total of eleven applications all of which have been approved for awards by IHCDA’s Board of Directors. IHCDA is in the process of executing those contracts and committing those 2019 CHDO Operating Funds in IDIS.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	N/A	N/A	N/A

Table 4 – Identify the geographic distribution and location of investments

Narrative

The State of Indiana does not prioritize the allocation of CDBG, HOME or ESG geographically. Instead, the state identifies the greatest needs for the state and nonentitlement areas overall and this information is used to guide the funding priorities for each program year. For local needs, the state relies on the information presented in block grant program funding applications.

OCRA CDBG scoring criteria consider community distress factors; communities with higher levels of stress as measured by several indicators will score higher on applications (factors include poverty level, vacant units, unemployment rate, labor force participation, and home values). IHCDA includes a preference for applications that attempt to reach low- and very low-income levels of area median income.

IHCDA’s competitive HOME Rental Round and rolling HOME Buyer Round are open for projects located within non-participating jurisdictions. NHTF may be used throughout the state; HOME requested with NHTF to development supportive housing and associated with the PSH Institute may be used in Participating Jurisdictions.

ESG allocates emergency shelter and rapid re-housing activities statewide; homeless prevention and outreach activities are more targeted geographically. IHCDA has created caps for each of these categories to focus funding on housing individuals. ESG sub-recipients are selected through a Request for Proposals process each year. Submitted applicants are scored based on capacity, compliance, and proposed activities. These are then reviewed by IHCDA staff and the CoC BoS board for recommendations to the IHCDA board.

The HOPWA grant does rely on a geographic allocation. Within the State of Indiana there are 12 HIV Care Coordination Regions as established by the Indiana State Department of Health (ISDH). IHCDA currently provides funding to seven organization who have consistently applied for funding each year. The application is open to all organization established as a Care Coordination Site.

Each HOPWA sponsor is selected by a Request for Qualifications process that solicited applications from the Indiana Department of Health care coordination sites. HOPWA awards were then determined by

meeting required thresholds and then based on their proposed budget needs, proposed activities, current housing needs and the ISDH-published HIV/AIDS epidemiology reports from the previous year.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

HOME requires a match of 25 percent of the total match received less environmental review costs. IHCD only counts match however on project which have been closed out in the given PY. For PY19, IHCD received \$2,259,801.03 in match which is detailed in the following table.

HOPWA leverage totaled \$5.4 million, the same level as in PY18. Primary leverage sources included:

- Ryan White Housing Assistance funds of \$170,662,
- Ryan White Other funds of \$1,192,796,
- Continuum of Care funds of \$52,020,
- Emergency Solutions Grant funds of \$21,000,
- Other public subsidies of \$2,290,539,
- Private funds of \$426,184,
- Grantee/Project Sponsor agency cash of \$37,500, and
- Resident rent payments by client to private landlords of \$1,193,325.

Public land was not used to address needs, except for HOME.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$3,816,975.00
2. Match contributed during current Federal fiscal year	\$2,259,801.03
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$6,076,776.03
4. Match liability for current Federal fiscal year	\$ 764,559.85
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$5,312,216.18

Table 5 – Fiscal Year Summary - HOME Match Report

The HOME Matching Liability report for PY19 reports:

- The Match Percent at 12.5%,
- Total disbursements of \$7,275,075.92,
- Disbursements requiring match of \$6,116,478.85, and,
- A match liability amount of \$764,559.85.

HOME Match Contribution for the Federal Fiscal Year									
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Below Market Financing	Grants	Total Match
HML-014-003	10/16/19		\$400,000.00	\$350,001.00	\$115,000.00				\$865,001.00
HML-014-005	3/22/19	\$1,670.00							\$1,670.00
HML-016-006	2/26/20			\$15,577.00			\$8,896.02	\$30,509.15	\$54,982.17
HM-016-003	2/28/20	\$25,000.00				\$115,000.00	\$34,928.46		\$174,928.46
CH-016-005	4/6/20		\$59,513.78					\$294,200.00	\$353,713.78
CH-016-006	5/13/20		\$59,513.78					\$256,800.00	\$316,313.78
HM-016-001	12/17/19	\$25,000.00							\$25,000.00
HM-016-002	11/20/19	\$25,000.00					\$198,485.24		\$223,485.24
HM-016-007	9/18/19		\$205,000.00						\$205,000.00
HM-016-009	10/22/19		\$39,706.68						\$39,706.68
Total		\$76,670.00	\$763,734.24	\$365,578.00	\$115,000.00	\$115,000.00	\$242,309.72	\$581,509.15	\$2,259,801.11

Table 6 – Match Contribution for the Federal Fiscal Year

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	25	0
Number of Non-Homeless households to be provided affordable housing units	250	214
Number of Special-Needs households to be provided affordable housing units	175	17
Total	450	231

Table 7 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	250	0
Number of households supported through The Production of New Units	100	231
Number of households supported through Rehab of Existing Units	100	0
Number of households supported through Acquisition of Existing Units	0	0
Total	450	231

Table 8 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Challenges deploying funding for affordable housing projects were largely related to the COVID-19 pandemic. Construction is a very cyclical industry, with a narrow window of productive activity. The pandemic occurred during some of the most productive months for construction, delaying completion time. Supply chains were also affected by the pandemic, further complicating construction schedules. Some operators experienced increases in construction costs as a result of the pandemic which required revised budgets and funding requests.

On the administrative side, converting staff to a work-from-home environment delayed training and complicated compliance and monitoring of projects, many of which are required to be done onsite.

Finally, the limited capacity of CHDOs, particularly in rural areas, delayed deployment of funds as existing CHDOs had little capacity to take on new projects to address growing affordable housing needs.

Discuss how these outcomes will impact future annual action plans.

As state staff have focused on deploying CARES Act/CV funds, regular block grant funding rounds have been delayed. Due to the prioritization of CARES Act/CV funds, the limited capacity of providers, and delays in construction, non-CV funds will take longer to deploy and will carry forward into future program years.

IHCDA recognizes that additional funds are needed to support CHDO operations and plans to address this need in future Annual Action Plans. IHCDA is also evaluating the longer-term impacts of increased costs of construction and growing needs for affordable housing as the economic impacts of COVID-19 become more significant.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	1,148	128	0
Low-income	482	68	0
Moderate-income	320	2	0
Total	1,950	197	0

Table 9 – Number of Households Served

Narrative Information

According to the CDBG Financial Summary Report (PR26), which reports compliance with national objectives, \$28,066,505 of PY19 CDBG funding was disbursed for non-housing community development low and moderate income activities. The report-calculated “percent low/mod credit” is 90.26 percent. The balance was disbursed for planning and administration (8.18%) and public services (less than 2%).

The source of the CDBG LMI households served is the CDBG Summary of Accomplishments report. OCRA does not currently collect detailed information on beneficiaries by income for CDBG-funded activities other than Owner Occupied Rehabilitation (OOR), which is shown above and is administered by IHCDA.

The source of the HOME LMI households served is the HOME Summary of Accomplishments report and includes activity from rental construction projects and TBRA.

HOPWA dollars benefitted 267 extremely low income households, 84 very low income households, and 33 moderate income households.

To date, IHEDA has awarded 13 NHTF projects, committing \$9,602,620 in HTF (not including funds set-aside for administration). Of that commitment, \$4,724,000 has been drawn. The total amount of HTF received by the state is \$17.55 million, for a commitment rate of 56 percent and an expenditure rate of 27 percent—both improved from PY18.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The state relies on its partners to conduct outreach to persons who are homeless, assess their needs and communicate these needs to the state. To that end, during the program year, the state:

- Required all HUD McKinney Vento Funded programs to utilize HMIS for all shelter or transitional housing or permanent supportive housing programs serving homeless individuals and families.
- Required all HUD McKinney Vento Funded programs to participate in the annual, statewide homeless Point-in-Time Count in late January and timely submission of this data to IHCD.
- Required all HUD McKinney Vento Funded programs subrecipients actively participate in their Regional Planning Council on the Homeless meetings regularly (minimum 75% attendance).
- Required all HUD McKinney Vento Funded programs to participate in the Coordinated Access in their Region as it is implemented in their area.

These requirements will continue into current and future program years.

Addressing the emergency shelter and transitional housing needs of homeless persons

The state relies on data and its partners to address the emergency shelter needs. In PY19, there were six street outreach programs funded with ESG; 50 emergency shelter programs funded; and 12 rapid rehousing projects funded. No transitional housing projects were funded. These organizations were all required to participate in the Point In Time (PIT) count and Housing Inventory Chart (HIC) process. The HIC in particular helped the state understand the need for sheltering homeless persons. The involvement in this data collection ensures the needs of individuals served by these funds are counted. IHCD then uses the results of the PIT and HIC to consider strategy on future funding opportunities.

In addition to the allocation of ESG funds, homeless, emergency shelter, and transitional housing needs were addressed through the ESG funded organization's participation in their local Regional Planning Council on Homeless in their Region. This communication allows for on the ground information to be shared in real time and for organizations who address these needs to work together. In addition, the CoC Board committees have been updated and ESG is part of the work of each committee in some way or another.

IHCD partners closely with the IHCD board around their ESG funds and sub-recipient results. The strategies of that board help inform IHCD's work with ESG funding. The strategic objectives of the CoC Board are:

- Decrease shelter stays by increasing rapid rehousing to stable housing.
- Reduce recidivism of households experiencing homelessness.
- Decrease the number of Veterans experiencing homelessness.
- Decrease the number of persons experiencing Chronic Homelessness.
- Create new permanent supportive housing beds for chronically homeless persons.
- Increase the percentage of participants remaining in CoC funded permanent housing projects for at least six months to 86 percent or more.
- Decrease the number of homeless households with children.
- Increase the number of rental assistance programs and services.
- Increase the percentage of participants in ESG-funded rental assistance programs that move into permanent housing to 82 percent or more.
- Increase the percentage of participants in all CoC funded transitional housing that move into permanent housing to 70 percent or more.
- Increase the percentage of participants in CoC funded projects that are employed at exit to 38 percent or higher.
- Increase persons experiencing homelessness access to mainstream resources.
- Collaborate with local education agencies to assist in the identification of homeless families and inform them of their eligibility for McKinney-Vento education services.
- Improve homeless outreach and coordinated access to housing and services.
- Improve HMIS data quality and coverage, and use data to develop strategies and policies to end homelessness.
- Develop effective discharge plans and programs for individuals leaving State Operated Facilities at risk of homelessness.

These actions and strategies will continue into the future. The CoC Board and IHCD staff are currently working on updating their strategic plan in the spring of 2021. This update will create clear metrics and goals to communicate how the State will further focus and address the needs of individuals and families currently and potentially experiencing homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The state has worked to assist extremely low income individuals and families avoid homelessness. One of the key strategies continued this past year was to expand previous and new partnerships through additional outreach. A continued benefit is a limited/one-time financial assistance to prevent the loss of housing as well receive connection to mainstream resources intended to build the household's safety net for future support needs. The state does not necessarily give preferences for homeless prevention,

but all agencies that received prevention funds serve address housing and social service needs. Other outreach efforts have been made to expand additional resources and benefits. State partnerships include Indiana Department of Workforce Development, Family Social Services Authority, Indiana Commission for Higher Education, the Department of Corrections (DoC), and the Indiana State Department of Health. One way these partnerships are formalized are through CoC board member recruitment. In 2020, the CoC board added board members who represent FSSA and ICHE. One less-formal partnership example is with DoC. The Director of Community Services coordinated with that agency to begin a plan for those transitioning out of incarceration. She educated DoC on the Coordinated Entry and Regional Chair leads in the CoC as key points of contacts. She also introduced them to the HIC to help them understand the type of beds and where they are available. Additionally, the COVID-19 pandemic meant IHCD had to become creative in assisting those on the verge of homelessness. Through CARES act funding, IHCD created a rental assistance portal to assist those on the verge of eviction. They also strengthened a relationship with FSSA to offer isolation shelter to individuals/families experiencing homelessness who needed a place to quarantine after a positive COVID-19 test. Lastly, they created a relationship with ISDH to educate that agency on the needs of individuals experiencing homelessness during a pandemic. ISDH also helped educate regional chairs and funded organizations on best practices to keep their clients safe and housed.

Additional partnerships are planned with organizations that work with foster youth, children aging out of the foster care system, the Indiana Department of Corrections, and other institutions that might help prevent individuals moving into homelessness. The CoC BoS board added a board member for the 2021 calendar year who represents Foster Success, a nonprofit organization that assists individuals aging out of the foster care system. Lastly, the state and CoC are currently working together to better coordinate how funding and resources are utilized for prevention needs. This includes a data integration project that could provide data that helps shape how the state should best keep families from becoming homeless especially those with health related/disabilities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The state has several avenues to address helping homeless persons make the transition to permanent house including shortening the time families and individuals experience homelessness. They do so through funding and partnership opportunities to assist those serving the homeless population on the ground. These were strengthened in the last year and will continue to grow in the future through the revamped strategic plan.

To decrease the amount of time individuals and families experience homelessness, the state has several funding sources to assist in that area. The state provides TANF block grant dollars as well as ESG funds to

rapidly rehouse individuals and families with the TANF funds specifically targeting families. Rapid re-housing activities include housing relocation and stabilization services and financial assistance with rent, utilities, arrears, and deposits. The function of these funds is to provide short-term assistance to individuals and families. The state offers shelters a version of RRH that did not include rental assistance, and instead covers one time assistance to support a direct connection from shelter to permanent housing including housing relocation and stabilization services, utilities, arrears, and deposits. Sub-recipients that receive RRHP funds are required to create a Memorandum of Understanding (MOU) with shelters in their region to further strengthen the connection from emergency housing to permanent options including rentals with short/medium term subsidy. IHCD continued to improve knowledge of sub-recipients in implementing Rapid Re-housing and Prevention services in their communities through an all-day training symposium on RRH and HMIS training about the new data elements to collect and analyze.

To move individuals towards more permanent housing and independent living, the state has funding and resources to provide to organizations. The state offers a permanent support housing institute that builds PSH units across the state. In addition, it offers Housing Choice Vouchers that have a homelessness preference. They also are the collaborative applicant for the CoC PSH funds that are awarded to organizations across the balance of state. The state works across its division and in conjunction with the CoC board to create strategy for moving individuals and families out of homelessness. In addition, resources have been built and will continue to be built to provide individuals and families the resources they need to move on from homelessness. A persistent barrier to the transition to permanent housing is lack of employment. This remains especially difficult in rural areas. Lack of affordable housing availability continues to be a key factor in extended lengths of stay in shelter while the housing search is in process. The state has built resources with other state agencies like the Department of Workforce Development and the Indiana Commission for Higher Education recently to help understand what benefits can combat these issues. Another issue is housing stock to match individuals off the Coordinated Entry list. This challenge and others communicated above will be included in the 2021 CoC Board strategic plan. A major goal will be to match funding to areas where housing stock is low.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

IHCDA is a Section 8 public housing authority (PHA) and serves Housing Choice Voucher holders in many of the state's rural areas. IHCDA is a high performing PHA. IHCDA does not maintain public housing developments and, as such, its public housing needs are unlike a PHA that maintains an inventory of housing units.

Per 24 CFR 92.214 (a)(4), HOME funds may not be invested in public housing projects. HOME dollars can be used by nonprofits that partner with PHAs, and rental tax credits can be awarded to PHAs. However, IHCDA does not currently give PHAs preferences in rental tax credit awards.

IHCDA implemented outreach to individuals throughout Indiana with English as a second language beginning in the summer of 2017. In 2019 IHCDA increased efforts to recruit additional landlords to the Section 8 program. IHCDA conducted several outreach events throughout the year and distributed English and Spanish language marketing material to landlords. IHCDA has additional landlord outreach events scheduled and plans to continue the events in 2020, with the goal of improving landlord participation in providing affordable housing opportunities to Indiana families. These projects are taking further steps to assist and create marketing material for individuals and families that have a primary language besides English seeking housing in Indiana, and improving the outreach process used by IHCDA to identify and inform potential landlords willing to assist low-income Hoosiers in need of affordable housing. By improving the outreach efforts, IHCDA hopes to fully meet the housing needs of all low-income families throughout Indiana.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

N/A; the state does not own or operate public housing developments, nor does IHCDA have a practice of providing assistance to troubled PHAs. Per 24 CFR 92.214 (a)(4), HOME funds may not be invested in public housing projects. HOME dollars can be used by nonprofits that partner with PHAs, and rental tax credits can be awarded to PHAs. However, IHCDA does not currently give PHAs preferences in rental tax credit awards.

IHCDA does not currently market homebuyer programs specifically to PHA residents, although the agency will explore initiatives to increase ownership among residents in the coming program year. IHCDA has applied and been approved to accept an AmeriCorps VISTA, who will start in 2019. The VISTA will be researching how public housing residents (specifically those who receive a Housing Choice Voucher) could participate in both homeownership and self-sufficiency programs.

Actions taken to provide assistance to troubled PHAs

N/A.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The state consistently evaluates barriers to affordable housing development—including public policies, land use and zoning regulations, and program delivery.

OCRA. Since 2018, OCRA has conducting stakeholder outreach about how its programs can best respond to the most pressing needs of nonentitlement communities. Before the pandemic, and to inform funding and programs for its new five-year Consolidated Plan, OCRA held two webinars and three focus groups with stakeholders to discuss: 1) Modifying the Main Street program to maximize impact through density and organizational capacity; 2) Merging the Wastewater Drinking Water Program and Stormwater Improvement Programs and modifying the point system for awards; and 3) Creating a new Needs Response fund. Following that round of input, and as the effects of the COVID-19 pandemic became clear, OCRA modified its proposed allocation to address business and economic recovery needs.

These discussions raised few concerns about public policies and land use or zoning regulations. Barriers that have been identified by stakeholders concern private practices such as tenant screening requirements (which adversely affect persons with disabilities, voucher holders, residents with criminal histories or substance abuse challenges, and people of color); lack of fair housing knowledge among small landlords; and predatory lending products that are disproportionately targeted to persons of color.

IHCDA. In Spring of 2020, IHCDA held 22 sets of weekly or bi-weekly listening sessions to identify partners' challenges and opportunities through the COVID-19 pandemic. Following the shutdown, IHCDA worked with the Purdue Center for Regional Development (PCRD) to reach out to stakeholders with a detailed survey building upon the six themes that emerged from the listening sessions. These themes are: homelessness; rental assistance; rental construction; homeownership and foreclosure prevention; serving Hoosier families; and partner concerns.

The survey invited IHCDA partner agencies to rank their concerns as “immediate,” “within six months,” or “in one to two years.” More than 100 partner agencies responded, yielding 26 pages of commentary. PCRD analyzed these rankings and partner suggestions, matching them with agency resources and opportunities. IHCDA studied information gathered through other channels, including interviews and public comments submitted on various agency programs.

The combined input from a variety of important stakeholders provide the basis for delineating the priorities and action plans outlined for the state's Roadmap to Rural Recovery. Those priorities included: increasing rental assistance during COVID-19; support safe, affordable housing; provide resources for homeowners at risk of foreclosure; offer assistance to non-profits that provide direct services to Hoosiers; and facilitate strategies to address non-housing impacts due to COVID-19.

IHCDA and Purdue then did targeted interviews and focus groups in August of 2020 on these identified priorities.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The state has primarily addressed underserved needs by focusing on getting money into local communities faster. The pandemic has elevated the importance of this strategy.

OCRA has streamlined the grant application process to move CDBG more quickly into communities and make the grants more impactful. These changes include:

- Changing the information OCRA requests when a community applies for funding, helping to define the scope of a proposed project and the technical assistance needed, which allows communities to make adjustments and increase their application's competitiveness;
- Implementing a new GMS to better assess data and process applications;
- Quickly pivoting with the pandemic to meet the needs related to the response; and
- Reallocating funds to ensure obligation and expenditure rates.

IHCDA has also made several changes to its policy to streamline the application process. For CDBG OOR, IHCDA no longer requires matching funds, which had made it difficult for more rural communities with high need to apply for funding. IHCDA also eliminated the lien requirement for low/moderate income households after determining that interested households in need of owner-occupied repair would not enter into the program due to the lien and the concern of having to pay back funds.

To address limited capacity to respond to affordable housing needs in nonentitlement areas—which is made more severe in the pandemic—IHCDA has recently implemented several efforts to support local affordable housing development.

IHCDA has also continued to allow for HOME awards of up to \$1 million for non-CHDO projects and has increased the subsidy/unit limits to allow for more applications that would not be financially feasible otherwise. For non-profit partners certifying as CHDOs, IHCDA has changed the policy to allow for those entities to do a “pre-qualification.” If the entity meets the CHDO requirement, they may apply for up to \$1.5 million of HOME. IHCDA has been able to award more CHDO projects through this effort.

Per the HUD memo on statutory suspensions and regulatory waivers, IHCDA increased the amount of CHDO operating funding under its 2019 Action Plan from 5 percent to 10 percent.

Non-profits and CHDOs interviewed in August 2020 as part of the Rural Road to Recovery Plan discussed the need for additional administration funding to assist with changes in how their services were conducted due to COVID-19. IHCDA amended the 2019 Annual Action Plan HOME Method of Distribution to increase the amount of set-aside funding for CHDO Operating Supplement.

On June 29, 2020, IHCDA began accepting supplemental funding applications for eligible CHDOs to

request up to \$50,000 in CHDO Operating Supplement. The deadline for applications was August 10, 2020. IHCDCA certified 11 CHDOs across the state, and is currently in the process of executing those agreements under the 2019 Action Plan.

Before the pandemic, IHCDCA had established the CHDO Working Group—a group of eight CHDO across the State of Indiana to discuss successes and challenges with the HOME Program, and to provide peer-to-peer support on non-profit capacity building. IHCDCA temporarily suspended the in-persons meetings of the CHDO Working Group in March of 2020; in lieu of these meetings, IHCDCA held bi-weekly listening sessions for all HOME Administrators and CHDOs to better understand and discuss the needs of partners through COVID.

IHCDCA has also continued its relationship with CSH to provide its 11th iteration of the Supportive Housing Institute.

For ESG, six outreach programs were funded. In the regions in which these programs operate, a concerted and consistent effort is made to reach the most vulnerable and underserved persons experiencing homelessness. Also, IHCDCA continues to work with the state-wide PATH projects for additional street outreach to reach those underserved and hardest to serve.

For HOPWA, each of the seven subrecipients provides Housing information to reach those who might not know about HOPWA funding.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Actions taken to reduce exposure to lead-based paint have been led by IHCDCA and have taken the form of increasing capacity to identify and mitigate lead paint hazards and providing funding for abatement activities.

IHCDCA has used HOME funds for 8-hour RRP EPA lead training in collaboration with the Indiana Builders Association. Attendees successfully passed the course exam and hands-on training to become certified as a renovator by the U.S. EPA to supervise and perform renovation, repair, and painting activities in target housing and child-occupied facilities.

IHCDCA created a contractor reimbursement policy designed to increase the number of licensed lead abatement professionals throughout the state who can perform lead abatement activities and participate in its LHRD program and other lead abatement programs. IHCDCA will reimburse eligible firms or organizations for eligible training costs related to lead abatement courses for which their employee(s) register, complete, pass (from an approved Indiana State Health Department (ISDH)-accredited training facility), and receive a license.

IHCDCA, in conjunction with the Indiana State Health Department, created the Lead Protection Program (LPP). The Lead Protection Program's mission is to collaborate and effectively administer state efforts of

three lead programs operating simultaneously throughout the State of Indiana. Other members include the Indiana Community Action Association and the Environmental Management Institute.

IHCDA staff joined the Healthy Homes Alliance and Lead Advisory Council to discuss lead programs and offer guidance to these working groups seeking to make a positive impact on elimination of lead-based paint poisoning.

IHCDA conducted two technical assistance webinars for CDBG award administrators.

IHCDA also developed a webpage dedicated to providing information on three lead programs operating throughout the State of Indiana.

IHCDA partnered with the Indiana Community Action Association (INCAA) to administer the Lead Community Action Program. Using CDBG-D funds, this program is specific to rural communities throughout Indiana and pre-1978 owner occupied housing with lead-based paint hazards. Eligible households must have an income at or below 80 percent AMI; the home must be constructed prior to January 1, 1978; or a child under the age of six that must reside or frequently visits the home. Households with a child under the age of six with a confirmed elevated blood lead level is the highest priority. INCAA has contracted with five sub-recipients who administer the program in 18 counties throughout the State of Indiana.

IHCDA continued the administration through four subrecipients and sought other local-units of government or non-profits within the State of Indiana as part of the Lead Hazard Reduction Demonstration Grant (LHRD).

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During PY19, the state shifted from an economic development focus for poverty-reduction to emphasize resident and business stability and then long-term recovery. To stabilize families at-risk of falling into poverty due to the COVID-19 pandemic, OCRA developed its COVID-19 Response program. During Phase 1 of the program, launched on April 1, 2020, OCRA received 108 letter of interest from local communities, totaling \$23 million in funding requests. Funding was allocated to:

- Provide grants and loans for small businesses to keep LMI workers employed;
- Create Wi-Fi hotspots to facilitate e-learning, submit unemployment assistance applications, and submit job applications; and
- Distribute of essential supplies and food for residents in need.

Phase 2 was entirely dedicated to grants and loans to retain LMI jobs with eligible activities of working capital, continuing operations, and supporting remote work.

ESG funds shifted to emphasize housing stability through tenant based rental programs.

IHCDA continued to include several program adjustments to more directly target funds to benefit poverty-level families:

- IHCDA has added an Opportunity Index to incentive the construction of HOME projects in areas with public transit, low unemployment, high job growth, low poverty rate, and higher household income.
- IHCDA utilized a scoring category on Health and Quality of Life Factors to incentive HOME developments near primary care physicians, fresh produce, and proximity to positive land uses.
- IHCDA has eliminated the lien requirement for the CDBG program, to allow more persons to be interested in the program. IHCDA has also eliminated the CDBG OOR match requirements so communities who may not have the match resources can still apply for the program.
- As part of the allowed COVID waivers through HUD, IHCDA has also waived match requirements for HOME projects.

The state also continued to utilize the Section 3 requirement which applies to employment opportunities generated (jobs created) as a result of projects receiving CDBG or HOME funding through ORCA or IHCD--whether those opportunities are generated by the award recipient, a subrecipient, and/or a contractor. The requirements of Section 3 apply to all projects or activities associated with CDBG or HOME funding, regardless of whether the Section 3 project is fully or partially funded with CDBG/HOME. A detailed description of Section 3 requirements is included in OCRA/IHCDA's award manual. A notice of Section 3 requirements is included in bid solicitations and is covered during the award trainings.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

OCRA paused its Regional Capacity Building workshops during the pandemic to focus on small business assistance and job retention activities. These workshops focus on providing an understanding of regionalism, creating your narrative, and transforming individual communities into high capacity regions, and will be reinstated when the Stellar Regional program is back in operation.

IHCDA held and sponsored a wide variety of in-person and online trainings through PY19. COVID did impact the in-persons trainings originally scheduled for March through July 2020; many of these trainings were moved to an online format, or temporarily postponed. As mentioned earlier, IHCDA has also established the CHDO working group and, has help develop a non-profit assessment tool and CHDO Survey, launched the CHDO Marketing Campaign and collected CHDO Success Stories for IHCDA's quarterly magazine, and researched best practices on CHDO applications, making adjustments to IHCDA's CHDO application..

IHCDA sponsored a variety of trainings on the HOME program. IHCDA held a three-day training on the HOME fundamentals. This three-day course held in February of 2020 provided an overview of the HOME Investment Partnerships Program, including key requirements for each eligible activity type—homebuyer, homeowner rehabilitation, rental, and tenant-based rental assistance. The course also provided a framework for rules on a program, project, and assisted-unit basis as well as explaining the

roles and responsibilities applicable to property owners, developers, CHDOs, and low-income beneficiaries.

IHCDA also held an interactive webinar-based training in October 2019 focused on qualifying households for the HOME; focused on owners, onsite property management, compliance staff, and any other individuals responsible for qualifying households. Topics for this webinar include definition of household, household count, what income to include, income calculations, asset calculations, acceptable documentation, student status, and a module on recertification of income for current tenants, as well as steps to remain in compliance when tenants are over-income.

IHCDA also sponsored a training focused on Cross-Cutting Federal Regulations for the HOME Program in December of 2019 for recipients of HOME funding, owners, and compliance staff. This webinar covered Davis Bacon and its Related Acts (DBRA), Uniform Relocation Assistance for Real Property Acquisition Policies Act of 1970 (URA), Section 3, and Minority Business Enterprise (MBE)/ Women Business Enterprise (MBE).

IHCDA again sponsored the CHDO Executive Track in partnership with TDA Consulting (HUD's HOME TA provider); this track is an intensive 17 week in-person and online course to provide non-profit partners with HOME training and best practices for non-profits.

IHCDA held a specialized training for participants selected for the HOME Innovative Round; due to COVID, the latter half of the training was moved to an online format.

IHCDA held trainings on Fair Housing and Reasonable Accommodations geared toward Property Managers of assisted rental properties. Information on these trainings can be found in the narrative on Fair Housing.

IHCDA also entered into a contract with the Indiana Builder's Association to provide four trainings across the state. These training were conducted in FY2019 and include trainings on Lead Based Paint, Certified Green Professional Certification, Certified Aging in Place Training, and Universal Design.

In addition, IHCDA also held its fourth annual CHDO track at the Indiana Housing Conference.

IHCDA has also continued to partner with the National Development Council to provide affordable housing development training, with scholarships available to IHCDA partners. Due to COVID, IHCDA and NDC were unable to host these trainings in FY2019, but will be moving the trainings to an online format.

IHCDA continued to bolster training and technical assistance of potential and current subrecipients through its support of the Indiana Permanent Supportive Housing Institute through its longstanding partnership with CSH. Focusing on smaller developments, the 2019 Institute provided targeted training, technical assistance, and the opportunity to apply for pre-development financing for both new and experienced development teams. Teams received over 80 hours of training, including individualized technical assistance and resources to assist in completing their projects. Industry experts provided insight on property management, financing, and building design.

IHCDA also used its weekly RED notices to announce training and grant opportunities.

IHCDA was unable to hold its annual “Regional Meetings” across the state; IHCDA instead held one interactive webinar to provide updates on IHCDA programs and policies.

ESG subrecipients continued to be required to create MOUs with all shelter providers, housing agencies, supportive service, and health care providers, and to provide a coordinated access point for housing and service delivery.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

For the first part of the program year, the state continued its successful workshops, community exchanges, and public and private organizational training. Most of these were canceled after the pandemic hit; some were moved to a virtual format.

OCRA community liaisons, located throughout the state, were instrumental in helping OCRA design and direct its COVID-19 Response program. Community liaisons conversed with local officials, state and federal agencies, and nonprofit agencies and service providers, and communicated local needs to program administrators to ensure an effective and timely Response program.

Workshops, exchanges, and trainings that the state hopes to reinstate once the pandemic clears include:

- Regional workshops are led by community liaisons to facilitate coordination between public and private partners. These focus on best practices, new OCRA programming, and the opportunity to provide feedback to the agency. Topics include best practices for competitive grant applications, discussion on community vitality indicators, rural health initiatives, overview of the historic renovation grant program, and a listening session.
- The Main Street Community Exchanges are designed to bring Main Street communities from across the state to various locations to learn about best practices, new initiatives, and gain insight into other communities’ unique approach to implementing Main Street. The exchanges feature learning opportunities, lunches, networking, and tours. Each exchange focuses on topics based on one of the National Main Street Four Point Approaches™ which include Promotion, Economic Vitality, Design, Organization, and 4 Point Refresh. Each exchange is completed with a listening session on ways to better serve communities.
- Each fall, OCRA supports local Downtown Development Weeks in communities throughout the state. OCRA sponsors events, activities, festivals, parades, business promotions, restaurant deals, or a combination of a few activities to highlight the best of local downtowns.

IHCDA’s programs have focused in building institutional structure and are summarized above. IHCDA has also established a strong relationship with the Family and Social Services Administration (FSSA) to coordinate affordable assisted living rental housing production and housing for persons with intellectual or developmental disabilities, or persons who have a chemical addiction.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the first part of the program year, IHEDA partnered with the Fair Housing Center of Central Indiana to provide 10 free fair housing training from July-October 2019 across the state. These training sessions covered a basic overview of fair housing laws (rental focus), advertising pitfalls, and disability specific regulations.

These trainings included:

July 11, 2019 - *Fair Housing Basics* - Bedford, IN

July 16, 2019) - *Fair Housing Basics* -Kendallville, IN

July 24, 2019 *Fair Housing Basics*- Fort Wayne, IN

August 6, 2019– *Fair Housing Disability* - Greencastle, IN

August 8, 2019– *Fair Housing Basics* - Morristown, IN

August 15, 2019– *Fair Housing Disability* - Fishers, IN

August 21, 2019– *Fair Housing Basics* - Elkhart, IN

September 4, 2019– *Fair Housing Disability* - Portage, IN

September 17, 2019 – *Fair Housing Disability* - Indianapolis, IN

October 1, 2019– *Fair Housing Basics* - Winamac, IN

IHEDA also partnered with the Indiana Civil Rights Commission to conduct paired testing at HOME-funded rental projects across the state to determine if there were any fair housing violations. In addition to the paired testing, ICRC does intake and reports any constituent complaints regarding potential fair housing violations at any IHEDA funded projects (RHTC and CDBG). If there are complaints, ICRC will work with IHEDA to ensure we follow up with Property Owners and that recipients of IHEDA funding have a good understanding of fair housing laws. These complaints are also documented in an annual report that is submitted to IHEDA. Any property where there are verified concerns will be placed on a list to retest to ensure there are no further acts of discrimination.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG Monitoring. OCRA conducts a monitoring of every grant project receiving HUD funds. Two basic types of monitoring are used: off-site or “desk” monitoring and on-site monitoring. Desk monitoring is conducted by staff for non-construction projects. On-site monitoring is a structured review conducted by OCRA staff at the locations where project activities are being carried out or project records are being maintained.

OCRA evaluates recipients’ and subrecipients’ employment practices in order to determine whether or not EEOC guidelines are followed in advertising vacancies. The state’s field monitors review recipients’ civil rights files to determine if there have been any EEO complaints filed against a recipient within five years. The field monitors also review records of complaints and responses regarding alleged discrimination in the provision of program benefits.

IHCDA Monitoring. IHCDA conducts at least one monitoring of every grant project receiving CDBG and HOME funds. The recipient must ensure that all records relating to the award are available at IHCDA’s monitoring. For those projects determined to need special attention, IHCDA may conduct one or more monitoring visits while award activities are in full progress. Two basic types of monitoring are used: on-site monitoring and desk-top monitoring.

ESG uses a combination of reports from HMIS and onsite visits. Annually, subrecipients outcomes are evaluated. Outcomes include: ESG rental assistance program sub-recipients-- at discharge from program, 70 percent of persons assisted will still be permanently housing. Sixty percent of persons will increase or maintain their income. Emergency shelter operations, essential services and financial assistance: 56 percent of persons will discharge to permanent housing, 55 percent of persons’ income will increase or maintain their income. Transitional Housing preparations, essential services and financial assistance--75 percent will discharge to permanent housing, 60 percent will increase or maintain their income. Outreach--50 percent of identified caseload will exit to a positive housing solution and 40 percent of identified caseload will increase their income.

HOPWA. Consistent with HUD requirements, 50 percent of IHCDA’s HOPWA programs are monitored annually. If there are any findings or concerns from the monitoring, the subrecipient has 30 days from monitoring date to respond with corrections or action plans.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The state took advantage of the Flexibilities/Waivers granted by the CARES Act to extend its submission of the CAPER.

Public notices about the comment period of the Draft CAPER were posted November 20, 2020 on agency websites and circulated through e-newsletters. A copy of the notice announcing the availability of the CAPER for public review is appended to this section. The notice contained both English and Spanish.

The CAPER was available for public inspection and members of the public, including low and moderate income persons, were encouraged to review the CAPER online at www.in.gov/ocra from Monday, December 7 through Sunday, December 13, 2020. Residents were able to mail, email or verbally (via a toll-free number) communicate comments on the CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

OCRA began PY19 with a full evaluation of all programs. In February 2020, OCRA held two webinars and three focus groups with stakeholders to discuss: 1) Modifying the Main Street program to maximize impact through density and organizational capacity; 2) Merging the Wastewater Drinking Water Program and Stormwater Improvement Programs and modifying the point system for awards; and 3) Creating a new Needs Response fund.

Following that round of input, and as the effects of the COVID-19 pandemic became clear, OCRA modified its proposed allocation to address business and economic recovery needs. That included a reallocation of regular CDBG funds (\$4.5 million) and programming of new CDBG-CV1 funds (\$18.6 million). In Phase 1 of the COVID-19 Response, communities could apply for up to \$250,000 in CDBG funds on a first-come, first-served basis for eligible activities that met national objectives. Activities included: converting buildings to COVID-19 testing, diagnosis, or treatment facilities; providing testing services; purchasing supplies for testing and/or establishing a delivery service for supplies; increasing the capacity of local health services; and providing grants and loans for working capital, operating support, and remote work conversions for businesses to retain LMI jobs. The reallocated funds were moved from all programs. The planning and blight clearance programs had the largest proportional decreases; planning funds were used to bolster technical assistance for deploying CV funds.

The next phase of the response has been focused on business recovery and job retention.

At the time this CAPER was prepared, the pandemic was active, with COVID-19 cases surging. It is too early to determine the long-term effects of the pandemic on Indiana's nonentitlement areas, but it is likely that businesses will need continued assistance beyond PY2020. OCRA will evaluate its programs in early 2021 through stakeholder outreach as it develops the PY2021 Action Plan in the context of pandemic-related and broader economic needs.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year. N/A

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During PY19, 122 inspections were conducted, covering 501 HOME-funded units. Of those inspections, 33 failed the inspection due to condition issues; these represented 130 units. The most common issues included inoperable garbage disposals and exhaust fans; inoperable outlets; electrical problems with outlets; and expired fire extinguishers. The most severe problems included mildew; missing pipes in water heaters; no power in electrical outlets; an exterior door that would not lock; and a blocked HVAC vent. The detailed results of the inspections are appended to this CAPER.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.
92.351(b)

IHCDA reviews the Affirmative Marketing plans to ensure compliance as applications are submitted and reviewed. IHCDA also reviews the Fair Housing Market Plans during closeout of awards. IHCDA had no findings in FY2019. According to the HOME Performance Report (PR23), one-third of HOME units completed were occupied by minority households, which exceeds the overall proportion in the state.

Recipients of our funding were welcomed to attend any of the nine Fair Housing trainings that were hosted by IHCDA and the Fair Housing Center of Central Indiana. Recipients, property managers, maintenance staff, and the general public were invited to attend this training which covered fair housing laws, what to do to avoid fair housing discrimination, and how to develop a marketing plan that ensures fair housing policies have been met.

IHCDA also partnered with the Indiana Civil Rights Commission to conduct paired testing at our rental HOME funded projects across the state to determine if there were any potential violations of fair housing discrimination. ICRC determines if a formal Executive Initiated Complaint will be filed or if education about fair housing laws is required. In addition to the paired testing, ICRC provides a report any constituent complaints regarding potential fair housing violations at IHCDA funded projects (RHTC, HOME, and CDBG specifically). If there are complaints, ICRC will work with IHCDA to ensure we follow up with Property Owners and recipients of IHCDA funding have a good understanding of fair housing laws. These complaints are also documented in an annual report that is submitted to IHCDA. Any property where there are verified concerns will be placed on a list to retest to ensure there are no further acts of discrimination.

All HOME and CDBG award recipients with rental or homebuyer projects containing five or more

associated units must certify compliance with IHCDAs affirmative marketing procedures per the award agreement. Additionally, the recipient must create an Affirmative Fair Housing Marketing Plan by using the HUD form 935.2A. The plan must be updated at least once every five years or more frequently when there are significant changes in the demographics of the local housing market area as described in the instructions for Part 9 on form. The recipient must identify the population(s) least likely to apply for housing and the outreach/marketing efforts that will be utilized to reach that population.

All CDBG and HOME award recipients are required to post the Fair Housing Opportunity poster at public buildings as evidence of the award recipient's fair housing policy. Also, if a subrecipient is associated with an IHCDAs award, the subrecipient must also post the poster in its offices. Finally, if the project involves a public facility or a building with a common area, such as a leasing office, the fair housing poster must be hung conspicuously at those locations as well. Copies of this poster may be obtained from your IHCDAs Real Estate Production Analyst or Compliance Auditor. Award recipients must also include the Fair Housing logo on all client correspondence (confirmation letters, brochures, leases, etc.) This logo is available at the following HUD website:

<http://portal.hud.gov/hudportal/HUD?src=/library/bookshelf11/hudgraphics/fheologo>

Award recipients must provide all beneficiaries the HUD brochure entitled "You May Be A Victim Of..." Documentation of the client's receipt of the brochure must be maintained in the client's file. Therefore, the award recipient is responsible for creating a receipt form for the beneficiary to sign as receipt of the Fair Housing brochure.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

As allowed under the HOME program, PI is no longer receipted as it is received. It is held in the PI account and will be used in for rental projects, including TBRA.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

In an effort to streamline the multifamily application process, IHCDAs allows developers applying for Rental Housing Tax Credits (RHTCs) or Multifamily Private Activity Tax-Exempt Bonds (Bonds) to simultaneously request funds from the HOME Investment Partnerships Program (HOME). If a developer applies for RHTCs or Bonds for any development and wants to also access HOME funds, the developer completes the HOME Section of the "Multi-Family Housing Finance Application" and submit all necessary HOME attachments. HOME attachments (i.e., Historic Review, Environmental Review, Davis Bacon, Match, URA) must be submitted on or before the application deadline. Outside of this process, applications for HOME financing for a RHTC or Bond development will only be considered in accordance with IHCDAs HOME application criteria. HOME funds cannot be committed to a development until all necessary financing has been secured. In the event that an application is competitive for RHTCs or Bonds

but either (1) the application fails the HOME threshold review; or (2) HOME funds are not available to award, IHCD will allow the applicant to submit additional information to identify other ways to fill the development's financing gap. Upon timely receipt of requested information, these applications will continue to be allowed to compete for an allocation of RHTCs or Bonds. If the potential development has an open HOME, Community Development Block Grant (CDBG), or Development Fund award, the applicant may request funding through the QAP; however, applicants must request approval at least 30 days prior to the application deadline and IHCD must approve this action. Requests will be reviewed and underwritten on a case-by-case basis.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	195	222
Tenant-based rental assistance	109	130
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	5	9
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	22	24
Total	331	394

Table 10 – HOPWA Number of Households Served

Narrative

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

NHTF expenditures continue to be focused on deploying prior year funding not reported in the tables in this CAPER, in addition to committing PY19 funds—those commitments are reported here.

Per the HTF Activity Status Report(PR100), NHTF funds committed during PY19 focused on new construction, with \$2,453,060 of funds committed to three new projects in Plymouth, Kokomo, and Indianapolis. A total of \$400,000 of the committed funds were disbursed during the program year.

Through the Indiana Permanent Supportive Housing Institute ,three teams successfully graduated during FY2019 and will be eligible to apply for a set-aside of HOME and NHTF. Three LIHCDA/NHTF applications were received and approved by IHCDAs Board of Directors. The NHTF awards have been committed in IDIS. An additional project is currently under review by IHCDAs staff and the last project is anticipated to be submitted for review in FY 2019. An additional project was awarded NHTF funds in conjunction with RHTC in 2019 and committed in IDIS.

IHCDA has closed its second HTF awards and is currently working toward closing out five more awards. IHCDA staff will be able to refocus on closing out these five projects in 2021 after completion of its COVID-programming. IHCDA has assisted 34 HTF units.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	INDIANA
Organizational DUNS Number	602667136
EIN/TIN Number	356000158
Identify the Field Office	INDIANAPOLIS
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Mr
First Name	Jacob
Middle Name	0
Last Name	Sipe
Suffix	0
Title	Executive Director

ESG Contact Address

Street Address 1	30 S Meridian St
Street Address 2	Suite 1000
City	Indianapolis
State	IN
ZIP Code	46204-
Phone Number	3172331811
Extension	0
Fax Number	0
Email Address	jsipe@ihcda.in.gov

ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2019
Program Year End Date	06/30/2020

3a. Subrecipient Form – Complete one form for each subrecipient

Please see Sage attachments for subrecipient information.

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

Please see Sage attachments for CR-65 information.

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nights available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	85,155	59,754	CV: 626,592
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	16,378	17,260	
Expenditures for Housing Relocation & Stabilization Services - Services	25,071	12,985	
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	
Subtotal Homelessness Prevention	126,604	89,999	

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	730,455	425,852	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	265,168	177,107	
Expenditures for Housing Relocation & Stabilization Services - Services	494,375	286,718	
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	44,041	
Subtotal Rapid Re-Housing	1,489,998	933,718	

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	591,060	489,158	
Operations	1,473,576	1,315,168	
Renovation	0	0	
Major Rehab	0	0	
Conversion	0	0	
Subtotal	2,064,636	1,804,326	

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	103,946	97,827	
HMIS	0	0	
Administration	53,984	195,292	CV: 58,680

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	3,839,168	3,121,162	CV: 680,273

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds	0	71,116	
Other Federal Funds	0	226,363	
State Government	0	268,376	
Local Government	0	270,181	
Private Funds	0	1,274,540	
Other	4,076,774	1,141,064	
Fees	0	0	
Program Income	0	0	
Total Match Amount	4,076,774	3,251,640	

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	7,915,942	6,372,802	

Table 31 - Total Amount of Funds Expended on ESG Activities

APPENDIX TO STATE OF INDIANA
CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)

PROGRAM YEAR 2019

APPENDIX A.

PUBLIC NOTICE AND PUBLIC COMMENTS



To: IHcDA Partners **Notice: PN-20-43**
From: IHcDA
Date: November 20, 2020
Re: **Notice of Filing of 2019 Consolidated Annual Performance and Evaluation Report (CAPER)**

**AVISO DE REGISTRO DEL
INFORME 2019 Consolidated Annual Performance and Evaluation Report (CAPER)**

Para ver una versión en español de este anuncio de Aviso de Registro del Informe CAPER visite el sitio web www.in.gov/ocra, www.in.gov.ihcda. Para traducciones al español de los documentos mencionados en este anuncio, escribir al Indiana Office of Community and Rural Affairs, c/o CAPER, One North Capitol, Suite 600, Indianapolis, Indiana 46204 o E-mail eogle1@ocra.in.gov or sspergel@ihcda.in.gov.

**NOTICE OF FILING OF
2019 Consolidated Annual Performance and Evaluation Report (CAPER)**

Notice is hereby given that the Indiana Office of Community & Rural Affairs (OCRA), and the Indiana Housing and Community Development Authority (IHcDA) will file their 2019 CAPER with the U.S. Department of Housing & Urban Development (HUD) on December 21, 2020.

These programs are funded through the U.S. Department of Housing & Urban Development (HUD) under Title I of the Housing & Community Development Act of 1974 as amended. Annually, the state receives approximately \$50 million for housing and community development funds. This document governs the reporting of spending on activities.

The CAPER provides information on the expenditures on activities with regard to the Community Development Block Grant (CDBG) Program, the Home Investment Partnership (HOME) Program, the Emergency Solutions Grant (ESG) Program, the Housing Opportunities for Persons with Aids (HOPWA) Program, and the National Housing Trust Fund (NHTF). CARES Act funds will be reported as expended.

The Office of Community & Rural Affairs will have the CAPER available for public inspection prior to its submission. Members of the public are invited to review the CAPER prior to its submission during the hours of 8:30 a.m. to 5:00 p.m., Monday, December 7 through Friday, December 20, 2020 on OCRA's and IHcDA's websites at <http://www.in.gov/ocra> and <http://www.in.gov/ihcda/>. Information regarding the CAPER can be obtained by writing to: Office of Community and Rural Affairs, c/o CAPER, One North Capitol, Suite 600, Indianapolis,



ADDRESS 30 South Meridian Street, Suite 900, Indianapolis, IN 46204
PHONE 317 232 7777 **TOLL FREE** 800 872 0371 **WEB** www.ihcda.IN.gov

EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

State of Indiana
Lieutenant Governor
Suzanne Crouch



Indiana 46204-2027. Additional information may also be obtained via e-mail at eogle1@ocra.in.gov or sspergel@ihcda.in.gov.

Persons with disabilities will be provided with assistance respective to the contents of the CAPER in a format that accommodates their needs. For reasonable accommodations, please contact the Indiana Office of Community and Rural Affairs at its toll free number 800.824.2476, or 317.233.3762, during normal business hours or via electronic mail at eogle1@ocra.in.gov or sspergel@ihcda.in.gov.

APPENDIX B.

IHCDA INSPECTION REPORTS

2019 2020 HUD HOME Report

Re: Oaktown & Bruceville, (CH-000-023)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/13/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Aspen Meadows II, (CH-001-008)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/28/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Village Apartments of Corydon II, (CH-001-014)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/4/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Permanent Housing, (CH-001-020)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/21/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Apple Blossom Court Apartments, (CH-001-021)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/14/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Opportunity Housing Inc. of Putnam County (Scattered Sites), (CH-001-022)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/8/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Improper pressure relief valve piping

Re: 516 S. Main Street, (CH-002-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/27/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: North Dearborn Village II Apartments, (CH-002-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/24/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/4/2019, and Passed the inspection.

During the inspection, 1 HOME units were inspected

Re: Providence Senior Apartments, Phase II, (CH-003-017)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/6/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: Oaktown Apartments, (CH-003-027)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/13/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Rockville Subdivision, (CH-004-003)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: 2005 Rental Project, (CH-004-010)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/29/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Expired fire extinguisher tag, rusted leaking sink, & damaged ceiling

Re: Ohio View Apartments, (CH-004-011)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/9/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Hope Manor Transitional Housing, (CH-005-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/4/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:



Inoperable garbage disposal

Re: Perm 3, (CH-005-012)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/21/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Cayuga III, (CH-005-018)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/26/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable GFCI outlets

Re: Housing Opportunities, Inc, (CH-005-021)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/21/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Pathfinder Service Transitional Housing, (CH-005-031)

This property is out of the program & will not be inspected this year

Re: Fulton Place, (CH-005-033)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/19/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: Great Oak Apartments, (CH-007-019)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/3/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Spicewood Garden I, (CH-007-021)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Heart House Vevay, (CH-008-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/19/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Fire extinguisher expired

Re: Plum Tree Gardens, (CH-008-003)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Veedersburg Rentals, (CH-008-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/5/2019, and Passed the inspection.

During the inspection, 2 HOME units were inspected



Re: McCord Rental (Northwoods), (CH-009-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/20/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Lincoln Manor of Holland, (CH-009-008)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/18/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Gardens at Pebble Brook, (CH-010-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable exhaust fan

Re: Rental 2011, (CH-011-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/26/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Damaged foundation

Re: Aberdeen Woods Senior Development, (CH-011-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/27/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: EverGreen Homes, (CH-011-007)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/8/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Covered Bridge Apartments, Phase II, (CH-012-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/29/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Missing pipe at water heater

Re: Historic Greensburg Square, (CH-012-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Roper Capstone, (CH-013-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Spicewood Garden III, (CH-013-003)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: Providence Place, Phase VI, (CH-013-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/6/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Country Trace III, (CH-013-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/4/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Montezuma Senior I Rentals, (CH-013-007)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Bend in the Woods Estates, (CH-940-024)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/9/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Slow drain

Re: Monroe City & Bicknell Apartments, (CH-970-032)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/13/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: Ridgecrest Apartments, (CH-980-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: The Haciendas Apartments, (DR1H-012-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/20/2019 , and Failed the inspection.

During the inspection, 0 HOME units were inspected

Below are the issues of the failed inspection:

Damaged floor & frayed carpet

Re: Lincoln Avenue Apartments, (DR2H-011-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/28/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Heart House Conwell, (DR2H-011-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/25/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Exterior door will not lock

Re: Harborview Apartments, (DR2H-012-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/25/2019 , and Failed the inspection.

During the inspection, 6 HOME units were inspected



Below are the issues of the failed inspection:

damaged support columns

Re: Spicewood Garden I, (DR2H-09-101)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Amber Woods, (DR2H-09-102)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/24/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

HVAC Vent blocked

Re: Covered Bridge Apartments, (DR2H-09-103)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/29/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Preston Pointe Apartments, (DR2H-09-121)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/24/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

water damage & mildew



Re: Broadstone Pointe Apartments, (DR2H-09-122)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/17/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Fountain View Senior Apts dba Fountain Block Apts, (DR2H-09-131)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/5/2019, and Passed the inspection.

During the inspection, 5 HOME units were inspected

Re: Grace Lutheran Community, (DR2H-09-134)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/2019, and Passed the inspection.

During the inspection, 8 HOME units were inspected

Re: Wyandotte House Youth Shelter, (HD-007-029)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/4/2019 , and Passed the inspection.

During the inspection, HOME units were inspected

Re: Triple S Smith Farms Migrant Farmworker Housing, (HD-012-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/2019, and Passed the inspection.

During the inspection, 6 HOME units were inspected



Re: Community Mental Health Center, Inc. (21 N. Depot St.), (HM-001-011)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/29/2019 , and passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Conner Court II Apartments, (HM-001-014)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/19/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable radon vent system & missing dryer vent covers

Re: The Lighthouse (Columbia City Transitional Housing), (HM-001-017)

This property is out of the program & will not be inspected this year

Re: Sycamore Place Apts, (HM-002-006)

This property is out of the program & will not be inspected this year

Re: Central Apartment Expansion, (HM-002-013)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/9/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable garbage disposal

Re: LudLow Apartments, (HM-003-030)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/25/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected



Re: Arbor Woods Apartments, (HM-004-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/24/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable electrical outlets

Re: Central Apartments, (HM-004-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/9/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Rose Valley Apartments, (HM-005-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/8/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Garbage disposal inoperable, missing pipe on water heater, & kitchen exhaust inoperable

Re: Rose Valley Apartments, (HM-005-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/8/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable garbage disposal, Bad GFCIs



Re: Butterfly Gardens - Rental Supportive Housing, (HM-006-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/4/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: My Home, (HM-007-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/17/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: HPI 2008 Rental Project, (HM-007-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/28/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Cayuga IV, (HM-007-007)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/28/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Crawford County Elderly Housing, (HM-007-008)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/9/2019 , and passed the inspection.

During the inspection, 9 HOME units were inspected

Re: Clinton Court Apartments, (HM-008-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/25/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected



Below are the issues of the failed inspection:

Reversed polarity on outlets

Re: Shelby Apartments, (HM-008-007)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 7/16/2019 , and passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Clinton Court Apartments Phase II, (HM-009-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/25/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Jacob's Village Apartments, (HM-011-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/7/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Blue River Rental Rehabilitation, (HM-011-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/11/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: East Bank Village Apartments, (HM-011-018)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/13/2019 , and passed the inspection.

During the inspection, 6 HOME units were inspected



Re: Meadows Apartments, (HM-013-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/14/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Aberdeen Woods III, (HM-014-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/27/2019 , and passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Bruceville and Oaktown, (HM-402-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/13/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Beech Grove Station Senior, (HML-013-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/5/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: City of Muncie, Indiana(Millennium Home Ownership, (NSP1-009-019)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 5/9/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

loose hand railing



Re: Lawrenceburg/Batesville Supportive Housing, (PSH-010-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 3/29/2019 , and passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Housing Opportunities, Inc, (CH-005-021)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/21/19 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Perm 3, (CH-005-012)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/21/19 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Permanent Housing, (CH-001-020)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/21/19 , and passed the inspection.

During the inspection, 4 HOME units were inspected

Re: McCord Rental (Northwoods), (CH-009-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/20/19 , and passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Historic Greensburg Square, (CH-012-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/19 , and passed the inspection.

During the inspection, 4 HOME units were inspected



Re: Ridgecrest Apartments, (CH-980-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/19 , and passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Grace Lutheran Community, (DR2H-09-134)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/19 , and passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Triple S Smith Farms Migrant Farmworker Housing, (HD-012-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/19 , and passed the inspection.

During the inspection, 6 HOME units were inspected

Re: HPI 2008 Rental Project, (HM-007-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/28/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: 2005 Rental Project, (CH-004-010)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/28/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Fire extinguisher tags expired

Re: 516 S. Main Street, (CH-002-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/27/2019 , and passed the inspection.

During the inspection, 4 HOME units were inspected



Re: Lincoln Avenue Apartments, (DR2H-011-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/28/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Clinton Court Apartments Phase II, (HM-009-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/25/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Clinton Court Apartments, (HM-008-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/25/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

reversed polarity on GFCI

Re: Arbor Woods Apartments, (HM-004-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/24/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

No power to electrical outlets

Re: My Home, (HM-007-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/17/2019 , and Passed the inspection.



During the inspection, 4 HOME units were inspected

Re: EverGreen Homes, (CH-011-007)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/17/2019 , and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable exhaust fan

Re: 516 S. Main Street, (CH-002-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/27/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Providence Senior Apartments, Phase II, (CH-003-017)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/6/2019 , and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: 2005 Rental Project, (CH-004-010)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/29/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Expired fire extinguisher tag, rusted leaking sink, & damaged ceiling



Re: Hope Manor Transitional Housing, (CH-005-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 6/4/2019, and failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable Emergency light & garbage disposal

Re: Housing Opportunities, Inc, (CH-005-021)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/21/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Veedersburg Rentals, (CH-008-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/5/2019, and Passed the inspection.

During the inspection, 2 HOME units were inspected

Re: McCord Rental (Northwoods), (CH-009-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/20/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Lincoln Manor of Holland, (CH-009-008)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/18/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Gardens at Pebble Brook, (CH-010-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 4/8/2019, and Failed the inspection.



During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable exhaust fan

Re: Rental 2011, (CH-011-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/26/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Damaged foundation

Re: Historic Greensburg Square, (CH-012-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Providence Place, Phase VI, (CH-013-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/6/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Ridgcrest Apartments, (CH-980-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Lincoln Avenue Apartments, (DR2H-011-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/28/2019, and Passed the inspection.



During the inspection, 4 HOME units were inspected

Re: Grace Lutheran Community, (DR2H-09-134)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 8/15/2019, and Passed the inspection.

During the inspection, 8 HOME units were inspected

Re: Central Apartment Expansion, (HM-002-013)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/9/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable garbage disposal

Re: Arbor Woods Apartments, (HM-004-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/24/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable electrical outlets

Re: Central Apartments, (HM-004-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 10/9/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: My Home, (HM-007-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/17/2019, and Passed the inspection.



During the inspection, 4 HOME units were inspected

Re: Clinton Court Apartments, (HM-008-001)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/25/2019, and Failed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Reversed polarity on outlets

Re: Clinton Court Apartments Phase II, (HM-009-002)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/25/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Jacob's Village Apartments, (HM-011-005)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/7/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Blue River Rental Rehabilitation, (HM-011-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 9/11/2019, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Meadows Apartments, (HM-013-004)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 11/14/2019, and Passed the inspection.



During the inspection, 4 HOME units were inspected

Re: Jerman Housing, (CH-002-008)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 2/4/20, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Forest Glen, (HM-006-006)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 2/4/20, and passed the inspection.

During the inspection, 4 HOME units were inspected

Below are the issues of the failed inspection:

Inoperable exhaust Fan

Re: Tree City Estates, (HM-007-015)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 2/4/20, and Passed the inspection.

During the inspection, 4 HOME units were inspected

Re: Summit Pointe, (HM-009-015)

This correspondence confirms the results of the inspection conducted by Van Marter Associates, LLC conducted on 2/4/20, and Passed the inspection.

During the inspection, 4 HOME units were inspected

