



Root Policy Research

6740 E Colfax Ave, Denver, CO 80220

www.rootpolicy.com

970.880.1415

State of Indiana

PY2023 Consolidated Annual Performance and Evaluation Report (CAPER)

PREPARED FOR:

Office of Community and Rural Affairs
Indiana Housing and Community Development Authority
<https://www.in.gov/ocra/cdbg/>
<https://www.in.gov/ihcda/>

Draft Report

09/15/2024

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. The CAPER is made available for public review for 15 days prior to HUD submittal.

This CAPER covers the program year 2023 (PY2023), which runs from July 1, 2023 through June 30, 2024. 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 made to meet the needs that emerged during the year;
- Demographic characteristics of program beneficiaries as available;
- 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)

The planned allocation, commitment, and disbursements of funds during PY2023 is summarized below and in the goals and outcomes matrix:

CDBG:

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Public infrastructure:

- Water/sewer improvements—\$12,746,121.42;
- Stormwater improvements—\$2,615,226.12.

Revitalization and economic development activity disbursements:

- Acquisition of real property—\$0;
- Clearance and demolition—\$1,336,078.23;
- Rehabilitation of publicly or privately owned properties—\$113,507.98; and
- Non-residential historic preservation—\$1,739,944.80.

Housing activities/owner-occupied rehabilitation: \$886,484.81.

Public facilities and improvements:

- Parks, Recreational Facilities—\$1,824,839.15;
- Facilities for at-risk youth - \$488,780.00;
- Fire Station/Equipment—\$1,086,740.32; and
- Other improvements - \$1,505,500.00.

Planning Technical Assistance, and Administration:

- Planning activities—\$921,522.29;
- State administration—\$213,205.18; and
- General program administration—\$805,242.97.

There were no Stellar awards for the program year/performance period.

In addition, during PY2021, CDBG-CV funds supported state administration (\$110,662.52) and technical assistance (\$30,000).

HOME:*

The following activities were funded during PY2023:

- \$14,222,005 in rental projects/construction;
- \$687,588 homeownership projects/construction; and
- \$1,161,806 in Tenant Based Rental Assistance (TBRA).

NHTF:

ESG:

- Rapid Re-Housing and Homeless Prevention (non-COVID) - \$1,467,834.78
- Emergency Shelter (non-COVID) - \$2,002,252.15
- Street Outreach - \$199,500.00 total; all for essential services.
- Grant administration - \$297,534.07

HOPWA:

- Facility operations - \$75,085.91
- Long-term rental assistance - \$1,042,425.91
- Short-term rent, mortgage, and utility assistance (STRMU) - \$453,370.79
- Permanent housing placement services - \$62,365.46
- Housing information services - \$281,208.70
- Supportive services - \$38,004.95
- Subgrantee administration - \$142,966.23

*Please note that 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)

Please see the following table for the 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.

HOPWA: IHCD focuses on allocating dollars to support the permanent housing stability of clients, especially through providing rental assistance and appropriate supportive services to stabilize households long-term. Our sub-recipients served the targeted number of households with housing assistance this year, but did report difficulties in locating affordable housing especially in rural counties. Since the pandemic, more private "mom-and-pop" landlords have reduced their unit inventory and sold property to larger commercial property management firms from out of state. This can make it difficult to retain those units in our inventory when leases expire and new landlords decide to not renew leases. Partners have been working hard with the support of HOPWA funds, and leveraging other housing programs' dollars, to build relationships with landlords and maximize the impact of funds to reduce barriers to housing for the clients they serve. Additionally, our partner that operates their own facility-based housing reported that their building had several components that were nearing their end-of-use period. The organization needed to make several investments in upgrades to keep the building in alignment with housing quality standards. IHCD worked closely with the partner to evaluate expenses to ensure eligibility for HOPWA and supported these upgrades with grant dollars. These essential upgrades kept three properties in the HOPWA inventory.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist HIV/AIDS Residents Remain in Housing- STRMU	Non-Homeless Special Needs HIV/AIDS	HOPWA: \$259,085	HIV/AIDS Housing Operations	Household Housing Unit	681	1021	150%	156	285	183%
Assist HIV/AIDS Residents Remain in Housing--TBRA	Non-Homeless Special Needs	HOPWA: \$513,994.90	Housing for People with HIV/AIDS added	Household Housing Unit	1379	1069	78%	112	141	126%
Build Nonprofit Housing Developer Capacity	Affordable Housing	HOME: \$60,000 CHDO Support	Other	Other	40	26	65%	10	7	70%
Create and Preserve Affordable Rental Housing	Affordable Housing	HOME: \$7,385,000/ NHTF: \$4,700,000	Rental units constructed	Household Housing Unit	250	743	297%	100	114	114%
Create and Preserve Affordable Rental Housing	Affordable Housing	HOME: \$0	Rental units rehabilitated	Household Housing Unit	250	252	101%	150	79	53%
Improve and Construct Public Facilities	Non-Housing Community Development	CDBG: \$1,813,881	Other	Other	50	38	76%	17	13	76%

Improve Community Water, Wastewater and Stormwater	Non-Housing Community Development	CDBG: \$19,788,818	Other	Other	60	173	288%	60	133	221%
Owner preservation, aging in place, accessibility	Affordable Housing Non-Homeless Special Needs	CDBG: \$2,145,050 HOME: \$98,682	Homeowner Housing Rehabilitated	Household Housing Unit	100	34	34%	20	34	170%
Provide Housing Information and Placement Services	Non-Homeless Special Needs	HOPWA: \$207,089	Other	Other	500	1,117	223%	199	321	161%
Provide Operating Support for Shelters	Homeless Non-Homeless Special Needs	ESG: \$2,055,273	Homeless Person Overnight Shelter	Persons Assisted	50000	30979	82%	10000	9,814	98%
Provide Planning Grants to Local Governments	Non-Housing Community Development	CDBG: \$1,295,980	Other	Other	200	101	50%	200	41	20%
Rapid Re-Housing and TBRA to Prevent Homelessness	Homeless Non-Homeless Special Needs	ESG: \$1,459,516.00	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	8000	2230	28%	1600	443	28%
Rapid Re-Housing and TBRA to Prevent Homelessness	Homeless Non-Homeless Special Needs	HOME: \$744,021	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1000	376	38%	100	58	58%

Respond to COVID-19 Economic Challenges	Non-Housing Community Development	CDBG: Addressed through CDBG-CV	Other	Other	20	144	720%	1	144	144%
Support Facilities Serving HIV/AIDS Residents	Non-Homeless Special Needs HIV/AIDS	HOPWA: \$28,600	Other	Other	43	89	207%	5	17	340%

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.

OCRA’s PY2023 CDBG allocation was mostly to public facilities and improvements (\$22,523,870 of \$25,463,190 funded) which is continually rated as a priority need by stakeholders.

CDBG-CV was allocated to economic development activities (\$35,876,089 of \$43,269,305) to facilitate business recovery after the pandemic, in addition to public services (\$5,208,409) related to supporting mental health care and food pantry services, increasing internet access and technology equity, and addressing lost access to social supports for adults with disabilities which it typically does not fund.

OCRA does not usually report outcomes by persons served due to the nature of the activities funded in a typical program year. As such, the outcomes matrix above measures facilities or projects funded (v. persons or households benefitting from those improvements). During PY2023, funding allocations are estimated result in the following:

- Preservation of jobs for 1,570 workers;
- Rehabilitation of business facilities to benefit another 1,574 workers;
- Public facility improvements to benefit 630,000 residents; and
- Public services to benefit 197,300 residents.

Through the HOME program, 595 units of affordable housing were added through new construction and rehabilitation and homebuyer activities—a substantial improvement from the 128 units in PY2022.

Housing Trust Fund was awarded as gap financing for permanent supportive housing developments through the LIHTC application round and has been offered to projects that will be selected through the HOME-ARP RFP.

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	HTF
White	2145	451	N/A	N/A	N/A
Black or African American	11	125	N/A	N/A	N/A
Asian	1	1	N/A	N/A	N/A
American Indian or American Native	0	2	0	N/A	N/A
Native Hawaiian or Other Pacific Islander	0	3	0	N/A	N/A
Total*	3249	576	N/A	N/A	N/A
Hispanic	0	0	N/A	N/A	N/A
Not Hispanic	3249	576	N/A	N/A	N/A

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

Note: 1092 multi-racial families were also assisted with CDBG and 13 with HOME.

Narrative

The beneficiary data on the table above are from the IDIS CDBG and CDBG-CV Summary of Accomplishments report for PY2023. For HOME, the data are from the HOME Program Activity report. Overall for HOME, according to the Home Production Report, 87% of rental units constructed were occupied by non-Hispanic White households and 11% African American households. For homebuyer units, 80% non-Hispanic White and 13% African American households benefitted; homebuyer new construction, 94% non-Hispanic White and 5% African American households; and TBRA, 54% non-Hispanic White, 29% African American households, and 14% Asian households. Hispanic households benefitting from HOME investments represented about 2% of all households.

Efforts to collect more data on the ethnic and the racial composition of beneficiaries were implemented into the Office of Community and Rural Affairs (OCRA) electronic grant management system (INeGMS) in PY 2023. The agency has worked closely with the new Agency IT Program Director to further enhance the adaptability of the INeGMS to track more beneficiary data required to comply with requirements so that OCRA can better capture the data for reporting and planning purposes.

Throughout PY2023, OCRA has been working closely with the Indiana HUD Field Office to closeout its open CDBG awards for PY2005 through PY2015 amounting to a total of \$334,234,478. This has been a top priority for the agency to ensure that the state's grant agreements with HUD adhere to all pertinent administrative and program requirements and to maintain good standing with HUD. OCRA has executed the final closeout agreements for all 11 awards with the Indiana's HUD Field Office.

In PY 2023, OCRA has also worked to implement a new policy management process to streamline efforts related to the timely preparation and publication of program updates necessary to comply with

all HUD regulatory requirements. The Lieutenant Governor's Business Office has created a new policy advisor position to work closely with OCRA's Senior CDBG program and policy analyst. This coordinated effort ensures that state CDBG policies are revised, new resources are deployed, and existing procedures are updated to comply with all new federal requirements. Bi-monthly meetings are held to ensure comprehensive review and cohesive interpretation of corresponding agency policy changes or needs.

IN PY2023, OCRA concluded its Beat the Heat pilot program, which aimed to help rural communities better prepare for extreme heat events. The program, conducted in partnership with the Indiana University Environmental Resilience Institute, supported two local government units, the City of Richmond and the Town of Clarksville. The initiative provided CDBG funding to enhance local capacity for conducting community-based need assessments, developing tailored heat strategies, and implementing a heat watch campaign in collaboration with the National Oceanic and Atmospheric Administration (NOAA). Data collection included the heat vulnerability index and sensitivity index to identify priority areas affected by extreme heat. Each local government created a heat management plan with short- and long-term strategies that were adopted by each elected body.

OCRA allocated an additional \$25,000 from state funding to support The City of Richmond's AC unit program and the Town of Clarksville's tree canopying program. The City of Richmond's AC unit program assisted 43 households with electricity vouchers and AC window unit. From the assisted households, 83% of the households assisted were renters, with 11% of them receiving PHA Section 8 housing vouchers and out of the 43 households 72% of them have at least one disabled resident.

The Town of Clarksville completed the implementation of the tree canopying program expanding tree coverage by planting 45 trees in a disadvantage neighborhood surrounded by large concrete buildings. The neighborhood has a high heat vulnerability index and it became a priority area for the town to naturally reduce heat as part of the program.

Lastly, as part of the Beat the Heat Program, Indiana University Environmental Resilience Institute developed a heat vulnerability mapping tool. This interactive map allows communities to make decisions on public programming and community development to target and support heat resilience among vulnerable residents. The map is available at <https://beattheheat.iu.edu/hvmt/index.html>

Of HOME activities, 91% of households assisted through new affordable rental construction were non-Hispanic White; 8% were African American; and the balance were other races. The split for TBRA was 67% non-Hispanic White beneficiaries and 29% African American. All first time homebuyers receiving assistance were non-Hispanic White.

The NHTF allocation subsidizes new construction and rehabilitation of affordable housing. The racial and ethnic composition was assumed to be similar to that of rental construction funded with HOME, as these funding sources are often combined.

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	32,452,658	\$9,998,344.15
HOME	public - federal	48,938,129	16,071,398
HOPWA	public - federal	2,160,235	2,017,483.77
ESG	public - federal	3,967,121	3,967,121
HTF	public - federal	5,391,554	3,333,960

Table 3 - Resources Made Available

Source of HOME is HOME Activity Report.

Narrative

The CDBG Amount Expended reflects the Total CDBG Drawn Amount from report PR26—Activity Summary by Selected Grant. Draws included:

- \$1,145,985 for Acquisition activities;
- \$217,000 for Housing activities;
- \$22,523,870.50 for Public improvements;
- \$200,000 for Other activities; and
- \$1,376,335 for Administrative and planning.

During PY2023, \$1,107,118.55 in HOME **program income** was received according to the PR09 Program Income report. There were no draws against PY2023 program income during the program year. Draws that occurred against past program years' program income and which were taken during PY2023 included:

- \$281,837.15 toward PY18 projects
- \$0 toward PY19 projects
- \$150,074.88 toward PY20 projects.
- \$210,392.47 toward PY21 projects
- \$2,136,388.33 toward PY22 projects
- \$54,000.00 toward PY23 projects
- Total of \$2,832,642.83

IHCDA's HOME Rental Round opens in January with applications due in April. IHCDA's Board of Directors approves projects in July. Funded projects then undergo the Environmental Review (ERR); once that has been completed and the project has Release of Funds (ROF), IHCDA executes the HOME contracts, and commits funds in IDIS.

Through this round, IHCDA funded 9 projects (8 CHDO and 1 non-CHDO projects), culminating in an anticipated 138 HOME-assisted units across eight counties.

According to the HTF Activity Status Report (PR100), IHCD committed NHTF funding to 6 projects during the program year, totaling \$6,900,000. Of these committed funds, \$3,295,955 was drawn during the program year. In addition, \$3,000,000 was committed for rental rehabilitation and \$38,000 was drawn.

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 non-entitlement 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. The factors used in the Community Distress factor calculation have been updated and revised to include:

- Poverty Rate
- Median Household Income
- Unemployment Rate
- Non-seasonal Housing Vacancy Rate
- Housing Cost Burden
- Population Change (10-year % Change)

IHCDA scoring criteria for HOME applications include preferences for developments that:

- commit to meeting the needs of extremely low- and very low-income households
- implement strategies for accessibility and aging-in-place
- utilize energy-efficient and high-quality design features
- include MBE/WBE/DBE and Veteran-owned business participation
- contribute to community revitalization

IHCDA’s competitive HOME Rental Round and rolling HOME Buyer Round are open for projects located only within non-participating jurisdictions. NHTF, on the other hand, may be used throughout the entire state. Additionally, HOME requested with NHTF to develop supportive housing associated with the Indiana SH Institute may be used in Participating and non-participating Jurisdictions, alike.

ESG allocates emergency shelter and rapid re-housing activities statewide; homeless prevention and outreach activities are more targeted geographically. IHCD 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 IHCD staff and the CoC BoS board for recommendations to the IHCD board for final approval.

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). IHCD currently provides funding to 7 organizations 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. These are then reviewed by IHCD staff and recommendations are made to the IHCD board for final approval.

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.

OCRA defines leverage as the non-match cash or non-match in-kind resources committed to making a project fully operational. This includes all resources in excess of the required match for each program as well as other resources that are used on ineligible costs. Leverage may be used to support any activity within the project provided by the recipient or subrecipient. Federal, state, and local government grants are considered eligible match. The eligible local match can be local cash, debt, or in-kind sources. In-kind sources may provide eligible local match for the project, but the amount that can be counted as the local match is limited to 5% of the total project budget or a maximum of \$25,000. Use of in-kind donations as eligible match requires approval from the CDBG Program Director approximately one week before application submission (date of the deadline will be announced each round).

Contributions that supported CDBG awards in 2023 and exceeded match included:

- \$125,257 of contributions beyond the match required for the Blight Clearance Program (1 grants with total of \$500,000 awarded);
- \$10,675.90 of contributions beyond the match required for the Planning Grants program (22 grants with total of \$1,240,910 awarded);
- \$ 867,240 of contributions beyond the match required for the Public Facilities Program (4 grants with total of \$ 192,060 awarded);
- \$4,658,133 of contributions beyond the match required for Stormwater improvements Program (7 grants with total of \$4,200,000 awarded); and
- \$35,739,800.80 of contributions beyond the match required for the Water and Wastewater program (19 grants with total of \$ 13,100,000 awarded).

Altogether, \$41,401,106.70 million in non-match donations helped leverage CDBG awards. The sources of the non-match donations were varied and included some local funds but also the State Revolving Loan Funds, USDA-RD funds, ARPA and municipal bonds, among others. OCRA was able to successfully modify the application in eGMS to collect more details on the primary source(s) of any eligible match or leverage for CDBG funded projects.

Seventeen HOME projects were closed out between July 1, 2023 through June 30, 2024. Those brought \$7,106,791.91 in match and used \$1,174,500 in banked match. Accounting for a match liability of \$1,002,214.00, there is a net increase in available match of \$6,104,577.91. The total available match to be carried over to 2024 is \$15,355,828.67.

Sources included:

- Cash (\$3,109,101);
- Appraised land (\$2,035,000);
- Required infrastructure (\$400,425);

- Tax abatement (\$1,186,465); and
- Donated site preparation or materials or labor (\$375,800).

For ESG, The Recipient Grants team collects match progress reports and supporting documentation on a semi-annual basis as well as a close-out report at the end of the award. That information is collated to verify that match has been met.

1. Excess match from prior Federal fiscal year	\$ 9,251,250.76
2. Match contributed during current Federal fiscal year	\$7,106,791.91
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$16,358,042.67
4. Match liability for current Federal fiscal year	\$1,002,214.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$15,355,828.67

Table 5 – Fiscal Year Summary - HOME Match Report

ID	Contribution Date	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Total Match Generated
32262	8/18/23		\$251,969.25	\$880,000.00	0		\$1,131,969.25
32263	8/18/23			\$825,000.00	0		\$ 825,000.00
32261	8/30/23			\$ 55,000.00	0		\$ 55,000.00
32260	9/7/23	\$870,500.00			0		\$ 870,500.00
32740	10/11/23	\$504,678.86			0		\$ 504,678.86
33428	12/29/23	\$ 17,822.00					\$ 17,822.00
33279	1/26/24	\$ 31,100.00					\$ 31,100.00
33033	1/31/24	\$500,000.00					\$ 500,000.00
33025	2/7/24	\$500,000.00			\$400,425.67		\$ 500,000.00
32435	2/12/24	\$ 15,000.00	\$565,589.51		0		\$ 580,589.51
33039	2/16/24			\$218,000.00	0	\$105,800	\$ 323,800.00
32733	3/13/24		\$ 18,092.29		0		\$ 418,517.96
32761	3/15/24			\$ 7,000.00	0		\$ 7,000.00
33030	3/15/24	\$195,000.00	\$139,981.81	\$ 50,000.00	0		\$ 384,981.81
33035	5/14/24		\$210,832.52		0		\$ 210,832.52
32757	6/11/24	\$475,000.00			0		\$ 475,000.00
32734	6/21/24		0		0	\$270,000.00	\$ 270,000.00
Total		\$3,109,100.86	\$1,186,465.38	\$2,035,000.00	\$400,425.67	\$375,800.00	\$ 7,106,791.91

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$11,159,934.70				

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$0	0	0	0	0	\$0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	3	0	0	0	0	3
Dollar Amount	\$62,870	0	0	0	0	\$62,870
	Total	Women Business Enterprises	Male*			
Contracts						
Dollar Amount	\$0	\$0	\$0			
Number	0	0	0			
Sub-Contracts						
Number	3	2	1			
Dollar Amount	\$62,870	\$58,500	\$4,370			

Table 8 - Minority Business and Women Business Enterprises

*indicates veteran-owned business.

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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	20	0
Number of Non-Homeless households to be provided affordable housing units	255	119
Number of Special-Needs households to be provided affordable housing units	183	58
Total	458	177

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	75	377
Number of households supported through The Production of New Units	200	211
Number of households supported through Rehab of Existing Units	183	0
Number of households supported through Acquisition of Existing Units	0	0
Total	458	588

Table 12 – Number of Households Supported

The table below shows the total beneficiaries by income range for activity spanning PY1994 through PY2023.

Lower Income Benefit (Based on occupants of completed projects and recipients of TBRA)

% of MEDIAN INCOME	% TBRA FAMILIES	% OCCUPIED RENTAL UNITS	% TBRA and OCCUPIED RENTAL UNITS	% OCCUPIED HOMEOWNER UNITS	% OCCUPIED HOMEBUYER UNITS
0 - 30%	84.33%	57.69%	63.48%	29.20%	2.85%
31 - 50%	13.40%	35.19%	30.45%	39.13%	26.62%
Subtotal 0 - 50%	97.73%	92.88%	93.94%	68.33%	29.47%
51 - 60%	2.13%	5.97%	5.14%	13.54%	27.08%
Subtotal 0 - 60%	99.86%	98.86%	99.07%	81.87%	56.55%
61 - 80%	0.14%	1.14%	0.93%	18.13%	43.45%
Total	100.00%	100.00%	100.00%	100.00%	100.00%
REPORTED As VACANT	0	0		0	0

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

Increased construction costs continue to put pressure on housing developers, causing revised budgets and additional funding requests. Despite these ongoing challenges, IHCD was able to increase production and households served during PY2023 through ongoing commitments to transparency and consistency in use of funding.

Discuss how these outcomes will impact future annual action plans.

For the development of affordable rental housing, Indiana instituted a new state tax credit which will help to ease the financing gap on newly proposed developments. These credits will be awarded in conjunction with federal tax credits (LIHTC) along with selected HOME awards.

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 (< 30% AMI)	43	431	N/A
Low-income (31-50% AMI)	80	123	N/A
Moderate-income (51-80% AMI)	43	41	N/A
Total	166	595	N/A

Table 13 – Number of Households Served

*Note: CDBG dollars benefitted additional households through a variety of investments in public facilities and improvements and through provision of public services. Because income by family size was not a requirement to benefit through the investments those are not included in the table above.

Narrative

HOME:

Number of extremely low-income renter households- 431

Number of extremely low-income owner households- 0

Number of low-income renter households- 121

Number of low-income owner households- 2

Number of moderate-income renter households- 36

Number of moderate-income owner households- 5

Number of middle-income persons served- 0

Number of owner and renter households assisted that meet the Section 215 definition

The source of the CDBG LMI households served is the CDBG Summary of Accomplishments report.

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

Efforts to address worst case housing needs

Worst case needs, as defined by stakeholder consultation and community input, during PY2023 included:

- 1) A shortage of affordable housing units in good condition—related to rising housing costs and weak economic conditions in many rural areas.
- 2) Continued impact of job losses and business closures related to the pandemic,
- 3) Housing rehabilitation needs, and
- 4) Declining health, both physical and mental, of residents.

The state prioritized the use of CDBG-CARES Act funds to address these needs. On February 22, 2023, OCRA allocated an additional \$4.5 million to two counties to establish programs under OCRA's Hoosier Enduring Legacy Program (HELP) to directly finance repairs on owner-occupied residential properties. Allowable repairs include roof replacement, heating, cooling, and water heater replacement, lighting and electrical upgrades, and ADA accessibility modifications up to the home's threshold to promote healthy homes and mitigate the impacts of COVID-19. The maximum award per household was capped at \$25,000, and each county had the flexibility to adjust the award. These countywide programs will collectively assist 70 low to moderate-income households with necessary repairs. The home repair program allows communities to enhance their housing supply and enables low-income homeowners to remain in their homes, improve mobility, and carry out essential repairs for their well-being and safety

In PY2023, OCRA also relaunched an improved version of its Owner-Occupied Rehabilitation (OOR) program, adding it to the agency's menu of Community Development Block Grant program offerings.

Lessons learned from previous pilot rounds and robust stakeholder engagement efforts have been incorporated to promote the more timely and efficient deployment of available CDBG funding. A new library of enhanced OOR specific technical assistance resources has also been developed and made available for communities. These resources can be utilized to promote increased inclusive project design for the benefit of eligible homeowners in economically distressed neighborhoods and areas.

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 nonprofit, service providing partners to conduct outreach to persons who are homeless, assess their needs and communicate these needs to the state. To capture data on needs and evaluate the successes of outreach, the state requires that:

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

All funded organizations are 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 on ESG as part of the work of each committee in some way or another to address homelessness in the Balance of State.

IHCD partners closely with the CoC 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% 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% 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% 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.

Moreover, the CoC has DV Bonus Funds that allow for domestic violence survivors to be prioritized with housing. A portion of these funds were TH-RRH funds to assist with DV survivor transitional housing. These funds will continue to be allocated across the balance of state.

The CoC Board and IHCD staff recently completed an updated Strategic Plan (<https://www.in.gov/ihcda/files/IN-Strategic-Plan-ADOPTED-formatted-002.pdf>). This new Plan establishes an active path for moving forward to address the needs of individuals and families currently and potentially experiencing homelessness. The goals and actions in the Strategic Plan that specifically address emergency shelter and transitional housing needs include:

- Developing an advocacy agenda focused on securing additional funding to address homelessness;
- Determining additional and potential federal and state resources to address homelessness;
- Develop a statewide crisis response plan, inclusive of emergency shelter, temporary housing, prevention and diversion, with emphasis on equitable resource distribution across regions;
- Host best practices sessions on relevant topics for service providers such as Low Barrier Emergency Shelter practices, and Street Outreach practices.

The most recent overview of initiatives can be found here: <https://www.in.gov/ihcda/indiana-balance-of-state-continuum-of-care/initiatives-overview/>

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

Homeless prevention is operationalized in rental assistance, as well as street outreach. This is primarily done through the IHCD staff connections as well as the CoC Board of Directors and network.

In 2020, the Community Services team at IHCD created a program to assist those on the verge of homelessness and bolstered their relationships with other statewide entities to impact low income families, those who are likely to become homeless, and those on the verge of eviction. This rental assistance program was created to assist in homeless prevention for low income families and individuals affected by COVID-19.

Through recruitment of new CoC BoS board members, IHCD has a variety of new connections that have helped with this. There are now representatives from the Foster Success (an organization for those aging out of foster care), the Corporation for Supportive Housing (CSH), the Indiana Department of Veteran Affairs, the Indiana Coalition to end Sexual Assault and Human Trafficking, and a local Public Housing Authority, providing representation by a ESG Entitlement City. Through the BoS CoC committees, IHCD now has partnerships with Foster USA (an Evansville based foster care organization), the Indiana Department of Veterans Affairs, and with the South Bend Youth Service Board.

Other outreach efforts have been made to expand additional resources and benefits. State partnerships continue to grow with the Indiana Department of Workforce Development, Family Social Services Authority, Indiana Commission for Higher Education, the Department of Corrections (DoC), the Indiana State Department of Health—and those relationships are being expanded at direction of the Strategic Plan to include the Indiana Office of Equity, Inclusion and Opportunity. The Director of Homeless Services and staff continue to coordinate with that agency to plan for those transitioning out of incarceration. In March 2023, a three-person team was added to the Community Services Department to coordinate with the Indiana Department of Health on providing infectious disease guidance to congregate shelters and to build relationships between local health departments and those shelters. The Health team works closely with IDOH's Correctional Epidemiologist. The Health team is communicating frequently with partners to increase participation in the Housing Inventory Count (HIC) to help them understand the type of beds and where they are available.

In 2022, IHCD began working with the Indiana Department of Education to develop a two-year program that will include hiring Regional Navigators. These Navigators will be tasked with working with

the McKinney-Vento Coordinators in local school systems. Each Navigator will be creating systems maps of available resources and connecting youth and their families who are experiencing housing instability with community resources.

ISDH also helped educate regional chairs and funded organizations on best practices to keep their clients safe and housed. IHCD continues this education to other external partners on their efforts throughout the pandemic and around the homelessness arena. This included the Primary Care Association of Indiana which educates and coordinates local health care organizations including Federally Qualified Health Clinics (FQHCs). Looking ahead, IHCD is shifting the Community Services division to align more fully under the new Deputy Executive of Programs. This means coordination with CSBG and LIHEAP funding which will help meet the needs of additional low income individuals and families.

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 housing 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 updated Strategic Plan.

To **decrease the amount of time individuals and families experience homelessness**, the state has several funding sources to assist in that area. 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. 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.

Historically, the state has provided TANF block grant dollars as well as ESG funds to rapidly rehouse individuals and families with the TANF funds specifically targeting families. Negotiations have begun to reinstate TANF funds for rapid rehousing for future use.

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. Through the Housing Choice Voucher program, IHCD has a set aside

“Moving On” Section 8 vouchers for those currently in supportive housing who can move on to a more traditional housing choice voucher. Additionally, through the Emergency Housing Voucher (EHV) program, IHCD coordinated the required use of Coordinated Entry (CE) for referrals to public housing authorities (PHA). They are also working through a partnership to support individuals with the vouchers at Community Mental Health Centers (CMHCs).

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. Another issue in housing stock is the ability to match individuals off the Coordinated Entry list. IHCD has improved relationship with the Department of Workforce development, the Indiana Commission for Higher Education, and with the HOME team at IHCD to combat these issues. For the challenges of Coordinated Entry, IHCD has hired a CE Manager who is working to overhaul the system including the assessment tool.

To increase the supply of rental housing where homeless individuals can live with supports and independently, the Strategic Plan includes actions of:

- Develop a comprehensive and sustainable strategy to secure, maintain, and retain landlords willing to support people experiencing homelessness across Indiana.
- Determine Regional Coordinator and RPC role in securing, maintaining, and retaining landlords
- Review need for a statewide CoC landlord liaison to support individuals experiencing homelessness and providers seeking landlord relationships.
- Identify philanthropic organizations to approach for funding to support unrestricted Landlord Incentive and Mitigation Funds
- Create a plan to increase resources for affordable housing development and access to rental assistance resources for households experiencing homelessness.

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 has provided capital funding through bond issuances and the 4% RHTC program for Public Housing properties around the state that underwent a RAD conversion and required capital investment to preserve the asset. IHCDA's mission includes maintaining affordability for Hoosiers and IHCDA will continue to support Public Housing that is scheduled for RAD conversion and requires capital investment.

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.

Within the HCV program, IHCDA partners with local community action programs around the state to offer services to HCV participants that help build skills and assets to promote self-sufficiency.

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.

In PY 2023, OCRA completed a series of 20 in-person meetings with local grant administrators, regional planning organizations, engineering consultants, and other state agencies to gather feedback on OCRA's current programs and to identify ways in which the agency can further expand its impact through partnerships with other state agencies. OCRA also attended regular meetings with the Indiana Finance Authority SRF program and USDA Rural Development to coordinate and streamline available resources for water infrastructure projects. During these meetings, the agency received diverse input on evolving needs and opportunities in non-entitlement communities post pandemic, along with ways to improve its CDBG program delivery.

OCRA's recent collaboration with the Governor's Council for People with Disabilities has enabled the organization to explore avenues for supporting Main Street business owners in providing training to enhance job prospects for disabled individuals. Moreover, OCRA is an active member of the Council of State Community Development Agencies (COSCDA). During the 2023 program year, the State CDBG Program Director participated in a conference to connect with peers from other states and CDBG specialists, aiming to gain insights into the program's best practices. In preparation for the relaunch of OCRA's Owner Occupied Rehabilitation (OOR) program, the program manager engaged grant administrators who had participated in the prior OOR pilot program. The goal was to address concerns identified during the pilot. This comprehensive program evaluation also resulted in the development of additional partnerships and strategic engagement with other departments in IHCD, the Inclusion Institute, CRA Banker Association, etc. The program evaluation enabled OCRA to identify additional resources, make changes to eGMS to streamline release of funds process, and develop necessary policies and procedures for the OOR program.

Lastly, OCRA has contracted with Ball State Indiana Communities Institute (BSU ICI) to conduct an in-depth study of past agency response to natural disasters and the COVID_19 public health crisis. The study will document OCRA's crisis readiness, adaptation and flexibility to respond to crisis. It will also include policy and program recommendations for OCRA to increase internal and community capacity to respond to and recover from crises, including building staff capacity, programs, technology, communication, and relationships between government, quasi-government units, as well as any relevant not-for-profits.

The study will evaluate OCRA's disaster recovery response to the 2008 flooding that affected 82 of the 92 counties and the 2020 COVID-19 pandemic response. The study will assess the processes or plans that were in place, the actions that were taken, and the lessons learned with the aim of inventorying the current processes and plans in place today. BSU ICI will work with key leadership and relevant

experienced staff at OCRA and the Business Office, facilitating workgroups to identify and document relevant information and any existing records, processes, and plans from 2008, 2020, and the present.

OCRA and IHCD updated the state's fair housing barriers analysis during PY2023. The primary obstacles to accessing fair housing options and economic mobility for Indiana residents identified in that plan include:

- Homeownership rates are severely low (and declining) among Black or African American households. Black or African American households had the lowest homeownership rate of all racial and ethnic groups in Indiana at only 38% in 2021. And ownership rates are declining. Over the last decade, rates of homeownership for Black households have declined by four percentage points while rates for other racial and ethnic groups have moderately increased.
- Housing choice for individuals with disabilities is restricted by the lack of housing relative to incomes, especially in non-entitlement areas, where multifamily housing built with accessibility features is lacking. Residents with disabilities also face very high poverty rates and low labor participation rates, which exacerbates barriers in finding housing.
- Domestic violence survivors face considerable barriers to housing choice associated with incomes inadequate to support families, lack of affordable childcare, and perpetrators' violations of lease terms. Housing providers' lack of knowledge of VAWA contributes to limited housing options for domestic violence survivors and housing discrimination.
- Indiana's school choice system does not provide equitable access to all students and has diverted resources to privately school suburban non-Hispanic, White students
- There is a lack of awareness and knowledge of state and local fair housing laws among housing providers and the general public.

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 more efficiently in accordance with the State's Next Level Agenda and commitment to good government service. The COVID-19 pandemic has elevated the importance of this strategy.

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

- Changing the information OCRA requests when a community applies for funding, helping to more effectively define the scope of a proposed project and the technical assistance needed, which allows communities to make adjustments and increase their application's competitiveness.
- Continuous improvement of the new electronic grants management system (eGMS) to better assess data and process applications;

- Utilizing new virtual meeting technologies to facilitate safe attendance at CDBG trainings and to promote the timelier delivery of technical assistance needed by communities;
- Adding additional program staff to serve as subject matter experts which supports increased compliance with the specific requirements, flexibilities, and waivers of any funds awarded through the CARES Act (CDBG-CV), CDBG, etc.;
- A comprehensive update of the CDBG manual utilized by grant administrators and other stakeholders to apply for CDBG funding, increasing accessibility and user-friendliness while ensuring that procedures are up to date with current practices;
- Streamlining policy management process to include timely training and resource development for grant administrators and other stakeholders. This process has also allowed the agency to engage and seek stakeholder feedback to capture any related potential impacts on communities, allowing the agency to be mindful and considerate of those challenges throughout the policy development process; and
- Reallocating funds to ensure obligation and expenditure rates.

To address limited capacity to respond to affordable housing needs in non-entitlement areas—which has been made more severe during the pandemic—IHCDA has implemented several efforts to support local affordable housing development.

IHCDA continues 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 an increased number of CHDO projects annually through this effort.

Per the HUD memo on statutory suspensions and regulatory waivers, during PY2020 IHCDA increased the amount of CHDO operating funding from 5% to 10%. IHCDA maintained the same level of operating support during PY2023.

IHCDA also allocated HOME resources to seven applicants for the creation of 20 new homebuyer homes, serving a population that often misses out on such opportunities, lower income families that are interested in and qualified for the purchase of a home.

Please also see “ **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**” below. The lead-based paint hazards mitigation program is available only to homeowners who earn less than 80% of the AMI.

IHCDA has also continued its relationship with CSH to provide its 13th iteration of the Supportive Housing Institute.

underserved persons experiencing homelessness, assess their needs, and refer them to appropriate services. Also, IHCDA 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)

IHCDA has initiated two new programs that function to mitigate the hazards associated with lead-based paint. The Lead Hazard Reduction (LHR) grant will assist in protecting children under the age of six from lead-poisoning. The Healthy Homes Supplemental (HHS) funding is available to enhance the lead-based paint hazard control activities by comprehensively identifying and addressing other housing hazards that affect occupant health. The number of children with a confirmed Elevated Blood Lead Level (EBLL) higher than 3.5 milligrams/deciliter is based on the number of unique children who received blood tests in 2021 (66,881). IHCDA will collaborate with the Indiana Department of Health (IDOH) for referrals of families where a child under the age of six has a confirmed elevated blood lead level. The program will also be advertised and marketed to our partners throughout the State and on our Healthy Homes Resource webpage.

The goal for the LHR grant is to identify and remediate lead-based paint in approximately 131 target housing units throughout the State of Indiana where children less than six years of age are at greatest risk of lead-poisoning (pre-1960 and especially pre-1940 construction). In combination with lead hazard control, other healthy homes hazards will be addressed in approximately 60 units. Only units receiving LHR funds are eligible to receive Healthy Homes Supplemental funding. IHCDA will conduct a radon test in every unit receiving the additional Healthy Homes Supplemental Funding. Those identified with levels of radon exposure above the referenced EPA threshold, will undergo radon mitigation measures. A secondary radon test will be conducted post-mitigation to verify the radon system maintains radon levels below the EPA action level.

Eligibility for the Lead Hazard Reduction grant is as follows:

- Pre-1978 owner-occupied or rental units where a child less than the age of 6 resides and/or spends a significant amount of time
- Family Income < 80% of Area Median Income
- Property Tax payments are current
- Homeowners' insurance is current
- Unit not located in 100-year flood plain
- Mobile homes are not eligible for this program

The LHR program will use a combination of interim controls and abatement activities as the approach for addressing owner-occupied, rental, and vacant units that are enrolled in the Program. Lead Hazard Control Activities must be in accordance with HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. All lead abatement work conducted under this grant program requires an Indiana licensed abatement contractor, licensed abatement supervisor, and licensed abatement

workers to perform lead hazard control activities. Each licensed person must work for an appropriately licensed and certified firm.

To cover the State of Indiana, IHEDA has contracted with seven companies to perform lead inspection/risk assessments, healthy homes assessments, radon testing, and technical writing. To perform lead hazard control and healthy homes hazard repairs, IHEDA has another seven contractors to provide statewide coverage on our bidders list to perform work in their selected geographical area. IHEDA offers contractors reimbursement of expenses for training on select disciplines relating to lead hazard control work. Courses eligible for reimbursement are lead abatement supervisor, lead abatement worker, risk assessor, and lead inspector. The policy is listed on the Healthy Homes Resource page at <https://www.in.gov/iheada/homeowners-and-renters/lead-protection-program/>

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

OCRA has continued to move forward with the timely administration of Covid-19 Response Program Phase 1, Phase 2, and Phase 3 projects. All projects focused on job retention activities are required to report annually for two years for grants or in perpetuity for non-forgivable loans. CDBG-CV staff audits submitted reports for accuracy and compliance with all goals and objectives of the program. Additional program income reporting procedures were adopted and deployed on Indiana's Grants Management System (GMS) to ensure consistent and complete grant records. All impacted communities have received resources and technical assistance on how to appropriately utilize and track Program Income generated for the benefit of LMI beneficiaries in eGMS. OCRA has explored additional needs and opportunities to comply with the total expenditure requirement for CDBG-CV with guidance from HUD. The CDBG division has completed an expenditure plan for the remaining funds and is currently in the process of implementing the expenditure plan. OCRA will employ state-direct administration and partner with a nonprofit to meet hunger needs across the state. CDBG-CV staff is working one-on-one with the nonprofit partner to complete preliminary eligibility requirements.

Research has found that communities with robust planning and community engagement processes were more resilient to both the Great Recession and in the early months following the COVID19 pandemic.

For this reason, OCRA has committed to using any remaining or returned funds awarded through the CARES Act to support long-term economic recovery efforts through its Hoosier Enduring Legacy Program (HELP). The program melds the pillars of OCRA's Stellar initiative to capitalize on the successes of previous efforts, while addressing the current environment of Hoosier communities. This new program supports communities directly through the development a strategic investment plan (SIP) and by providing access to set-aside CDBG-CV funding. The HELP process and the implementation of the resultant SIP will address poverty through the development of eligible projects in the designated communities.

Through HELP, OCRA and its partners will employ community engagement, prior planning efforts, and asset building strategies to reengage communities in preparing for the future while building local leadership capacity. The program will amplify the impact of the Coronavirus Local Fiscal Recovery Funds,

or CLFRF, of which \$1.28 billion has been allocated directly to Indiana communities through the American Rescue Plan Act, or ARPA.

Communities will be expected to provide the following financial commitments:

- \$20k match for Community Coordinator position in first year followed by \$40k in subsequent years for fulltime hiring
- 30% of their CLFRF-ARP allocation to projects in the SIP
- OCRA will match community investment 1-1 for the implementation of SIP projects (up to \$1 million).

On Nov. 11, 2021, OCRA announced nine communities to be included in OCRA's Hoosier Enduring Legacy Program (HELP). The first cohort began the year-long program in January 2022. The second cohort began in the summer of 2022. The third cohort kicked off the program near the start of 2023.

Four universities assisted communities in developing projects related to the four pathways. Purdue Center for Regional Development will work on Advancing e-Connectivity, Indiana Center for Rural Engagement on Promoting Community Wellness, Ball State Indiana Communities Institute on Enhancing Quality of Place, and Ivy Tech Community College on Strengthening Local Economies. With them, there will be ten weeks of Pathway Committee Meetings.

In addition to 4 higher education organizations, designated communities worked with the Indiana Arts Commission, the Indiana Department of Transportation, the Indiana Department of Health, the Indiana Housing and Community Development Authority, Columbus-based CivicLab and NEXT Studios.

With CivicLab, communities will go through an intense data-training process to better understand the needs and trends of their communities. This process includes two elements:

- CivicLab will present an online, level-setting training that uses an equity lens to explore: 1) the neighborhood places where people live, work, learn, and play; and 2) the community systems that contribute to the quality of these places including social services, health care, justice, education, foundations, employers, faith-based organizations, local government, and economic and community development.
- Communities will also receive research and practices about the factors that predict the differences in upward economic mobility within communities. Each community in the cohort will receive custom data maps presented at the census block group level for the categories of enhancing quality of place, promoting community wellness, advancing e-connectivity, and strengthening local economies. The CivicLab team will demonstrate how to use the tools and then facilitate a team discussion about the contrasts, differences, and patterns seen across the maps. Ultimately, the data maps help a community see hidden inequities and think about how a place-based approach might be different than the way their community is currently serving people and organizing their work.

In PY 2022, all HELP designees have now completed the HELP SIP development process and have formally adopted their plans. HELP communities are now working with OCRA program staff and CDBG_CV staff to begin application development for CDBG_CV eligible projects. All construction applications are due in January 2024. All public services and/or economic development activity applications are due in June 2024 to ensure timely expenditure of all remaining CARES Act funds by the 2026 deadline.

In PY 2023, OCRA received seventeen applications from HELP designees requesting CDBG CARES Act funding for construction projects, planning projects and public service projects. OCRA finalized the review of the applications received and those projects are currently being administered for compliance by the grant services division prior to disbursing funds

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

IHCDA continues to include several scoring preferences to more directly target funds to benefit poverty-level families:

- IHCDA continues to utilize the Opportunity Index to incentivize the construction of HOME projects in areas with public transit, low unemployment, high job growth, low poverty rate, and higher median household income.
- IHCDA utilizes 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.
- As part of the HUD-allowed COVID waivers, IHCDA waived match requirements for HOME projects through FY2021. The match requirement has been reinstated for PY2023 applications and awards.

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 IHCDA--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)

The Continuum of Care's (CoC) new 2023-2025 Strategic Plan contains an objective to "Develop a statewide crisis response plan, inclusive of emergency shelter, temporary housing, prevention and diversion, with an emphasis on equitable resource distribution across regions." The response plan will be informed by a services gaps analysis. A related objective includes pursuing funding to acquire resources to support improvements to the crisis response plan.

IHCDA has continued to bolster training and technical assistance of potential and current subrecipients through its support of and participation in the Indiana Permanent Supportive Housing Institute through its longstanding partnership with CSH. Teams receive over 80 hours of training, including individualized technical assistance and resources to assist in completing their projects. Industry experts provided insight on supportive services, property management, financing, and building design.

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

In PY 2023, OCRA staff continued to strategically meet with communities both virtually and in person.

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 to gain insight into other communities' unique approaches to downtown revitalization. The exchanges featured learning opportunities, networking, and tours. The format for IMS Community Exchanges was revised in PY2023 to continue engaging Main Street communities on topics related to the four-point approach. OCRA partnered with four (4) IMS communities to host these events including: Rushville, Jasper, Terre Haute & Lebanon. A total of 170 people attended these events.

Additionally, in PY 2023:

- OCRA held seven (7) onsite Transformation Strategies meetings with Main Street communities and Main Street America. Every community and commercial district are different with its own distinctive assets and sense of place. The Main Street Approach™ offers community-based revitalization initiatives with a practical, adaptable framework for downtown transformation that is easily tailored to local conditions—This process then allows Main Street organizations to work from a specific community-engaged strategy for development and growth over the next 3-5 years.
- OCRA staff also led thirty one (31) total trainings, conducted fifteen (15) partnership visits with Main Street America to provided technical assistance to National Accredited IMS communities, hosted fifteen (15) technical assistance visits on topics such as fundraising, workplan development, business recruitment, etc., held eight (8) in person Main Street 101 meetings across the state with 82 attendees, and completed 16 virtual webinars and lunch and learns for 785 attendees.
- The total value of the value of in-kind services offered to Indiana Main Street communities in PY 2023 is \$621,400.00.
- OCRA's IMS Facebook Group was created for Main Street Communities in PY2020 to share success stories, shared challenges, recent innovations, and new local initiatives. This page also highlights statewide resources and opportunities for Main Street organizations. In PY2023, OCRA increased the Indiana Main Street program Facebook page membership to 337 (up from 191). Engagement metrics were also tracked and documented a total of 502 posts, 686 comments, and 2,446 reactions.
- OCRA also provides IMS communities access to the Indiana Main Street Good News Newsletter, a quarterly E-Newsletter with stories, volunteer highlights, and upcoming events in each area. The Newsletter was revamped at the beginning of PY 2023 to go out quarterly and highlights good news from Indiana Main Street communities, spotlights a local director and a community every quarter.

The open rate for this newsletter has gradually increased:

- January 2023 – 50%
- April 2023 – 57%
- September 2023 – 63%

In PY2023, OCRA continued its the Main Street Monday weekly email blast which gives programs in the Indiana Main Street network access to upcoming educational events, resources, and notice of any available grants or opportunities through partnerships.

The Preserving Historic Places Conference is hosted by Indiana Landmarks and Department of Historic Preservation and Archaeology. The conference is Indiana’s Statewide Preservation Conference, and it offers inspiring lectures, educational sessions, tours, and networking opportunities. OCRA in PY2023 created a partnership with this conference to convene leaders in downtown and historic commercial district revitalization from all over the state of Indiana. Through the conference, OCRA aims to highlight historic preservation best practices and education for Main Street organizations working on development in their downtowns.

In PY 2023, the previous Preserving Main Street awardees saw their programs come to a close after being awarded in PY 2021. As of January 2024, the preservation efforts in Kendallville have led to an increase in property values, with 12 to 16 properties being sold above their assessed value. The city has taken proactive measures including the passing of a historic preservation ordinance and commission, the city has also hired a code enforcement officer to tackle blight related to maintain an appealing and safe downtown. The city also attained the NAMS status in 2023 signaling its commitment to preservation and revitalization. Kendallville has welcomed 11 new businesses and has attracted public and private investment totaling \$2.5 million. The impact of these efforts is evident through a 9.5% reduction in vacancies, highlighting the growing vitality of the local business community. Additionally, the city allocated \$177,000 towards infrastructure rehabilitation improving services to the public.

The town of Brookville has also seen significant progress. The Town’s participation in PreservING has incentivize the establishment of a Historic Preservation Commission, and (6) six additional educational classes focused on historic preservation. In PY2023, Brookville was added as a NAMS and buildings in poor condition have declined dropping from 35% to 20% over the past two years. The town has added 23 new businesses and the restored seven properties' facades which contribute to the growth and revitalization of the town. Furthermore, three vacant buildings were purchased by a local entrepreneur known for historic rehabilitation projects highlights the town's historic preservation efforts. In Year 1 following the PreservING Main Street grant, Brookville government contributed \$7,500 to Main Street Brookville, and in year 2, the contribution increased to \$30,000.

In PY 2023, OCRA continued to focus on supporting “Shop Small Indiana” events through promotional materials and social media highlights. IMS communities received information and resources for their participating small businesses. OCRA is working on an annual recognition letter to go to all accredited IMS organizations detailing services provided to their respective communities in PY2023.

OCRA also explored new opportunities to reengage with other states and national organizations for the purpose of growing agency funding expertise and to support common community development interests with an emphasis on CDBG. As a result, CDBG and Grant Services staff received 130 hours of training to enhance their understanding of CDBG funding requirements, federal grants management requirements, interim controls for the CDBG program, funding eligibility, environmental review, Davis Bacon guidelines, and adoption of federal programs for climate mitigation for grantees.

Furthermore, OCRA has remained actively engaged with the Indiana Association of Regional Councils (IARC). In PY2023, OCRA attended 12 meetings and one regional conference, working alongside participating planning organizations to promote regional strategies and solutions aimed at addressing local issues in rural towns, cities, and counties. As part of OCRA's involvement, the agency provides partner organizations with agency updates, including OCRA program announcements and deadlines, training requirements for grant administrators, and updates on any policies or procedural changes required by HUD or State legislative policy. OCRA also accepts IARC stakeholder feedback to vet proposed procedural changes to ensure that they are practical and to measure local need for additional resources to implement those procedures. OCRA has had the opportunity to present on various topics, including the 2023 Action Plan, which facilitated the collection of stakeholder feedback increasing public engagement.

Finally, OCRA held two (2) virtual meetings for grant administrators (GA Updates) in PY 2023. These interactions are a vital part of OCRA's ability to enhance coordination with this key stakeholder group and to provide technical assistance on CDBG funded programs. All updates are organized to bring optimal learning opportunities for participants.

IHCDA's programs have focused on building organizational structure and capacity. Part of this effort comes in the form of funding, technical assistance, and training provided to CHDOs as part of various HOME program projects and developments. In addition to this, a growing number of social service agencies have received similar benefits through programs offering rental assistance and supportive services to various populations. IHCDA has also established a strong relationship with the Family and Social Services Administration (FSSA) to coordinate the creation of affordable assisted living rental housing and integrated housing for persons with intellectual or developmental disabilities, as well as housing production and rental assistance programs for persons who have a chemical addiction.

IHCDA keeps lines of communication open with the Indiana chapter of NAHRO, the association of PHAs across the state. Additionally, in our role as the Balance of State CoC Collaborative Applicant, we have MOUs in place with several PHAs in order to connect individuals experiencing homelessness with the resources they need.

To support partners who work with persons experiencing or at-risk of homelessness, the Continuum of Care's 2023-2025 Strategic Plan action item includes best practices training to CoC stakeholders on Permanent Housing Landlord Engagement and Supportive Housing Development processes, among others.

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

OCRA activities. In FY2021, OCRA postponed efforts to explore the creation of a program to support the opening of two additional fair housing centers in Indiana due to capacity constraints. During PY 2023, OCRA continued postponement of this effort to aid in the developing of a new fair housing center to be established with enough resources and funding to be sustainable long-term. IN PY 2023, OCRA continued funding for fair housing education and outreach. OCRA's support of the Fair Housing Center of Central Indiana (FHCCI) resulted in 23 virtual fair housing trainings which had 935 registrants and 518 verified participants. The trainings had an overall average evaluation score of 4.88 out of 5.0 and were a means to provide additional education opportunities not otherwise able to provide by the FHCCI due to cost or service area priorities.

IN PY 2021, OCRA continued funding for fair housing education and outreach. OCRA's support of the Fair Housing Center of Central Indiana (FHCCI) resulted in 23 virtual fair housing trainings which had 622 registrants and 388 verified participants. The trainings had an overall average evaluation score of 4.88 out of 5.0 and were a means to provide additional education opportunities not otherwise able to provide by the FHCCI due to cost or service area priorities.

The FHCCI is the only fair housing nonprofit advocacy organization in all of Indiana. OCRA's support helps leverage FHCCI's fair housing outreach and education initiative grants from HUD. These trainings also assist OCRA in showing its commitment to affirmatively furthering fair housing.

The trainings were promoted through flyers, social media, the FHCCI website and e-newsletter, and by other means of outreach. The trainings were offered to attendees free of charge so that income limitations did not impact an attendee's ability to participate. Interested persons were required to pre-register through the FHCCI's events page. FHCCI staff were the primary speaker(s) at each training.

Each Fair Housing Rental Basics Training was 120 minutes in length and focused on the following topic areas:

- Introduction to fair housing laws (rental focus),
- 7 federally protected classes,
- Major fair housing regulations and guidance,
- Advertising requirements, and

Overview of disability specific regulations. Each Fair Housing Disability Training was 120 minutes in length and focused on the following topic areas:

- Introduction to fair housing laws,
- Definition of disability under FHA,
- Disability specific fair housing regulations including reasonable accommodations, reasonable modifications,
- Design and construction accessibility requirements, and
- Common questions related to animals as reasonable accommodations.

Each Fair Housing 90 Training was 90 minutes in length and was used to be a more in-depth training focusing on a particular fair housing topic that built on the Fair Housing Basics Training. Agendas varied due to the topics discussed.

The trainings were provided via Zoom virtual trainings which allowed the download a record of attendance and number of minutes of attendee participation.

CR40 - 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. During the pandemic, OCRA chose to conduct all monitoring off site in order to ensure the safety of staff and recipients. Based on an evaluation of this practice utilizing county-level data on COVID outbreaks, OCRA determined to reinstate on-site monitoring in spring of PY2023.

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.

CARES Act Monitoring. OCRA conducts monitoring for all grants funded through the CARES Act. This includes, projects, public services, and job retention activities funded through OCRA’s COVID-19 Response Program (all phases) and Community Connections for People with Disabilities (CCPWD).

In accordance with its established procedures, OCRA will utilize two basic types of monitoring: 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.

In addition, for Job Retention Activities funded through the CARES ACT, documentation is sent in via Indiana’s electronic grant management system (eGMS) for accuracy and completion by CDBG program staff. The documentation includes the CDBG CV Economic Verification Form and the report of LMI jobs retained for the year..

For reporting, OCRA requires recipients to submit year 1 and year 2 for grants. For loans, they are required to report every year until all the funds are revolved and reporting on program income is required quarterly via Indiana’s electronic grant management system (eGMS). Reports are reviewed for accuracy and completion.

IHCDA Monitoring. IHCDA conducts at least one monitoring of every grant project receiving CDBG, HOME, and HTF 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. IHCDAs run the project list every year, which includes the sample size for each project. IHCDAs' Inspectors will randomly choose the units; the property owner/management does not get advance notice of which units will be inspected.

ESG uses a combination of reports from HMIS and onsite visits. Annually, all subrecipients' outcomes are evaluated while a more formal monitoring process is conducted on 25% of subrecipients. Outcomes include: ESG rental assistance program sub-recipients-- at discharge from program, 70% 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% of persons will discharge to permanent housing, 55% of persons' income will increase or maintain their income. Transitional Housing preparations, essential services and financial assistance--75% will discharge to permanent housing, 60% will increase or maintain their income. Outreach--50% of identified caseload will exit to a positive housing solution and 40% of identified caseload will increase their income.

ESG-CV is monitored similarly to ESG and utilizes HUD guidance on how to monitor ESG-CV projects.

HOPWA. Consistent with HUD requirements, 50% of IHCDAs' HOPWA programs are monitored annually. In 2023, all seven programs were monitored in preparation of IHCDAs' HUD required monitoring. Depending on the complexity of the findings and concerns from monitoring, the grants team and program monitors provide extensive technical assistance and training so that subrecipient can respond with corrections or action plans within 30 days from monitoring date.

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.

Public notices about the comment period of the Draft CAPER were posted September 1, 2024 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 and www.in.gov/ihcda from September 16 through September 30, 2024. Residents were able to mail, email or call with comments on the CAPER. No comments were received.

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.

In PY 2023 OCRA has finalized the evaluation of several programs previously suspended due to the COVID-19 pandemic and has restructured those programs to be more responsive to current priorities of rural communities. OCRA evaluation has led to the reinstatement of suspended programs. These programs included:

The Main Street Revitalization Program (MSRP): This program was reevaluated and updated during PY 2023. Changes to the program's architecture and funding allocations were based on stakeholder feedback and a comprehensive evaluation of past performance. OCRA expanded the available resources for communities and several trainings were held in anticipation of the program's relaunch.

Owner Occupied Rehabilitation Program (OOR): In PY 2023, OCRA completed the evaluation of the previous OOR program pilot. OCRA collected input from local program and grant administrators involved in the OOR program pilot. They identified various necessary adjustments to the program infrastructure, such as administrative changes, policy gaps, and funding limitations. To address these needs, extra resources were created, including program marketing tools, an outreach toolkit, homeowner applications, and income verification guides. In addition, OCRA broadened its partnerships with other agencies, such as the state's weatherization program, the inclusion institute, and various community investment banks. OCRA also took part in numerous speaking engagements to promote the OOR program. The program adjustments were incorporated into the 2023 Action Plan, with OCRA allocating \$3,000,000 of its FY 2023 funds for OOR. Notably, the OOR program now offers a maximum grant amount of \$350,000 for city/town and \$500,000 for the county. The point reduction policy was modified to exempt OOR, recognizing OCRA as the sole funding agency providing financing for local home repair programs. Furthermore, a minimum of 10% matching funds of the total project cost are required for the program. Owner-Occupied Rehabilitation (OOR) applications will now be accepted on a quarterly basis in future rounds. OCRA officially relaunched the program in May 2024.

Stellar Pathway Program: In PY2023, funds were reallocated from the Stellar program to other programs. OCRA collaborated with previous recipients and stakeholders to reimagine the Stellar Communities program. A revised program was developed in PY 2023, focusing on enhancing regional planning, fostering collaborative partnerships, and leveraging resources. These efforts built off the successes of both the HELP and Stellar programs. The new Stellar Pathways Program has added a variety of state agencies including the four agencies under the Lieutenant Governor's Family of Business, the Department of Natural Resources, Department of Transportation and Department of Health increasing the total funding available to communities to \$11.5M.

The state has not utilized the Section 108 program and, as such, there are no outstanding Section 108 loans.

OCRA continues to use FY 2019 Scoring Criteria for PY 2023 with some adjustments. As part of the 2023 Action Plan, the agency adjusted its CDBG program scoring matrices to improve the accuracy

of objective measures used, to build alignment with other common sources of infrastructure funding, and to incentivize resources for communities committed to learning and evolving for the better. Changes made will recognize community achievements in addressing rural decline and establish an entrepreneurial system of rewards in support of both past and future efforts. The CDBG team engaged in strategic outreach throughout PY 2022 ahead of implementation to promote local support and adoption of these changes.

OCRA will continue to evaluate the pandemic's impact and priorities of rural communities to determine the feasibility of reinstating suspended programs.

This review has already resulted in numerous improvements to the grant programs and process such as:

- Updating OCRA's current CDBG forms and resources to ensure alignment with all current federal and state requirements.
- Providing more guidance and instruction on the appropriate use and submission of all required forms to improve the timeliness and accuracy of form submissions by grantees.
- Making improvements to OCRA's electronic grants management system (eGMS) to better assess data and process applications;
- Utilizing new virtual meeting technologies to facilitate safe attendance at CDBG trainings and to promote the timelier delivery of technical assistance needed;
- Expanding training opportunities for program staff to serve as subject matter experts

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.

IHCDA runs the project list every year, which includes the sample size for each project. IHCDA's Inspector will randomly choose the units; the property owner/management does not get advance notice of which units will be inspected. A 30 day correction period is required and documentation of those corrections is required to be submitted within 90 days of the reports being sent out. If corrections are not completed, IHCDA may suspend the project sponsor and prohibit future funding.

During PY2023, 72 properties and 281 HOME-funded units were inspected. Of those inspections, units in 58 properties failed the inspection due to condition issues. The units failed inspection for a variety of reasons, including missing shingles, damaged dryer vents, missing smoke alarms, screen tears, broken window panes, water leakage, non-functioning GFCI, inoperable garbage disposal, etc. Six units failed due to critical violations. The detailed results of the inspections are appended to this CAPER. The IHCDA compliance team and inspector verified that the problems were resolved in all but nine properties. The remaining nine are still being monitored for resolution. These 72 properties comprise the complete list of properties due for a triennial inspection during this 12-month period.

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. 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 encouraged to attend the Fair Housing training 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.

All HOME and CDBG award recipients with rental or homebuyer projects containing five or more associated units must certify compliance with IHCDA 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 IHEDA 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 IHEDA 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.

During PY2022, IHEDA partnered with the Indiana Civil Rights Commission (ICRC) to investigate complaints of discrimination and to educate organization, companies, landlords, and individuals on their rights and responsibilities under Indiana Civil Law. Findings from that testing were used in PY2023 to tailor education and outreach programs. As part of ICRC's mission to further equal opportunity, civil rights, fair housing, and diversity and inclusion for all, the Commission has partnered with IHEDA to produce estimates of the level of discrimination faced by persons in the rental market in Indiana, specifically based on factors such as race, familial status, and disabilities. To do so, ICRC uses a control group or non-protected class testers, as well as an experimental group; individuals belonging to a protected class, to test for individual treatment indicators during interactions with housing provider.

Both the control group and the experimental group present as ordinary home seekers attempting to obtain as much information as possible from the housing provider. Testers are tasked with gathering details on several factors such as total number of available units, location of unit(s) number of bedrooms, rent amounts, reasonable accommodations, amount of security deposit, fees, lease length, discounts offered, or any special amenities. In addition to gathering information on these factors, tester(s) record any details that could pose a potential fair housing violation, any perceived micro-aggressions, and the overall experience with the housing provider.

ICRC aggregates the data and provides detailed reports to IHEDA with recommendations for remediation for the housing providers. These recommendations may include mandated trainings, or an ICRC Director Initiated Investigation if there are egregious civil rights and/or fair housing violations noted.

During testing, ICRC found that 42 properties favored the control group over the experimental group and found specifically that there were significant differences discovered in race, familial status, and disability status. More specifically, of the properties tested, 9 properties were found to favor the control

group (non-disabled Caucasian housing seeker without children) when the experimental group was a family with children, regardless of race or disability status. Regarding race, 17 of the properties tested showed a significant difference in favor of the control group (Caucasian housing seekers) vs. the experimental group (persons of color). Finally, 15 properties tested showed a significant difference in treatment towards the control group (non-disabled individuals) vs. the experimental group, persons with disabilities. Testing occurred in urban, suburban, and rural areas with no significant differences found in the types of fair housing violations discovered, based on geographic location.

Specifically, what was discovered was that individuals from the experimental group, who in often cases had presented with better financial income, rental history, and more favorable attributes were either denied information, told the property had no available units or were discouraged from renting from specific properties that the control group was told had openings or were readily provided with detailed information on the property.

IHCDA and ICRC's partnership is geared to ensure that all Hoosiers are afforded equality in housing.

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)

IHCDA is the public housing authority for the state. As such, the authority administers the Section 8 Housing Choice Vouchers for the balance of state, that is, for any area not covered by another local PHA. However, IHCDA does not own or manage any properties.

Through special funding opportunities, IHCDA is implementing voucher programs in addition to HCV. These include Family unification program vouchers which serve families at risk of being separated or for youth aging out of foster care. Also included are Mainstream vouchers which serve households with non-elderly disabled individuals. Another program is VASH which serves veterans experiencing homelessness. In addition to these are TBRA and Section 811 vouchers allow IHCDA to assist additional families/households with payment of monthly rent obligations along with security and utility deposits.

In an effort to streamline the multifamily application process, IHCDA 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 IHCDA's 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, IHCDA 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.

The HTF is allocated to foster housing choices for households with incomes of 30% AMI and less. IHCD makes HTF funding available as a grant in conjunction with Rental Housing Tax Credit (aka LIHTC) awards to create permanent supportive housing. HTF coordinates with LIHTC awards, as the HTF serves as gap financing, so the LIHTC units can reach lower income households. HTF also strives to maintain affordable housing by allowing (in conjunction with LIHTC awards) funding for adaptive re-use and acquisition/rehabilitation.

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	N/A	N/A
Tenant-based rental assistance	N/A	N/A
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	N/A	N/A
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	N/A	N/A

Table 14 – 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.

The PY2023 allocation of NHTF supported:

- Construction of affordable rental projects - \$6,900,000 committed and \$3,295,955 has been disbursed;
- Rehabilitation of affordable rentals--\$3,000,000 committed and \$38,000 disbursed.

To date, \$39,239,075 NHTF funds have been committed to projects and \$25,088,233 has been drawn— for a disbursement rate of 64%--slightly improved from the end of PY2022, where it was 62%.

All HTF awards are made in conjunction with Rental Housing Tax Credit (aka LIHTC) awards as gap financing. IHCD uses the HTF as a grant to development applicants who propose to acquire, rehabilitate, and/or build affordable rental housing and offer supportive services for households with incomes of 30% AMI or less. HTF coordinates with LIHTC awards, as the HTF serves as gap financing, so the LIHTC units can reach lower income households. HTF awardees must meet the requirements of the RHTC program and score high enough to receive tax credit allocations. HTF strives to maintain affordable housing by allowing new construction, adaptive re-use, and acquisition/rehabilitation.

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	40
Homebuyer	0	0	0	0	0	0

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

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	86	0	0	0	0
Total Labor Hours	103,025				
Total Section 3 Worker Hours	63				
Total Targeted Section 3 Worker Hours	2813.38				

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	86				
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

Section 3 projects are housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000.

This information is reviewed by OCRA's Grant Services Team for accuracy.

In 2023, there were a total of 86 CDBG activities that Section 3 standards applied to. There was a total of 103,025.63 labor hours completed. The 86 activities were bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.

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

Organizational Name	ES Allocation	RRH/HP Allocation	SO Allocation
A Better Way Services, Inc.	\$41,900.00	\$45,085.00	
Advantage Housing, Inc.	\$41,900.00	\$50,000.00	
Albion Fellows Bacon Center	\$30,600.00		
Alternatives, Inc. of Madison County	\$34,800.00		
Anchor House, Inc.	\$36,000.00		
Anthony Adams House	\$28,000.00		
Aspire Indiana, Inc.		\$33,509.58	
Aurora		\$136,500.00	\$15,000.00
Beacon, Inc.	\$43,000.00	\$149,000.00	\$18,000.00
Beyond Homeless, Inc.	\$34,800.00		
Catalyst Rescue Mission	\$33,000.00		\$10,000.00
Catholic Charities Terre Haute, Inc.	\$38,400.00		
Catholic Charities-Becky's Place	\$36,000.00		
Center for the Homeless	\$39,600.00		
Christian Ministries of Delaware County, Inc.	\$15,600.00		
Citizens Concerned for the Homeless, Inc.	\$36,225.00		\$17,500.00

Columbus Regional Shelter for Victims of Domestic Violence	\$34,800.00		
Community Action of Northeast Indiana dba Brightpoint		\$72,500.00	
Community Service Center of Morgan County, Inc. dba WellSpring	\$43,000.00	\$162,500.00	\$18,000.00
Coordinated Assistance Ministries	\$27,500.00		
Council on Domestic Abuse, Inc.	\$36,000.00		
Emmaus Mission Center, Inc.	\$42,000.00		
Family Crisis Shelter, Inc.	\$13,500.00		
Family Promise of Greater Lafayette, Inc.	\$18,000.00		
Family Promise of Hendricks County, Inc.	\$43,000.00	\$128,000.00	
Family Service Association Of Howard County, Inc.	\$41,900.00		
Fort Wayne Housing Authority			
Gabriel's Horn Corporation	\$43,800.00		
Goshen Interfaith Hospitality Network dba First Light Mission	\$14,500.00	\$5,000.00	
Grant Blackford Mental Health, Inc. dba Radiant Health Services	\$31,500.00		
Hancock Hope House, Inc.	\$30,000.00		
Haven House, Inc.	\$33,000.00		

HealthNet, Inc.			\$11,000.00
Heart House, Inc.	\$42,000.00		
Homeless Coalition of Southern Indiana	\$17,000.00	\$88,698.16	\$11,000.00
Hope Springs Safe House	\$35,720.00		
House of Bread and Peace	\$34,000.00	\$8,000.00	
Housing Opportunities, Inc.	\$40,600.00	\$163,500.00	\$15,000.00
Human Services, Inc.	\$42,500.00	\$149,000.00	
Interfaith Community PADS	\$42,000.00		
Interfaith Hospitality Network of Greater Fort Wayne	\$42,500.00		\$18,000.00
Kosciusko County Shelter for Abuse, d.b.a. The Beaman Home	\$33,000.00		
Lafayette Transitional Housing Center	\$45,000.00		
Life Treatment Centers, Inc.	\$18,000.00		
Middle Way House, Inc.	\$30,000.00		
Muncie Mission Ministries, Inc.	\$34,007.15	\$9,742.04	\$18,000.00
New Hope for Families	\$41,400.00		
North Central Indiana Rural Crisis Center	\$14,000.00	\$5,000.00	
Our Lady of the Road, Inc.	\$13,500.00	\$21,500.00	\$11,000.00
Ozanam Family Shelter	\$39,600.00		

Pearl Transit Corp			\$11,000.00
Prisoner & Community Together, Inc. (PACT)	\$10,000.00	\$5,000.00	
Randolph County Veteran Shelter, Inc., dba, The Journey Home	\$33,000.00		\$11,000.00
Reach Services, Inc.	\$37,800.00	\$77,300.00	\$15,000.00
Sheltering Wings Center for Women	\$34,800.00		
St Elizabeth Catholic Charities	\$42,000.00		
St. Jude House	\$33,000.00		
Stability First, Inc.	\$15,300.00		
Stepping Stone Shelter for Women, Inc.	\$36,000.00		
Telamon Corporation		\$30,000.00	
The Caring Place	\$28,800.00		
United Caring Services	\$33,000.00		
Upper Room Recovery Community	\$13,500.00		
YWCA Central Indiana	\$42,000.00		
YWCA Greater Lafayette	\$9,900.00		
YWCA North Central Indiana, Inc.	\$38,400.00		
YWCA Northeast Indiana	\$42,000.00	\$128,000.00	
YWCA of Evansville, Inc.	\$45,600.00		

Total Programmatic Allocation	\$2,002,252.15	\$1,467,834.78	\$199,500.00
Administration (3% of total available)	\$297,534.07		
Total Administrative and Programmatic Allocations	\$3,967,121.00		