

**City of Columbus, Indiana**  
CON PLAN PERIOD: 09-01-2023 to 08-31-2024

**PY2023 Annual Action Plan**  
**Fifth Program Year**



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Administrative Resources association



## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Columbus has designated the Community Development Department (CD) as the agency in charge of the development and implementation of the Years 2019 - 2023 Consolidated Plan (Strategic Plan) and the subsequent annual Action Plans. Community Development is also responsible for overseeing the citizen participation components and the consultations with social service agencies in the plan development process. Community Development has requested Administrative Resources association assist in the facilitation of public hearings and forums and in the development of the plans.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Priority Needs established in the FY 2019 - FY 2023 Five-Year Consolidated Plan, form the basis for establishing objectives and outcomes in the FY 2023 Annual Action Plan, as follows:

- Provide homeownership assistance;
- Assist in the development of affordable housing;
- Promote equal housing opportunity;
- Provide community facilities and infrastructure to foster a suitable living environment; and
- Provide community and supportive services to foster a suitable living environment.

#### Objectives

##### (1) Decent Affordable Housing

Rehabilitation of single-family, owner-occupied housing to meet the objective of decent, affordable housing as defined by the U.S. Department of Housing & Urban Development. Rehabilitation of Multi-Unit Residential, and/or Public Housing Modernization.

##### (2) Suitable Living Environment

Public facilities and infrastructure improvements to meet the objective of a suitable living environment.

(3) Other: Program planning and general administration.

#### Outcomes

(1) Availability/Accessibility

Rehabilitation of Multi-Unit Residential, and/or Public Housing Modernization.

(2) Affordability

Rehabilitation of single-family, owner-occupied housing with the outcome of affordable rehabilitation of owner-occupied housing for low-and-moderate income Columbus homeowners to include aging-in-place components that would be too costly for the homeowner to afford.

(3) Sustainability

Public facilities and improvements with the outcome of promoting a livable, sustainable community.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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According to the latest (2021) Program Year End Review Letter dated December 15, 2022, HUD has determined that the overall performance of the City of Columbus is acceptable, and a continuing capacity to administer CPD programs through HUD. The City's current expenditure level on HUD funded grants meets the requirements of the program as of May 8, 2023.

PY 2021 owner-occupied housing rehabilitation program has all current funds allocated expended. The PY 2022 owner occupied housing rehab program is approximately 20% expended. Currently there are several homes in different stages of being processed: application, inspection, Section 106 review, out for bids, or under construction. Minor amendments were prepared to reprogram the following: PY 2017 balance of administrative funds has been reprogrammed to public facilities, PY 2018 balance of administrative funds has been reprogrammed to public facilities, and PY 2019 balance of administrative funds has been reprogrammed to public facilities. The public facilities/sidewalk/infrastructure project/programs funds from those years and from PY2020 in addition to CDBG-CV are allocated to a project readying to begin rehabilitation of a public facility to assist victims of domestic violence. An

additional project includes the replacement of sidewalks within eligible census tract, block groups with a construction contract recently awarded.

Projects/activities have been and continue to be successful in achieving proposed objectives and outcomes. The city's expenditure level is currently 1.46 years, which is less than the 1.5 years required for the CDBG program by May 8, 2023.

The COVID tranches of funding have been programmed to public facilities and with the plan to have the funds expended by the end of the fiscal year. Previously program dollars were utilized to include Short-Term Rent Assistance Program, COVID Impact FFY Assistance Program, etc.; public facilities for needed COVID related upgrades; and program management. The city has completed the substantial amendment process to the PY2019 Action Plan consolidating the remaining CDBG-CV funds to addressing the need for rehabilitation of a public facility, a domestic violence shelter, to increase the capacity due to the increase in domestic violence due to COVID-19.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

Columbus is using the following procedures for the adoption and any subsequent changes to its Citizen Participation Plan:

- Public notice in Columbus' *The Republic* newspaper as well as notice on the City's website in advance of, or concurrent with, the start of a 30-day public comment period;
- During a 30-day public review and comment period, the document is available for review at the following locations: Columbus City Hall – Community Development Department Office, Columbus City Hall – Clerk-Treasurer's Office, Bartholomew County Public Library, Mill Race Center, and online at the Columbus Community Development Department website ([www.columbus.in.gov/community-development/cdbg-information](http://www.columbus.in.gov/community-development/cdbg-information)). A public hearing is to be held at a time and location to encourage citizens' attendance. Following the 30-day public review and comment period and closing of the public hearing, the Citizen Participation Plan was adopted and approved by a majority vote of the City Board of Public Works and Safety.

Due to the waivers associated with the Coronavirus Pandemic, there were revisions in the public participation process for PY2019 amendments and the PY2020 Action Plan. The Citizen Participation Plan was updated and approved through the City Board of Public Works on April 27, 2020. Information is available under the PY2019 – PY2021 Annual Plans. The waivers have ended.

Input and participation are encouraged throughout the CDBG planning and implementation process. The CDBG administrator, City's Assistant Director of Community Development and other city representatives

regularly participate in or receive information from local groups such as Alliance for Substance Abuse Progress, the Region 11 Continuum of Care, and neighborhood organizations to strengthen relationships, collaborate and cooperatively work with local organizations essential to the success of the Columbus CDBG program.

The citizen participation process includes two public hearings which are held at different stages of the program with notices of the public hearings are sent to a broad contact list and advertised. The initial public hearing to review and provide input on the draft Annual Action Plan Consolidated Plan was held on June 8, 2023. This was also an opportunity to obtain citizen comments on issues related to the housing, non-housing and community development needs in the City of Columbus. A public notice for the hearing was published in the Republic on May 26, 2023. The second public hearing is conducted with the completion of the Consolidated Annual Performance and Evaluation Report for input on the year's expenditures and accomplishments and will be held in November of 2023.

The City of Columbus's PY2023 Annual Action Plan was made available for public review and comment from June 13, 2023, to July 14, 2023. Notice of the 30-day comment period was published on June 13, 2023. Copies of the PY2023 Annual Action Plan were available for review as stated in the Citizens Participation Plan.

The PY 2023 Annual Action Plan is utilizing the normal procedures for the citizen participation process as noted above. The city advertised for community applications. One application was received for assistance in the acquisition of a structure to be utilized as a substance abuse disorder treatment facility.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The public hearing notice, agenda, minutes, the notice for comments and the comments received during the 30-day comment period is included in the Citizen Participation section of the PY 2023 Action Plan with documentation attachments in AD-26.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments or views were accepted.

## **7. Summary**

The City of Columbus's 2019-2023 Consolidated Plan and Annual Action Plans have an inclusive process. This effort is to help further the goals and outcomes. The overall goal is to develop a viable small city community by providing decent housing, a suitable living environment, and economic opportunities principally for low and moderate-income persons, comprehensive neighborhood revitalization and programs that will address the needs of homeless and near homeless persons. An approved Citizen Participation Plan was used to gather public comments for the Consolidated Plan through public meetings and the consultation process provided additional input. Information was gathered from the public, a market analysis, and data provided by HUD.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	COLUMBUS	
CDBG Administrator	COLUMBUS	Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The lead agency responsible for overseeing the development of the Consolidated Plan and administering programs covered by the Plan is the City of Columbus, a State of Indiana municipality. The City of Columbus's Community Development Department is responsible for administering the Consolidated Plan.

The primary public and private agencies that may be utilized in implementing Consolidated Plan programs include, but are not limited to, the City of Columbus's Community Housing Development Organizations (CHDO's), Continuum of Care agencies, the Columbus Housing Authority, neighborhood associations, faith-based organizations, governmental entities, and non-profit service and housing providers.

**Consolidated Plan Public Contact Information**

For more information about the Consolidated Plan and the City of Columbus' Community Development Block Grant program, contact *Robin Hilber*, Assistant Director of Community Development Department, City Hall, 123 Washington Street, Columbus, Indiana 47201, telephone: 812-376-2520, from 8:00 a.m. until 5:00 p.m., Monday through Friday or email [rhilber@columbus.in.gov](mailto:rhilber@columbus.in.gov).

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Columbus realizes the importance of the collaboration and coordination between public and private housing, health and social service agencies. The city has adopted a Citizen Participation Plan for its Consolidated Plan and Annual Action Plans that identifies when public hearings and other consultations are to take place. This Plan is used in preparing the 2019-2023 Consolidated Plan and subsequent Annual Action Plans. The City of Columbus's Consolidated Plan and initial Action Plan were also prepared to comply with the consultation requirements of the CDBG funding, including consultation with the local Continuum of Care points of contact. The Citizen Participation Plan was amended based on the waiver for the COVID-19 Cares Act Funding amendments and the PY 2020 appropriation of funds. For PY2022, the city is utilizing the initial Citizen Participation Plan with the inclusion of a virtual component.

The city does not receive HOME, HOPWA and ESG programs funding directly.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

Opportunities for feedback are provided throughout the CDBG program year, during the planning process for the Consolidated Plan and each annual action plan a more formal effort is made to solicit input, following the guidance provided by the Columbus Citizen Participation Plan. This process included one-on-one stakeholder meetings. An "e-mail" listserv including contacts from local housing and service providers, neighborhood association leaders, City of Columbus elected officials, City staff, Columbus Housing Authority, local institutions such as Centerstone, and local media are notified of, and invited to, each public meeting, and are also provided notice of public hearings and notice of the availability of the draft plan and the public comment period. The city's waiver notification for Mega Waivers # 8 (Consolidated Plan, Public Comment Period), and #9 (Consolidated Plan Reasonable Notice and Opportunity to Comment) was submitted on April 20, 2020, to the HUD Indianapolis Field Office. The city amended the Citizen Participation Plan to reflect the waivers for the city's CDBG-CV allocation and CDBG-FY 2019 and FY 2020 action plan year grants. The city defined reasonable notice and opportunity to comment as 5 days beginning at 8:00 a.m. on the date of publication for the CDBG-CV allocation and CDBG-PY 2019 and PY 2020 action plan year grants.

The City of Columbus Community Development Department conducts quarterly meetings with the Mayor's Advisory Council on Safe, Available and Affordable Housing which includes public and assisted housing providers and private and governmental health, mental health and service agencies. The city also has a very good relationship with the Columbus Housing Authority (PHA) and other assisted housing



providers. In the past, the City has provided the PHA with CDBG funds for the renovations and improvements to PHA facilities and scattered site properties.

The City has also used its CDBG funds for the homeowner rehabilitation programs, sidewalk replacement, for rental housing rehabilitation and acquisition, and infrastructure (sidewalks) in support of tax credit projects. Other assisted housing providers include funding for Turning Point's, domestic violence shelter transitional housing facility and funding to assist Thrive Alliance DBA Housing Partnership, Inc. to purchase a residential unit that was transitioned into a Sober Living House and leased to the Alliance for Substance Abuse Progress-Bartholomew County.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The coordination between the city and homeless service providers, agencies and shelters is primarily accomplished through the quarterly Mayor's Advisory Council for Safe, Affordable and Available Housing meetings. The city does not receive or allocate ESG funds, but the City of Columbus 2019-2023 Consolidated Plan and the Annual Action Plans are available to all Continuum of Care (CoC) providers within the city's jurisdiction. The CoC does meet quarterly providing updates from those meetings during the monthly advisory council meetings when in attendance. Local service agencies collaborate to assure there is shared funding available for those at risk of homelessness due to job loss, etc. Human Services, United Way, Columbus Township, Love Chapel and others Trustee collaborate provide supportive services and funds for homeless or those at risk of becoming homeless.

The city in response to the Coronavirus Pandemic developed a subsistence payment program – Columbus Short Term Rent Assistance Program and collaborated with Human Services, Inc. (CoC Co-Chair), Love Chapel, Lincoln Central Neighborhood Family Center, San Souci, Columbus Township Trustee, Su Casa and ARa to assure those in need of and qualifying for assistance receive aid and do not duplicate services. The funding for that program was reprogrammed due to the availability of funding from other sources.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

While the city does not receive or allocate ESG funding directly, the city consults with the co-chairs when they "attend" the Mayor's Advisory Council on Safe, Available and Affordable Housing. For the Consolidated Plan consultation with the Region 11 CoC was with the co-chair on April 2, 2019. The co-chairs include the executive directors of Turning Point, the domestic violence shelter, and Human Services Inc., the local Community Action Agency. Human Services Inc. has been designated as the single

point of contact for the coordinated entry for the Homeless Management Information System in Region 11 and manages what ESG Rapid Rehousing funds the region receives. Our area functions on very limited ESG funding. There are 6 permanent supporting housing units funded under the CoC. There are 2 shelters in Columbus funded through ESG, Turning Point and Horizon House.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	The Columbus Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Executive Director provides updates to their activities and status during the Mayor's Advisory Council on Safe, Available and Affordable Housing meetings. During the Consolidated Plan Process, the Executive Director was contacted to converse following a set of questions.
2	<b>Agency/Group/Organization</b>	Human Services Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Director of Homeless Prevention Department provides updates to their activities and status during the Mayor's Advisory Council on Safe, Available and Affordable Housing meetings.
3	<b>Agency/Group/Organization</b>	Columbus Township Trustee
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Trustee provides updates to their activities and status during the Mayor's Advisory Council on Safe, Available and Affordable Housing meetings on the status of assistance to those at risk of becoming homeless due to non-payment of rent and utilities.
4	<b>Agency/Group/Organization</b>	Lincoln Central Neighborhood Family Center
	<b>Agency/Group/Organization Type</b>	Neighborhood Organization Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The community outreach coordinator provides updates to their activities and status during the Mayor's Advisory Council on Safe, Available and Affordable Housing meetings. There is an ongoing collaboration with the city and the Southern Indiana Housing and Community Development Corporation for the creation of affordable housing.
5	<b>Agency/Group/Organization</b>	City of Columbus
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Jamie Brinegar, Director of Finance, Operations and Risk is the contact for the city associated with broadband and internet services. Conversations with a fiber provider were initiated in 2019 and 2020. Due in part to the impact of the Coronavirus Pandemic closures, the need for high-speed fiber city wide was heightened. In February or March 2021, the city entered into conversation with Meridiam Infrastructure North America Corp. to bring fiber-based broadband to the City of Columbus. On June 21, 2022, the city approved a master development agreement with Meridiam for internet infrastructure. In July the Columbus City Council Agendas included the reading of an ordinance for a tax abatement for Meridiam. This tax abatement was approved. Meridiam is the group that has been discussed several times over the past year that is proposing to bring fiber to the home to at least 80-85% of the households in the City of Columbus, with an approximate \$30 million of investment in the City of Columbus. With the Meridiam abatement request to include the amount of the investment and the level of service to be provided as a part of the Master Development Agreement which was approved by the Board of Works and can be tied to the Meridiam abatement. A few examples of this service are that the MDA requires Meridiam to provide accessibility to the fiber network to at least 85% of households within the City and to provide a minimum of 250 gigabyte speed at a cost that will be covered by federal funds for low-income households within Columbus. Meridiam is negotiating with Duke for permission to utilize some of the Duke poles in the community for the installation of the fiber. Once Meridiam has received permission from Duke, the fiber installation to 85% of homes within the city is expected to take 24-30 months.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

For the PY 2023 Annual Action Plan, those consulted were associated with the Mayor’s Advisory Council on Safe, Available and Affordable Housing. The city’s notifies other agencies of the availability of the Annual Action Plan and is providing an opportunity for all to provide input.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Human Services, Inc.	The goals of the Strategic Plan have been coordinated with those of the Continuum of Care to make sure that areas of need are addressed.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

On May 5, 2023, and May 12, 2023, the city published notification of the availability of applications for CDBG funding from community organizations. Community applications were due June 6, 2023. One application was received and ranked with funding awarded. Additionally, the city advertised a public hearing on May 26, 2023, and held the public hearing on June 8, 2023, both in person and virtually. The public hearing was attended by city staff and ARa staff. A notice was published June 13, 2023, noting the availability of the draft City of Columbus PY 2023 Annual Action Plan at the following locations:

- Columbus City Hall – Community Development Department (123 Washington Street)
- Columbus City Hall – Clerk-Treasurer’s Office (123 Washington Street)
- Bartholomew County Public Library (536 5th Street)
- Mill Race Center (900 Lindsey Street)
- Online at the Columbus Community Development Department website (<https://www.columbus.in.gov/community-development/cdbg-information/>)

On June 13, 2023, the notice and link for the annual plan were sent to the Mayor’s Advisory Council on Safe, Available and Affordable Housing listserv noting the comment period of June 13 - July 14, 2023.

The plan was available for public review and comment from 8:00 a.m., June 13, 2023, through 5:00 p.m., July 14, 2023. One comment was received, addressed, and noted in the minutes which is included in the citizen’s participation upload.

The second public hearing for the each Fiscal Year CAPER will be published in November, and with a public hearing held on 11-13 days after the publication and also available virtually by Webex. The 15-day public comment period will be held in November 2023 following publication of a notice. Any comments received from the public will also be documented. The publisher’s affidavit with minutes of the public hearing and comments received during the comment period will be provided with each plan year CAPER. The timing follows the format required in the

Citizen Participation Plan.



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/at tendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Provided notice for residents and city representatives.</p> <p>Documentation of the process is included in the Citizen Participation documents.</p>	<p>The public hearing was attended by city and ARa staff. No comments were received. The minutes for the public hearing and the comment period of the process are included in the Citizen Participation documents.</p>	<p>There were no comments not accepted.</p>	
2	Internet Outreach	Minorities	NA	There were not	There were not any	<a href="https://www.columbus.in.gov/community-development/cdbg-information/">https://www.columbus.in.gov/community-development/cdbg-information/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing		any comments received.	comments not accepted.	

3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Public hearing notice for Action Plan input was published and disseminated on May 26, 2023 with the public hearing held June 8, 2023. Attendees included city representatives and representatives of ARa. The documents indicating the process and the minutes are attached</p>	<p>No comments were received. The minutes are attached with the Citizen Participation documents</p>	<p>All comments were accepted. The documents indicating the process and the minutes are attached with the Citizen Participation documents.</p>	<p><a href="https://cityofcolumbusin.webex.com/cityofcolumbusin/j.php?MTID=mf38ec9b65ef6b3e147004c07535d65dd">https://cityofcolumbusin.webex.com/cityofcolumbusin/j.php?MTID=mf38ec9b65ef6b3e147004c07535d65dd</a></p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			with the Citizen Participation documents.			

4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Public hearing notice to obtain input for evaluation and review of the action plan (PER) was published and disseminated on November 11, 2022 with the public hearing held November 22, 2022. Attendees included city representatives and a representative of ARa.</p>	<p>There was a discussion of rental housing and land banking. Also discussed was a Spanish translation of the fair housing survey and housing and community development survey.</p>	<p>All comments were accepted.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/at tendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>The 15-day public comment period was November 11, 2022 through November 27, 2022. No comments were received from the public.</p>			



5	Public Meeting	Non-targeted/broad community	Response and attendance at the regularly scheduled public meetings where the expansion of broadband services within the City of Columbus. There weren't any residents attending to specifically address the need for broadband. The Columbus City Council Meeting and Board	No comments specific to broadband were received from the public. There were resulting newspaper articles after the public meeting which did not include any comments.	There weren't any comments not accepted. No comments were received from the public.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/at tendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			of Works and Public Safety agendas posted on the city's website and available to the general public.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Columbus is a CDBG (only) entitlement jurisdiction and anticipates receiving approximately \$316,660 in CDBG funds and no direct allocation of HOME funds for PY 2022. Columbus does not receive direct funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

In the last four years, the levels of CDBG and HOME (received through the state) funds for Columbus have been trending slightly upward. In estimating the amounts of funding available over this Consolidated Plan period, the city took a conservative approach assuming minimal change in annual funding.

In terms of program income, the City does not anticipate a steady stream of program income over the course of this Consolidated Plan. Program income received during PY2020 totaled \$489.51 and received \$3,750.03 during PY2021. Program income received from the repayment of any forgivable (CDBG) grants/loans (Columbus Housing Improvements Program) is re-programmed for grant activities in the same or similar programs from which the funds were originally provided to the extent possible. If additional program income funds are received that are not automatically reprogrammed, specific projects will be identified during the next Action Plan process or if meeting the criteria for a substantial

amendment Annual Action Plan will be amended.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	316,660	0	0	316,660	350,000	The amount of CDBG funds available over the remainder of the planning period is based on funding remaining the same in funding per year for PY 2023.
Other	public - federal	Other	0	0	0	0	0	City continues to utilize the funds to prepare for, prevent and respond to the impacts of the Coronavirus Pandemic (COVID 19).

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The activities to be pursued by the City with CDBG fund encourages sub-recipients to leverage their projects / programs with a variety of funding sources to include grants from State, Federal, and local governments; private foundations; capital development funds; general funds; private donations of funds or services; and other various funding sources. For example, local nonprofits with the city support actively pursue funding

under the State of Indiana’s HOME program to expand affordable homeownership for low-and-moderate income households. For new construction, substantial rehabilitation, and acquisition of affordable housing, the city encourages and supports the use of Low-Income Housing Tax Credits.

The city encourages matching or leveraged funds with any CDBG award it makes to subrecipients or non-profit requesting funding, though matching funds are not required for the CDBG program. The city does utilize its in-house services or force account services such as engineering services for public facilities improvement projects such as new and replacement sidewalks within eligible census tract, block groups, in addition to the project funding as another means of leveraging.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Columbus in collaboration with the Southern Indiana Housing and Community Development Corporation (SIHCDC), and HPI dba Thrive Alliance, non-profit housing organizations, are utilizing properties which were a part of the city's Blight Elimination Program funded through the Indiana Housing and Community Development Authority with U.S. Department of Treasury funds. This program eliminated dilapidated structures (housing) with property ownership transferred to the non-profit community housing development organizations. The city and other agencies are collaborating with SIHCDC to utilize the properties for in-fill affordable housing. Three homes have been completed and sold and the construction of a fourth to be completed in early summer 2023. The second, third and fourth homes were built with the assistance of HOME funding through IHCD. Another HOME application has been submitted for the construction of a fifth home. The three existing homes have been sold and the fourth will be sold all to a first-time, low-to-moderate income family unit. With the goal of addressing the need for affordable home ownership with infill housing in the Lincoln Central neighborhood as identified in the Consolidated Plan and annual plans. An additional cleared lot was transferred to Housing Partnership, Inc. DBA Thrive Alliance another nonprofit housing organization.

**Discussion**

The city is always at the ready to collaborates with local and intergovernmental agencies as requested and opportunities are presented to access additional funding for projects.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent and Affordable Housing	2019	2023	Affordable Housing Public Housing	Lincoln Central Neighborhood East Columbus Columbus-City Wide	Affordable Housing - Owner Occupied Affordable Housing - Rental	CDBG: \$114,660	Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Community Facilities and Infrastructure	2019	2023	Non-Housing Community Development	Lincoln Central Neighborhood East Columbus Columbus-City Wide	Public Infrastructure & Facilities	CDBG: \$140,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 930 Persons Assisted

**Table 6 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Decent and Affordable Housing
	<b>Goal Description</b>	Rehabilitation/renovations of multi-unit housing and single family homes, all who meet the income qualifications. Funds will assist in providing new roofs, HVAC and modifications to allow seniors to age-in-placed. In addition, funds may be used to assist in providing safe, decent and affordable rental housing to senior citizens, disabled and other income-qualified renters within Columbus to meet the objective of affordable decent housing.
<b>2</b>	<b>Goal Name</b>	Community Facilities and Infrastructure
	<b>Goal Description</b>	Replacement or new public infrastructure to benefit income qualified census tracts or limited clientele. Rehabilitation, renovations to public facilities for health and safety purposes to benefit income qualified census tracts or limited clientele.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The action plan must provide a description of the activities the jurisdiction will undertake during the next year to address priority needs and objectives. This description of activities shall estimate the number and type of families that will benefit from the proposed activities, the specific local objectives and priority needs (identified in accordance with §91.215) that will be addressed by the activities using formula grant funds and program income the jurisdiction expects to receive during the program year, proposed accomplishments, and a target date for completion of the activity. This information is to be presented in the form of a table prescribed by HUD. The plan also describes the reasons for the allocation priorities and identify any obstacles to addressing underserved needs.

#### Projects

#	Project Name
1	CDBG Administration / Fair Housing
2	Housing Rehabilitation
3	Public Facilities and Infrastructure

Table 7 - Project Information

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation priorities were the result of community discussions, input at the Consolidated Plan public hearings, housing needs assessment and meetings with the Mayor's Advisory Council on Safe, Affordable, and Available Housing. Members of this organization meet quarterly to discuss neighborhood and homelessness issues. An obstacle to addressing the underserved needs includes the sharing of information with the residents requiring the various types of available assistance. Many times, until it is a crisis situation, assistance isn't requested.

The funding between the two high priority projects were split based on the input from the Mayor's Advisory Council's information on the need for affordable housing and allowing older residents to remain in their home and the need for improved public facilities and infrastructure.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CDBG Administration / Fair Housing
	<b>Target Area</b>	Columbus-City Wide
	<b>Goals Supported</b>	Decent and Affordable Housing Community Facilities and Infrastructure
	<b>Needs Addressed</b>	Affordable Housing - Rental Affordable Housing - Owner Occupied Public Infrastructure & Facilities
	<b>Funding</b>	CDBG: \$62,000
	<b>Description</b>	Administration, technical assistance and associated planning as required to implement the CDBG program for the City of Columbus. This is to include planning and implementation to affirmatively further fair housing. The interdepartmental agreement with the Columbus Human Rights Commission (CHRC) was renewed to provide education and other resources to affirmatively further fair housing. The CHRC Executive Director and staff will coordinate fair housing trainings for the private sector, non-profit agencies, governmental agencies, city staff and other audiences as requested and provide technical assistance and a complaint filing system to assist in processing fair housing complaints received. There is no national objective. Activity matrix codes will include 21A, general program administration and 21D, fair housing activity.
	<b>Target Date</b>	8/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA - All projects will benefit from the administration of the grant funds.
	<b>Location Description</b>	City wide as all projects benefit.
	<b>Planned Activities</b>	All required administrative technical assistance and fair housing activities.
2	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Lincoln Central Neighborhood East Columbus Columbus-City Wide
	<b>Goals Supported</b>	Decent and Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Owner Occupied
	<b>Funding</b>	CDBG: \$114,660

	<b>Description</b>	There is a continued need for the rehabilitation of owner-occupied housing and for multi-unit rental housing developments (or scattered site rental units) within the City of Columbus. The activities will provide safe, decent, affordable and accessible housing for approximately 12 income-qualified households at a maximum of 80% of the median household income for the city with the outcome of maintaining the affordability of housing for low- and moderate- income residents. National objective is LMH. Activities may include matrix code 14A-Rehab; Single-Unit Residential, 14B-Rehab; Multi-Unit Residential, and 14C-Public Housing Modernization. The overall budget for this project is \$114,660.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 12 homeowners with a varied type of families, all of whom are at or below 80% of median income will benefit from the proposed activities.
	<b>Location Description</b>	Locations have not been determined for the owner occupied housing rehabilitation. The locations are determined as applications are submitted for home rehabilitation. Locations must be within the City of Columbus incorporated limits.
	<b>Planned Activities</b>	There is a continued need for rehabilitation for owner-occupied rehabilitation and for multi-unit rental housing development within the city. The project activities will include roof replacement, HVAC replacement, water heater replacement (including all associated work) and aging in place home modifications. The program is flexible to include additional needed rehab on a case-by-case basis.
<b>3</b>	<b>Project Name</b>	Public Facilities and Infrastructure
	<b>Target Area</b>	Lincoln Central Neighborhood East Columbus Columbus-City Wide
	<b>Goals Supported</b>	Community Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Infrastructure & Facilities
	<b>Funding</b>	CDBG: \$140,000

<b>Description</b>	Public facilities and infrastructure which may include replacement of existing or construction of new sidewalks, streets and ramp infrastructure improvements; water/sewer improvements and flood/drainage improvements all to meet the national objective of LMA or infrastructure improvements required for an affordable housing development meeting the national objective of LMH. Additionally, this project may include the rehabilitation or improvements which will meet the national objective of LMA or LMC. The activity matrix codes will fall under the 03 family of activity codes, such as 03C, Homeless Facilities; 03I, Flood Drainage Facilities; 03K, Street Improvements; 03L, Sidewalks; or 3Z; Other Public Improvements not listed. The amount allocated for these activities total \$140,000.
<b>Target Date</b>	8/31/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This expenditure category is noted by persons receiving benefits. It is expected 930 residents will benefit from activities with a minimum of 51% of low to moderate income.
<b>Location Description</b>	Location is currently undetermined.
<b>Planned Activities</b>	Public facilities and infrastructure which may include replacement of existing or construction of new sidewalks, streets and ramp infrastructure improvements; water/sewer improvements and flood/drainage improvements all to meet the national objective of LMA or infrastructure improvements required for an affordable housing development meeting the national objective of LMH. Additionally, this project may include the rehabilitation or improvements which will meet the national objective of LMA or LMC. The activity matrix codes will fall under the 03 family of activity codes, such as 03C, Homeless Facilities; 03I, Flood Drainage Facilities; 03K, Street Improvements; 03L, Sidewalks; or 3Z; Other Public Improvements not listed. The amount allocated for these activities total \$140,000.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City has established two specific target areas to focus the investment of the majority of CDBG funds. In terms of specific geographic distribution of investments, infrastructure improvements and public facilities will be focused primarily in areas with concentrations of low-and-moderate income population. Lincoln Central Neighborhood (census tract 101) and East Columbus (Census tracts 107 and 108). Investments in public facilities and services serving special needs populations and primarily low-and-moderate income persons will be made throughout the city. The tracts are the primary target areas to receive assistance through the proposed owner-occupied housing program, rental housing project, and public facilities improvements. With the owner-occupied housing program the city assists income qualified residents within the incorporated boundaries.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Lincoln Central Neighborhood	40
East Columbus	40
Columbus-City Wide	20

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The rationale for the priorities for allocating investments is due to the high concentration of low and moderate income found in the East Columbus and the Lincoln Central Neighborhood target areas. When assessing the location of the potential activities and reviewing the past years funding allocations, the percentages appeared to fit the apparent need. With the city's owner-occupied housing rehabilitation funding, during past years, the funds have been distributed as the need arises. With the homeowners meeting the income criteria, the Columbus-City wide area was selected to account for the homeowners not located in the East Columbus and Lincoln Central target areas. The rental housing project is located adjacent to the Lincoln Central Neighborhood. Public facilities including sidewalks will predominantly be located in the target areas too.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	12

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

CDBG owner occupied housing improvements program is anticipated to assist up to 12 single family housing units in the Lincoln Central Neighborhood, East Columbus Neighborhood and in other areas of the city. The city is assisting a non-profit agency in the rehab of a multi-unit rental housing facility benefitting the 10 residents of the facility. The city is also keeping options open and if funding is obtained to assist non-profit agencies in the development of multi-unit rental housing, the city is committed to providing infrastructure to support the development. The city has also received CARES Act funding which was utilized for Subsistence Payments for renters impacted by the Coronavirus Pandemic. Currently this program is closed.

CDBG owner occupied housing improvements program is anticipated to assist up to 12 single family housing units in the Lincoln Central Neighborhood, East Columbus Neighborhood and in other areas of the city. The city maintains flexibility in its activities to allow non-profit agencies assistance in the development of multi-unit rental housing if tax credit funding is received. The city is committed to providing infrastructure to support this type of development. The city's CARES Act funding initially utilized for Subsistence Payments for renters impacted by the Coronavirus Pandemic has been reprogrammed. The reprogrammed funds are being used to assist a domestic violence shelter with

rehabilitation costs to increase capacity due to the rise in need due to the pandemic.



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Columbus Housing Authority's needs are identified in its comprehensive physical needs' assessment, including a Section 504 needs assessment. This assessment is updated and prioritized annually. The public housing developments located within the City of Columbus are: Heritage Woods at 9th and McClure, Sycamore Place at 222 Sycamore St., and Pence Place at the south end of Pence Avenue. In addition, CHA has purchased and maintains scattered-site homes throughout the community. There are a total of 157 public housing dwelling units, including 43 scattered site units.

Each year, the physical needs of the Authority's public housing stock are identified, prioritized, and addressed as funding permits. The Columbus Housing Authority (CHA) strategically uses its capital fund monies by adhering to a rolling 5-year improvement plan that continually updates and renovates the public housing units. It is CHA's goal to be recognized throughout Columbus for providing safe, affordable, and desirable housing for qualifying families.

The Columbus Housing Authority has implemented a Section 8 Homeownership Program using a portion of its Section 8 vouchers. The program is available to current beneficiaries of Section 8 tenant-based assistance who meet the income and work requirements. All participants in the program are required to undergo homeownership counseling prior to receiving assistance. In addition, participants are encouraged to attend Bartholomew County Works, a local workforce development program, and to establish ongoing counseling relationships with appropriate community partners focused on financial literacy, budgeting, and economic self-sufficiency.

### **Actions planned during the next year to address the needs to public housing**

The Columbus Housing Authority maintains an annual plan to upgrade and/or renovate its stock of public housing units. The ultimate goal of this plan is to continue receiving the status of "high performer". There are a wide range of activities supporting this goal noted in CHA's annual work plan that will be systematically undertaken as funds become available. The capital improvement projects for previous funding year included roofing multiple units, asphalt overlayment at Pence Place Apartments, replace heat and air units in multiple units, lighting upgrades at all properties, re-seed grass/weed kill at all 3 apartment complexes, new siding on a single unit and shed, tree work, replace patio doors at Pence Place Apartments, heat and air replacement of Sycamore rooftop unit and water heater, and upgrades to the security systems.

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

The Columbus Housing Authority encourages tenant participation through designated representation on the governing Board of Commissioners. In addition, CHA holds regularly scheduled tenant meetings

where residents are encouraged to provide feedback as well as suggestions for improvements. Programmatically, CHA provides the following offerings to qualifying program participants:

- The Family Self Sufficiency program provides intensive case management services to individuals and families who are willing to commit to specific goals for financial independence. When an individual or family signs a Contract of Participation, the FSS Coordinator will help them to establish education and/or employment goals. The individual/family will then be connected with service providers and resources that will enable them to reach their educational, income, and/or employment goals.
- Escrow/Savings Account: When an FSS family has an increase in rent due to an increase in earned income, CHA establishes a savings account for the family. The savings account balance is paid to the family upon completion of their specified goals and graduation from the FSS program. Many families have used these funds to purchase a home or vehicle, to continue their postsecondary education, or to eliminate personal debt that had been constraining their ability to succeed.
- CHA also provides counseling, referral, and educational assistance to individuals and families not yet participating in the FSS program. These offerings include: Job search assistance, budgeting and nutrition guidance, monthly informational newsletters, referrals to community partner programs, life-skill counseling, and other programs and/or services deemed necessary to support the achievement of personal, employment, or educational goals.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Columbus Housing Authority is not designated as troubled.

**Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Homeless and homeless prevention services are identified as a high priority need in the 2019 - 2023 Consolidated Plan. The primary shelter for the City of Columbus is located in East Columbus and provides shelter for single men and women. Love Chapel, an ecumenical organization, funds its programs through private donations and governmental funds through the Columbus Township Trustee. The shelter facility is operated by Love Chapel. The shelter has been operational for just over five years.

Human Services, Inc. operates a family homeless shelter, Horizon House. This is a continued high priority.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

There are a number of local agencies providing services to the homeless with programs to end chronic homelessness. Human Services Inc. (HSI) is the lead and the single point of contact for this effort and continuum of care. The HSI coordinates services and funding for the homeless to move people from homelessness to permanent housing. Chronically homeless persons require rehabilitation services, employment training and placement, health services, and case management to move from homelessness to transitional housing, and then to supportive/permanent housing. Centerstone locally provides outreach and assistance in assessing individual needs. Human Services serves as the conduit for funding through the Rapid Re-housing and Prevention program. This is a program for homeless individuals and families. The program consists of two forms of assistance, coaching and financial assistance. Coaching includes, but is not limited to, goal setting, budgeting, referrals, etc. Coaching assists participants to move forward towards stability. Participants MUST be willing to work towards their goals and work within the program. The financial assistance can come in the form of rent and utility deposits, arrears on rent or utilities, and partial rent assistance. Financial assistance is dependent upon participation in the coaching process. Participants MAY receive assistance anywhere from one month up to one year. This will be based on individual need and the need is determined on a month to month basis.

The Continuum of Care Strategy coordinated by HSI offers a full range of services and facilities. The city supports the strategy for constructing housing facilities that help transition chronically homeless persons to a stable housing situation and to receive supportive services that would improve their employment skills.

To aid in the goal of assisting the homeless and reducing homelessness, Human Services Inc.'s Horizon

House, Columbus Housing Authority and Turning Point, the shelter for victims of domestic violence, receive Continuum of Care funding. Continuum of Care Funding is also received by Centerstone's Caldwell House a shelter for homeless individual's struggling with mental illness. Turning Point is a sub-grantee of the Bartholomew Consolidated School Corporation to administer the McKinney - Vento funds received by the community. Turning Point and Human Services Inc. also receive Emergency Shelter Grant funding through the State of Indiana's program. The township trustees and Love Chapel of the Ecumenical Assembly also provide funding for overnight shelter. St. Peter's Lutheran Church is collaborating with Love Chapel and Human Services allowing a property they own to serve as a shelter to assist in the Horizon House overflow and is funded totally by private donations. The Continuum of Care funding is utilized for the first month's rent and deposits for homeless persons ready to transition from the shelter environment to apartment living.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Transitional housing is identified by many service agencies in Columbus to be a priority need. The provision of transitional or permanent supportive housing is the next small step many homeless people require after their lives have become more stable in a shelter environment. The community recognizes that many personal and social issues lead to homelessness. A transitional or permanent supportive housing program in Columbus must identify and include the social service needs of homeless families or individuals and connect them to the correct service agency to meet the need. The Columbus Township Trustee and Love Chapel have collaborated in renovating and transitioning a building into a multi-bed homeless shelter, Brighter Days, the city utilities departments assisted with the provision of utility improvements at the site. The Mayor's Advisory Council on Safe, Affordable and Available Housing that consists of service agencies, is further investigating the issues surrounding homelessness. This effort includes transitional or permanent supportive housing in Columbus. An obstacle for the community developing a shelter for homeless individuals and transitional or permanent supportive housing is the funding for the construction and operation of such facilities plus the "Not in my back yard (NIMBY) back lash. Human Services and Columbus Township Trustee collaborated with Centerstone to receive Indiana Housing First funding for supportive services and funds for homeless or those at risk of becoming homeless. The City continues to support non-profit agencies in efforts to develop a Permanent Supportive Housing tax credit application to assist in providing a facility to address homelessness and associated mental health issues.

Horizon House, a program of Human Services, Inc., is a shelter whose efforts help families feel safe and secure during difficult times. Horizon House reports that capacity may prevent them from serving all clients who come to their door for assistance. Horizon House has evolved into the central point of contact for families and individuals facing homelessness. This has assisted in capturing more accurate data about the homeless population in Columbus and Bartholomew County.

Horizon Point is a collaboration between Horizon House Emergency Family Shelter and Turning Point

## Domestic Violence Shelter.

This program offers three transitional apartment living units for families that have been in either Horizon House Emergency Family Shelter or Turning Point Domestic Violence Shelter.

Much like Horizon House this program provides intensive coaching along with problem solving and goal setting to empower participants.

The resident must work full time, engage in coaching, and life skills class. Residents may stay for up to two years. Human Services, Inc. pays for the utilities while the participant pays their determined rent.

The participants' rent is based on 30% of the participants gross monthly income. Participants are required to save 10% of their income each pay period. All families are encouraged to apply for Columbus Housing Authority and the Human Services, Inc. – Housing Choice Voucher programs during available open enrollments. To be eligible for this program your gross annual income cannot exceed 50% of the Area Median Income. Family income is an average for a family of two or more related people living in a household. They can be related by birth, marriage, or adoption. Household income is the average income of all people living in a housing unit.

Turning Point, the domestic violence shelter, also has a two unit transitional housing facility. The facility is continually at capacity providing the needed transitional support for those emerging from the DV shelter.

**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 long term objective is to ensure emergency housing and transition to permanent housing for all and the long term measures is to see zero homeless population. The following issues and strategies have been identified:

Issue: need to better coordinate resources among homeless assistance providers.

Strategic Objectives:

- Continue monthly meetings of the homeless services providers, review/modify the “Winter

Contingency Plan". Develop and annually review and modify a "summer contingency" plan

Issue: Columbus "hard to house" homeless populations: homeless persons afflicted by mental illness alcohol and drug abuse, and criminal records.

Strategic Objectives: Develop a specific facility development plan and/or protocols to assist the "hard to house". Develop a facility development plan and/or protocols to provide additional permanent supportive housing for the "hard to house".

Human Services and Columbus Township Trustee collaborated with Centerstone in receiving funding through Indiana Housing First program for supportive services and funds for homeless or those at risk of becoming homeless. The city is continuing to engage agencies in efforts to develop a Permanent Supportive Housing tax credit application to assist in providing a facility to address the homelessness and associated mental health issues.

Human Services Human Services, Inc. has three homes within their Permanent Supportive Housing program. Qualified families must have a steady income and be willing to engage in intensive coaching.

Qualified families are those that are exiting Transitional housing, Shelter services, or any other housing program offered by Human Services, Inc. They also partner with our community partners to find qualified individuals that are wanting to make positive change and forward motion in their lives.

Residents are responsible to pay rent and utilities. Rent is also based on 30% of their gross monthly income. Residents are required to save 10% of their income each pay period. Family income is an average for a family of two or more related people living in a household. They can be related by birth, marriage, or adoption. Household income is the average income of all people living in a housing unit.

All families are encouraged to apply for Columbus Housing Authority and the Human Services, Inc. – Housing Choice Voucher programs during available open enrollments.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

A network including the township trustee, local agencies, and local faith-based programs provide emergency assistance to meet basic non-housing needs including financial assistance to pay for deposits

for apartments and utilities, payment of past-due utilities, rent assistance, and providing for medical needs, food, and clothing. The City of Columbus hosts quarterly listening sessions for the agencies and helps to promote collaboration with programs to assist clients whenever possible. Most of the participating groups work in coordination to help as many clients as possible avoid homelessness.

The Bartholomew County United Way has a program called “Bartholomew County Works” which provides life skills and job training so that clients can avoid a housing crisis in the future. The skills these clients receive will help them find a job, continue their education, or find a more desirable job. The anticipated increase in income that clients will receive after training will assist the clients in avoiding becoming homeless due to lack of financial resources to pay for housing. The program is now offering a class to new high school graduates, so they learn soft skills and resume writing and ready to enter the workforce if they are not going on to higher education.

Human Services is responsive for the Bartholomew County’s Rapid Re-housing and Prevention program. This is a program for homeless individuals and families. The program consists of two forms of assistance, coaching and financial assistance. Coaching includes, but is not limited to, goal setting, budgeting, referrals, etc. Coaching assists participants to move forward towards stability. Participants **MUST** be willing to work towards their goals and work within the program. The financial assistance can come in the form of rent and utility deposits, arrears on rent or utilities, and partial rent assistance. Financial assistance is dependent upon participation in the coaching process. Participants **MAY** receive assistance anywhere from one month up to one year. This will be based on individual need and the need is determined on a month to month basis.

There is an increasing need for facilities to assist those in recovery from Substance Abuse Disorders.

## **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

#### **Actions it planned 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**

A number of steps the City is taking during the annual action plan to facilitate the development and promotion of affordable housing, including:

- Eliminate blight and blighting influences from neighborhoods of Columbus. The city completed a blight clearance program in 2019 and is continuing its unsafe building process of acquiring and demolishing such structures. The city is transferring the ownership of the majority of the cleared lots to non-profit housing organizations. The planned future use of the lots is for in-fill housing. A non-profit housing organization is currently collaborating with a neighborhood organization, the local school corporation's building skills program and the city in the development of affordable single family homes. The first three homes have been completed and sold. The fourth home is nearing completion and the fifth is awaiting the results of a HOME funding request through the Indiana Housing & Community Development Corporation. If and when notification of funding is received, the project will be initiated in order to be ready for the school's Construction Trades class involvement in the 2023-2024 school year.
- Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in Columbus for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk of homelessness. The city is supportive of housing developers, providing letters of support and funding to support infrastructure for affordable housing developments when the developers are applying for Low-Income Housing Tax Credits.
- Examine, review and amend housing and neighborhoods zoning code to provide zoning incentives for affordable housing projects, such as increases in density, height and/or lot. The city has provided zoning variances for housing developments and will continue to review requests submitted to the board of zoning appeals. Current zoning ordinance regarding square footage and setbacks for infill housing in the core and established neighborhoods is a barrier for the construction of smaller affordable builds. Action would include collaboration with zoning in revising to allow affordable infill housing.
- Anticipates collaboration between several city departments to have a housing study completed to provide needed information on the state of the housing needs, to include affordable housing, within the city and its planning jurisdiction.
- Examine, review and amend zoning code for unsafe buildings. The city will continue funding the



Building Code Enforcement Officer position from tax revenues to address unsafe buildings, including unsafe residential structures. The Code Enforcement Officer also works with residents to make changes and find resources which help residents (and particularly seniors) stay in their home.

- Collaborate with the Columbus Human Rights Commission to:
  1. compile an internal critical analysis of housing to help them be informed about their work at the Commission and future projects/community outreach;
  2. collaborate with our department other City departments in hosting a community outreach event around fair housing;
  3. provide fair housing educational opportunities for landlords and tenants; and
  4. promote fair housing through social media outlets

**Discussion:**

The city completed the Assessment of Fair Housing / Assessment of Impediments to fair housing and continues to review the impediments. The impediments to fair housing survey is distributed at the public hearings and available on the Columbus-Community Development Department website. The survey is available to encourage continued residents' input. The survey was also distributed via email to many service providers including those with Spanish speaking clients. The city updated their interlocal agreement with the Columbus Human Rights Commission in collaboration to assist with affirmatively furthering fair housing by providing training and educational opportunities in addition to assisting residents with discriminatory fair housing practices. Representatives from Community Development Department, Columbus Human Rights Commission, and Administrative Resources association continue to participate in trainings (either virtual and/or in person) provided by HUD and the Fair Housing Center of Central Indiana.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Priority Needs established in the FY 2019 - FY 2023 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the Annual Action Plans, are as follows:

- Provide homeownership assistance;
- Assist in the development of affordable housing;
- Promote equal housing opportunity;
- Provide community facilities and infrastructure to foster a suitable living environment; and
- Provide community and supportive services to foster a suitable living environment.

### **Actions planned to address obstacles to meeting underserved needs**

To address obstacles to meeting underserved needs, those with financial challenges, low-income homeowners and renters, etc.:

The city is collaborating with local agencies to identify and secure additional financial resources for needs in our community. The city is continuing to assist homeowners through the Columbus Housing Improvements Program. The City of Columbus utilizes the Assistant Director of Community Development and Administrative Resources association to assist the city and local agencies in grant identification when possible to increase funds to meet needs in our community.

The city will provide technical assistance to its current and future sub-recipients by providing opportunities to obtain information on CDBG rules and management. The Assistant Director of Community Development completed the Indiana Housing and Community Development Authority training to assist in the development of a permanent supportive housing opportunity in 2018. The City collaborated with the Alliance for Substance Abuse Progress Bartholomew County and Housing Partnerships Inc. DBA Thrive Alliance in the development of a sober living house.

To assist low-mod clientele who may be less likely to participate in planning activities that identify needs, the city has email and website information to provide residents with the ability to access information and make comments when it is convenient for them. The draft and final plans are always made available online and copies are free of charge, if requested, from the City of Columbus Community Development Department.

### **Actions planned to foster and maintain affordable housing**

The City of Columbus works to remove barriers to affordable housing and the financial impact of efforts to protect public health and safety by taking actions to reduce costs or provide off-setting financial incentives to assist in the production of safe, high quality, affordable housing. The city has provided tax

abatement incentives to affordable housing developments, including work force housing.

The PY 2023 allocation of will utilize approximately \$116,660 and the balance of PY2022 allocation for Housing Programs will provide additional capital for Housing Programs applied for through state programs and for continuing authorized housing activities including the CDBG-funded Columbus Housing Improvements Programs and rental housing development in target neighborhoods.

The actions the city will continue during the annual action plan to facilitate the development of affordable housing, include:

Acquisition - This activity is designed to provide funds to eliminate blight and blighting influences from the neighborhoods of Columbus. The city uses their unsafe building funds to remove blighted structures. The city is working with the local community foundation, the school corporation, Southern Indiana Housing and Community Development Corporation (SIHCDC-a non-profit CHDO), the United Way, Indiana Housing and Community Development Association and a neighborhood association in an infill housing program with the goal of providing affordable housing for home ownership as part of the City of Columbus' housing strategy for increased neighborhood livability and stability.

Owner-Occupied Rehabilitation (OOR) - The City provides forgivable loans to qualified homeowners who cannot afford to make needed repairs to their homes. The city's program was amended to include aging-in-place modifications. The City anticipates that 12 homeowners will be assisted through the PY2023 housing rehabilitation program.

The Community Development's Code Enforcement Officer will make recommendations and suggested changes to zoning codes for unsafe buildings and other nuisances. The Code Enforcement Officer also works with residents to make changes and find resources which help the residents (and particularly seniors) stay in their homes, including referral to the city's OOR program.

The city's planning and zoning department is actively involved in examining their codes, design standards and comprehensive plan to eliminate barriers. They use tools such as the Board of Zoning Appeals to provide and approve exceptions to those rules when they impact or create barriers for the development of affordable housing.

The city's Community Development Department supports SIHCDC and Thrive Alliance among others in pursuing HOME funds, Community Development Block grants and Low Income Housing Tax Credits through the state in support of crucial development of affordable housing.

### **Actions planned to reduce lead-based paint hazards**

The city informs all residents applying for loans or grants through the Housing Rehabilitation Programs about the hazards of lead-based paint. If the dwelling is built prior to 1979, a lead risk assessment is conducted. The city will continue to distribute the brochures, "Lead Based Paint" and "Protect Your

Family from Lead in Your Home." For rehabilitation projects, the City's policy is to isolate and prioritize the lead paint hazards prior to doing any other housing rehabilitation improvements. Code enforcement and building inspectors will continue to identify lead-based paint hazards as part of their ongoing activities, if the scope of the complaint allows them into the unit, or if it is part of an ongoing investigation. The Building Inspector will continue to be on alert for units that may contain lead-based paint and will inform tenants and landlords as part of the inspections of the dangers of lead-based paint.

### **Actions planned to reduce the number of poverty-level families**

A program called Bartholomew County Works continues to be implemented in the community. The goal behind this program is to coach motivated low-income individuals to secure full time employment with benefits. Participants will go through "soft-skills" training in order to be better qualified for suitable jobs. During a thirty-two-hour workshop, participants will learn soft skills, get coaching and mentoring, and address their personal barriers to getting a job. Depending on individuals' skill set and employment history participants will identify job opportunities that best suit them. The goal of the program is to provide the resources necessary to find a job that will lead to self-sufficiency.

The participants of Bartholomew County Works receive the following assistance/training:

- Build the skills you need to find and keep a good job with benefits - class topics include professionalism, mock interviews, money/budgeting, interview attire/body language, goal setting, resume writing, etc.
- Provide for your family, pay your bills and save money - all with your own paycheck.
- No longer need public assistance.
- The extended support team provides resources to those accepted into the program in a wide range of areas including: transportation, finances & budget setting, attire, and more. Members will work one-on-one with the Self-Sufficiency Coach after completing the workshop. These active services continue for a minimum of your first year on the job.
- The program is now offering a class to new high school graduates, so they learn soft skills and resume writing and ready to enter the workforce if they are not going on to higher education.

The United Way also has the Building Avenues to Opportunity where they help motivated people step out of poverty and into self-sufficiency in Bartholomew County. By helping those in need succeed, they strengthen our entire community. The program consists of a matrix to help them navigate life, manage their finances, and create stability.

The City continues to implement its strategy to help impoverished families achieve economic independence and self-sufficiency as resources allow. The anti-poverty strategy utilizes existing job training and social service programs to increase employment marketability, household income, and

housing options.

### **Actions planned to develop institutional structure**

The Community Development Department will continue to collaborate with Human Services, Inc., Thrive Alliance, Columbus Housing Authority, Turning Point (Domestic Violence Shelter), the United Way of Bartholomew County, Lincoln Central Neighborhood Family Center, Columbus Township Trustee, Love Chapel, Southern Indiana Housing and Community Development Corporation (SIHCDC), the Bartholomew County Landlords Association, Columbus Human Rights Commission, other city departments and agencies to find opportunities to better serve the citizens of the city. These relationships are integral in streamlining the implementation of CDBG projects. The city will continue to reach out as other neighborhood organizations are developed to assure inclusion.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City maintains a contact list of interested potential service and housing agencies. Letters or notices announcing the availability of funds are posted annually, in addition to notices published in the local newspaper and posted on the City website.

In addition, staff attends several local and regional meetings, which include service providers, neighborhood agencies and elected officials to keep abreast of issues impacting the quality of life for Columbus's low- income residents. The City maintains a web presence and is pro-active in providing technical assistance throughout the year to assist interested citizens and agencies in understanding and applying for city's CDBG funds.

The city is developing enhancements and strengthening its coordination and consultation processes with other agencies, including State and local public agencies, the Regional Continuum of Care Council and others. This includes the Mayor's Council of Safe, Available and Affordable Housing which aides in ensuring needed services and funding for homeless and other services are directed to Columbus residents in need. Staff has and will continue to consult closely with members of the housing and service agencies to develop efficiencies in data sharing, collaborate on strategic planning, and encourage the coordination of services and efforts among the providers. The city will continue to work with these and other agencies and organizations to strengthen coordination, assess gaps in the delivery of services, develop strategies to overcome those gaps, and to carry out the goals and objectives of the Annual Action Plan.

The city is incentivizing investment in affordable housing development through tax abatement and has

focused their incentives on Low Income Housing Tax Credit developments.

**Discussion:**

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

### Introduction:

With the projects and activities to be carried out during the 2023 plan year, there is no expected program income will be generated. If generated, it will be utilized for another activity within the projects already outlined.

The projects and activities the city has designated as priorities provide a minimum of 70% benefit to low and moderate income persons or households.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

The City of Columbus continues to have an overall benefit of 70% of CDBG funds to benefit persons of low to moderate income annually. Any program income derived from Columbus Housing Improvements Program is automatically reprogrammed for additional owner occupied rehab projects.