

CITY OF COLUMBUS
2022 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)
FOR HOUSING AND COMMUNITY DEVELOPMENT



Department of Community Development
123 Washington Street
Columbus, IN 47201
812-376-2520
812-376-2565

Prepared by



Due on or before November 29, 2022

CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The proposed initiatives included:

Provide Decent and Affordable Housing: Columbus Housing Improvements Program (OOR) assisted income qualified homeowners with roof replacement, heating, ventilation and air conditioning and associated activities utilizing \$151,790.39 in funding during this program year. Support continued for the fourth house under the homebuyer program through the utilization of a lot from Blight Elimination Program and staff support. The fourth home was completed and sold with the closing in July 2023. HOME funds were received through IHEDA. No CDBG-EN funds were used for the homebuyer initiative. The rehab of a income qualified, multi-unit residential complex of 10 one bedroom/studio apartments for residents 55 years + began with accessibility upgrades completed. The activity will be completed in PY2023, with \$51,151.92 expended in PY 2022.

Provide Community Facilities & Infrastructure Sidewalk Replacement Program: Identified areas of need for sidewalk replacement and infill connectivity components. The activity benefitted LMI qualified Census Tract Block groups and during PY 2022. CDBG funds utilized for this activity during the program year were \$22,353.20. Accessibility upgrades to a facility for an elevator to allow access for severely disabled adults to access the upper floor. An additional activity included the rehabilitation of a domestic violence emergency residential shelter. CDBG funds utilized for these to LMI-limited clientele activities during the program year was \$91,305.56. Minor amendments were utilized to reallocate balances in the administration projects/activities to public facilities for the rehab of the emergency residential shelter. The reallocation to public facilities included from PY 2017-\$5,000.00, PY 2018-\$8,338.57 and PY 2019-\$8,570.55.

Promotion of Fair Housing: Fair housing: Education, outreach, testing and referrals through the Columbus Human Rights Commission (CHRC). The CHRC Interdepartmental Agreement was reviewed with no funding drawn during this program year.

Administrative services included the required advertisements, reporting, planning, environmental reviews, labor standards compliance and financial management of the CDBG funds expended during this program year for a totaled \$63,828.67.

CDBG-CV: Support for COVID-19 Affiliated Activities: Two substantial amendments were approved for the CDBG-CV funding. Reallocating a total

of \$263,467.67 from Public Services and Administration to public facilities for improvements and renovations to the Turning Point Emergency Residential Shelter due to increased costs of rehab. The project allows an increase of the number of beds available for victims of domestic violence. The project is currently under construction. There currently is a balance of \$72,469.41 that will be expended in program year 2023 for the contract balance. CDBG-CV funds utilized for this activity during the program year were \$114,898.26.

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

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

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|-----------------------------------------|-----------------------------------|-----------------|---------------------------------------------------------------------------------------------|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Community Facilities and Infrastructure | Non-Housing Community Development | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 4000 | 6688 | 167.20% | 1000 | 915 | 91.50% |
| Decent and Affordable Housing | Affordable Housing Public Housing | CDBG: \$ | Rental units rehabilitated | Household Housing Unit | 10 | 0 | 0.00% | 10 | 0 | 0.00% |
| Decent and Affordable Housing | Affordable Housing Public Housing | CDBG: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 30 | 46 | 153.33% | 12 | 13 | 108.33% |

| | | | | | | | | | | |
|--------------------------------------------|-----------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------------|---------------------|------|----|---------|--|--|--|
| Housing Opportunity Assistance | Affordable Housing Subsistence funding to prevent evictions due to COVID-19 | CDBG: \$ / CDBG-CV: \$ | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 55 | 38 | 69.09% | | | |
| Support for COVID-19 Affiliated Activities | Non-Housing Community Development | CDBG-CV3: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 1500 | 0 | 0.00% | | | |
| Support for COVID-19 Affiliated Activities | Non-Housing Community Development | CDBG-CV3: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 50 | 95 | 190.00% | | | |

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

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

The City of Columbus is continuing to address the priority activities identified.

With the City of Columbus' limited CDBG funding, all priorities and objectives in the plan are listed as high priorities. Those priorities include:

- Providing decent and affordable housing for homeowners and renters: Affordable housing both rental and owner occupied continues to be a priority. The CDBG program, PY 2022, provided funding for the owner-occupied housing program and assisted ten income qualified

homeowners allowing those assisted to remain in their homes. With the Owner-Occupied Rehabilitation (OOR) program including aging in place improvements the program noted an increase in the number of OOR applications. Several homes were inspected and rehabbed in PY 2022 utilizing funding from PY2021 through PY2022. A total of 13 income qualified homeowners were assisted. In addition funding for a 10-unit housing complex was allocated for accessibility and facility rehabilitation. Activity will be completed in PY 2023.

- Facilitating equal opportunity and fair housing efforts in the community. Since 2016, funding was allocated from administration for Fair Housing Activities. An interdepartmental agreement with Columbus Human Rights Commission was updated and executed in PY2019 and is automatically renewable. The Columbus Human Rights Commission continues to provide assistance with requests for reasonable accommodation, national origin discrimination, etc. when within their jurisdiction. No funding was drawn during this program year.
- Public infrastructure: Includes sidewalk replacement and new sidewalks either in qualified census tracts and block groups or sidewalks and ramping in support of low- and moderate-income housing complexes, providing accessibility and connectivity for low- and moderate-income residents. A sidewalk connectivity project was identified in an income qualified area and completed.
- Improving public facilities such as community facilities: The city partnered with the not for profit Foundation For Youth, Inc. in the identification of needed accessibility upgrades to a facility for an elevator to allow access for severely disabled adults to access the upper floor. The city also partnered with the nonprofit Turning Point in the rehab and reconfiguration of their emergency residential shelter to increase its capacity. The construction is currently underway and will be completed in PY 2023.

Improving public facilities (CDBG-CV): The city in their partnership with nonprofit Turning Point, for the rehab and reconfiguration of their emergency residential shelter to increase its capacity amended the allocation to include the remaining balance of CDBG-CV to this important project for the community. The construction is currently underway and will be completed in PY 2023.

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 |
|-------------------------------------------|-----------|
| White | 12 |
| Black or African American | 1 |
| Asian | 0 |
| American Indian or American Native | 0 |
| Native Hawaiian or Other Pacific Islander | 0 |
| Total | 13 |
| Hispanic | 0 |
| Not Hispanic | 13 |

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

Narrative

The completion of the table above includes the number of households assisted based on family size, etc. The families or persons assisted through the activities conducted in PY 2022 included the following:

Housing Activities:

Owner occupied rehabilitation – 13 households benefiting - breakdown is 12 White and 1 African American, 1 Native American and 1 Asian. Income demographics included 5 below 30% of median household income, 4 below 50% of median household income, 1 below 60% of median household income and 3 below 80% of median household income.

Multi Unit Residential Housing – Town and Garden Apartments activity is to be completed during PY 2023. All residents are to meet the HOME eligibility criteria to rent an apartment. Beneficiaries will be included in PY2023 CAPER with the completion of the activity.

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 | 346,019 | 179,925 |
| Other | public - federal | 0 | |

Table 3 - Resources Made Available

Narrative

There were fund balances from previous funding years allowing for the expenditures during the 2022 program year in proportion to the Resources Made Available. There was \$315,863.28 from previous years CDBG allocations of which \$118,190.48 was expended and \$187,367.67 of CDBG-CV funding allocation of which \$114,898.26 was expended. Program income in the amount of \$9,708.34 was received from a repayment of a CHIP forgivable loan. The COVID-CV was expended for a public facility impacted by COVID-19. Substantial amendments were submitted reallocating CDBG-CV for renovations to an emergency residential shelter for victims of domestic violence to increase the number of beds available. The owner occupied rehab program activities completed in PY 2022 included funding from previous years allocations. The city provided another lot for utilization in the Lincoln Central Homebuyer Program. This is the program's fourth home and the non-profit Southern Indiana Housing and Community Development Corporation received HOME funding through the Indiana Housing and Community Development Corporation to assist with the construction costs. This project is located within the Lincoln Central Neighborhood, census tract 101, and was sold to a income qualified family with a household income below 80% of the area median income.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|------------------------------|----------------------------------|---------------------------------|-----------------------|
| Columbus-City Wide | 20 | 8 | Area of eligibility |
| East Columbus | 25 | 36 | |
| Lincoln Central Neighborhood | 55 | 56 | |

Table 4 – Identify the geographic distribution and location of investments

Narrative

The owner occupied rehab program activities, multi-unit housing rehab and the public facility-Turning Point ERS construction completed in PY 2022 resulted in 55.78 percent of funding utilized in the Lincoln Central Neighborhood. East Columbus area projects included the completion of the accessibility project at the Foundation For Youth, a sidewalk project and and owner occupied rehab resulted in 35.74 percent of the funds expended. There were 4 of the 13 rehabs completed outside the two special

geographic areas noted. The city did provide a lot for utilization of the Lincoln Central Homebuyer Program. This project is located within the Lincoln Central Neighborhood, census tract 101, and is benefiting a single family below 80% of the area median income and is the program's fourth home to be completed. The CDBG-CV funding is budgeted for projects which provide benefit city-wide.

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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.

CDBG does not require leveraged funds.

The city's Engineering Department and Planning Department provided in-kind services in the development of the plans, bidding and the inspection of the sidewalk program completed during program year 2022.

The OOR program is a city run program and doesn't require any leveraged funds.

The city supported the homebuyer program with the transfer of property in which Southern Indiana Housing and Community Development Corporation (SIHCDC) served as the developer for the construction of a fourth home which was sold to a first-time home buyer in July 2023. Funding was provided in part with a HOME grant through the Indiana Housing and Community Development Authority and SIHCDC construction loan. The location was within the Lincoln Central Neighborhood and census tract 010100. There were no CDBG funds expended for this activity.

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 | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 22 | 13 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| Total | 22 | 13 |

Table 5 – Number of Households

| | One-Year Goal | Actual |
|----------------------------------------------------------------------|---------------|-----------|
| Number of households supported through Rental Assistance | 0 | 0 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 22 | 13 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 22 | 13 |

Table 6 – Number of Households Supported

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

The city realized a difference between goals and outcomes. The goal for the total housing was not met. The Columbus Housing Improvements Program completed 13 rehab activities, an increase over the goal of 12. The Town and Garden multi-unit housing rehab was not completed due to delays in the delivery of the boiler components and required inspections. The project beneficiaries are not included in the above count in the outcomes and will be included once the rehab is completed, which will be reported in the 2023 CAPER.

In 2023, the Columbus Housing Improvements Program, 13 of the city’s homeowners were assisted, utilizing the housing funds from the 2022 and program year 2021. This program allows the city’s funding to address the needed improvements allowing homeowners to remain in their homes. Delays in the meeting the goal of the program are generally due the delay in submission of applications and required income verification documentation for the program. When reviewing the PY 2022 PR 23, there are 14 activities noted for rehab, single family unit, please note one was included in last year’s CAPER.

Discuss how these outcomes will impact future annual action plans.

Community Development will continue to work with other city departments and non-profit organizations to meet the needs of the community. The outcomes will continue to encourage a proactive approach in meeting the goals. The city lowered its funding for owner occupied rehab program due to the need for multi-unit housing rehab. The city will continue to assess the program funding for owner occupied rehab in future years.

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 |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income | 5 | 0 |
| Low-income | 4 | 0 |
| Moderate-income | 4 | 0 |
| Total | 13 | 0 |

Table 7 – Number of Households Served

Narrative Information

The activities requiring information on family size to determine eligibility of the activity includes the multi-unit housing rehab activity and the owner occupied rehabilitation program. Income information is provided on the beneficiaries on an annual basis due to previous rehab completed with HOME funding through the Indiana Housing and Community Development Authority.

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 Coordinated Entry leads for the homeless within the county are Michele Lee with Human Services, Inc. and Carrie Kruse with Turning Point. Human Services Inc. is designated as the lead Coordinated Agency. The Columbus Township Trustee, Columbus Regional Hospital, Love Chapel/Brighter Days, homeless people themselves, Turning Point (DV shelter), and Centerstone make referrals to the coordinated entry agency. Centerstone attends the COC meetings and have all updates in regard to the coordinated entry system. In addition, Centerstone staff have been trained to complete assessments for the Vi-SPDAT etc. The city's Community Development Department coordinates the group discussions with the Mayor's Advisory Council on Safe, Available and Affordable Housing in its efforts to a part of the solution in making progress to reduce and end homelessness.

The city also participated with other agencies in the Point in Time count of homeless. During the process information on shelters and outreach on services to those living on the street was provided.

The food bank at Love Chapel continues to assist in meeting the needs for those need food, rent and utility assistance. Love Chapel continues to provide care packs for all 11 of the schools in BCSC. Numbers of those assisted will change each week depending on the requests from each school. Counselors will distribute these to students discretely by sliding them into backpacks to help prevent the shaming that some students have experienced when others find out they are on assistance. Several churches and community organizations provided Thanksgiving Day lunch for the homeless and those in need.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Columbus Township Trustee and Love Chapel collaboration in the Brighter Days Shelter is providing housing for the City's homeless population. The shelter serves approximately any where from 15-18 people per night. In 2019 the Columbus Township Trustee and Centerstone applied for and received a 5-year Connections Grant from the Substance Abuse and Mental Health Services Administration which will allow daily operation of the "Homeless Engagement Center" formerly the "Recovery Engagement Center." The center is a low barrier community center for someone who is seeking recovery. It is intended to be a walk-in center, in the community, that is warm, welcoming and non-threatening. An individual who needs to find resources, help, or just a cup of coffee can drop in and feel welcome. The goal of the center is to be a hub for recovery and to serve as a clearing house for recovery resources for the community and is open to the homeless population. The program is ongoing.

To provide continued assistance in addressing the emergency shelter and transitional housing needs of

homeless persons, Human Services, Inc.'s Horizon House, the shelter for homeless families and Turning Point, the shelter for victims of domestic violence, receive Emergency Solutions Grant Operational funding through the State of Indiana's program for their respective shelters. Continuum of Care Funding is also received by Centerstone's Caldwell House providing permanent supportive housing for homeless individuals struggling with mental illness.

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. Human Services Inc. receives Rapid Rehousing funding and Temporary Assistance for Needy Families (TANF) block grant funding. The ESG Rapid Re-Housing funding is disbursed through a prioritization coordinated entry and referral system to house the most critically homeless persons and families with payment for rent, utilities and deposits, while working with a case manager to learn the skills necessary to work towards self-sufficiency.

The city also supports the Alliance for Substance Abuse Progress (ASAP) who has a committee focused on housing for individuals struggling with substance abuse. Their two men's Sober Living house are in operation and full. Thrive Alliance DBA Housing Partnerships, Inc. is working with ASAP on available transition housing. There are several additional organizations that are operating recovery houses within the city.

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

The annual point in time count for 2023 for Bartholomew County was up from 116 in 2022 to 176 in 2023. Homelessness shelters were included in the count - Brighter Days, Horizon House, and Turning Point are included since they are not in permanent shelter. Love Chapel, the food pantry, has continued to be very busy. Bread and produce are available on a weekly basis at Love Chapel. In addition, homeless packs are available on a daily basis with nutritious, ready to eat food to sustain each individual for the day and offer balanced nutrition. They have distributed as few as two or three packs on a daily basis and as many as 13. Financial assistance requests are fairly low when utility assistance is available and there is a moratorium on utility disconnects. This assistance requests picked up in the Spring once weather related programs ended. There is no income verification requirement to receive assistance but they must show proof of being a Bartholomew County resident.

Brighter Days, homeless shelter, is for single adults. The numbers at Brighter Days tend to depend on

the temperature. With high rent and eviction rates, more people are looking for housing. The mentoring program conducted by Brighter Days has assisted in permanently housing 49 individuals in 2022 and 2023. Demand for food has been high with both pantry and outreach increasing. A week in July, 2023, about 100 families received assistance at the Hope outreach. The self-sufficiency program initially allows an individual to stay at Brighter Days for 60 days but they will allow two additional periods of 30 days for a total of 120 days. A few extensions beyond this have been given if the person is showing effort and saving money for their deposit and first month's rent. Rather than turning them away, they try to show grace.

The Alliance for Substance Abuse Progress (ASAP) received Opioid settlement funds which will help in opening three new recovery residences. The first Level 4 house for women will house up to 15 women for up to two years. Bartholomew County residents will be given priority and most of these will be recommended by the court system. Centerstone received funding and will open a second house which will be a Level 3 housing 10 men coming through drug court. A Level 2 house from ASAP transitioned to a Level 3 house for women. To reside in a recovery house, must have a full time job, attend five meetings each week, pass drug tests when asked to take one, attend mental health counseling sessions, and abide by curfews.

ASAP, Ivy Tech, and Work One have partnered in developing a House Manager Certification Program to train house managers who are serving in the recovery housing market. This is the first of its kind in the country. The program can be completed online in six months and includes curriculum, supervision during an apprenticeship, and peer recovery coaching.

To aid in the goal of reducing homelessness, Human Services Inc.'s Horizon House and Turning Point, the shelter for domestic violence, receive Emergency Solutions operational funding. Continuum of Care Funding is also received by Centerstone's Caldwell House, which provides permanent supportive housing for homeless individuals struggling with mental illness. The additional funds assisting the city in addressing the needs identified are granted through federal, state and private resources through the Columbus Housing Authority, Turning Point, Centerstone, ASAP, Columbus Township Trustee, and Human Services.

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

Brighter Days Shelter is a collaboration between Love Chapel and the Columbus Township Trustee. The agencies work together to assist with rent, utility deposits, and utilities to individuals and families at risk

of becoming homeless. Their goal is to place individuals and families in permanent housing with the support the implementation of a 60-day counseling/transition program. A group of housing and service agencies meet to discuss programs available to assist those struggling with eviction.

Human Services Inc. (HSI) administers the Rapid Re-housing and Prevention program for homeless individuals and families. The program consists of two forms of assistance, coaching and financial assistance. Coaching includes 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 may be in the form of rent and utility deposits, arrears on rent or utilities, and partial rent assistance. Financial help is dependent upon participation in the coaching process. Participants MAY receive assistance from one month up to one year. This is based on individual need determined on a month to month basis.

Several organizations within the community receive funding to assist in addressing the needs identified in the City's Consolidated Plan's Strategic Plan. The Columbus Housing Authority administers the Section 8 Rental Assistance Program for the community. To aid in the goal of reducing homelessness, Human Services Inc.'s Horizon House and Turning Point, the shelter for domestic violence, receive Emergency Solutions operational funding. Continuum of Care Funding is also received by Centerstone's Caldwell House, which provides permanent supportive housing for homeless individuals struggling with mental illness. The additional funds assisting the city in addressing the needs identified are granted through federal, state and private resources through the Columbus Housing Authority, Turning Point, Centerstone, Columbus Township Trustee, and Human Services.

Centerstone and Thrive Alliance continue their search for a location for the development of permanent supportive housing.

Based on information from the Region 11 Regional Planning Council, the funding for Supportive Services and Transitional Housing for Homeless Veterans (SSVH) in the Region 11 including Bartholomew County passes through the Volunteers for America. They are not aware of anyone in the county receiving SSVH funds. The Columbus Housing Authority received additional vouchers last year through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program. This combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

ASAP continues to coordinate the development of additional recovery housing and/or sober living houses throughout the city and county. While several have been established by organizations, there continues to be an additional need.

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

Actions taken to address the needs of public housing

The Columbus Housing Authority's needs are identified in its comprehensive physical 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, which includes 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.

In the winter there was a dip in vouchers and CHA pulled from their waiting list more rapidly. Due to delays in finding an apartment, CHA has been trying to mentor people and help them find an appropriate place to rent. There was a session held with potential new landlords to sign on with CHA to accept vouchers has been successful with 11-12 new landlords showing interest. However, they have a limited number of units available. The hope is that some long-term relationships can be built that will provide additional housing in the future. Another session will probably be held this Spring to educate new landlords about the program and potentially engage them in accepting vouchers in the future.

There wasn't a lot of turnover this summer in Public Housing so they have not been pulling from the waiting list as much. Section 8 has vouchers out and they are going through the list and pulling as others are purged. The rental market seems to have relaxed a little so they are not as stressed with availability as they once were. Approximately 50% of those who are called don't pursue housing although they would still qualify. They either decide not to go through the process or decide they aren't as challenged as they may have been when they signed up for assistance. Those who are in the 18-40 age group are

in the largest age stratification but are not as likely to complete paperwork.

The Columbus Housing Authority maintains a plan to upgrade and/or renovate its stock of public housing units as funds become available.

Actions taken 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.

Actions taken to provide assistance to troubled PHAs

The Columbus Housing Authority is not designated as troubled.

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 city recognizes the challenges it faces in expanding fair housing choice to less dense areas of opportunity where traditionally, the cost of land acquisition and financing challenges make affordable housing development extremely difficult. The city continues to work with developers to move many projects and programs forward to help overcome existing barriers to affordable housing, including working with area CHDOs and other developers to find suitable sites for the development of affordable rental housing projects.

The city is using CDBG and local public resources for infrastructure improvements to improve conditions in existing low-income neighborhoods. One of the principal constraints to the development of low-cost housing within the city is the development requirements related to infrastructure. While the city's infrastructure standards add to the cost of development, the city believes that these standards are needed to provide a sound housing environment over the long term. In addition, the city's zoning and subdivision regulations provide for alternative types of development (such as Planned Unit Development) by which infrastructure costs may be reduced.

The city continues the implementation of the sidewalk replacement program in income qualified census tracts and in support of low-income housing developments. The city's sidewalk and ramp replacement program help address some physical barriers that can and have created barriers to housing for seniors and handicapped individuals.

In addition, the city planning department continues to review policy and work with property owners to overcome minimum square foot and lot setback for infill housing projects through the variance process. These requirements may be a barrier to building affordable infill homes in low-income neighborhoods.

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

Within the areas eligible for CDBG funding, obstacles to meeting underserved needs include a need for additional funding, lack of participation by landlords who own property in the area, and lack of awareness and lack of participation by neighborhood residents. These obstacles to meeting underserved needs are being addressed through the cooperative implementation of the CDBG plan with the City, local public service organizations, neighborhood organizations and the individuals and families in the focus neighborhood working together. When neighborhood associations are active, residents work together to improve their neighborhood and the implementation of the CDBG program is more effective.

The city and its partners also continue to focus annually in the pursuit of State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in City of Columbus for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk of homelessness. The leveraging of available funds, to the greatest extent possible, will continue.

The property rental registration assure renters and public safety officials are able to contact the owners in scase of emergency situations.

The city marketed and continues to support semi-annual free Homeownership Counseling program. The training was facilitated by Lincoln Central Neighborhood Center and the Southern Indiana Housing and Community Development Corp and conducted by Apprisen (a HUD accredited housing counseling agency) to assist transitioning renters into homeowners.

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

With the Columbus Housing Improvements Program, the city's housing improvement/rehabilitation program, when construction disturbs paint, a paint lead risk assessment is conducted. Also Administrative Resources association, who manages the owner occupied housing improvements program, provides the homeowners the brochures, "Lead Based Paint" and "Protect your family from Lead in Your Home." Additionally, Administrative Resources association has contracted with licensed personnel to perform lead inspections, risk assessments and lead clearance activities as appropriate. The city continues to isolate and prioritize the lead paint hazards prior to doing any other housing rehabilitation or improvements. The Bartholomew County Code Enforcement and building inspectors continue to identify lead-based paint hazards as part of their ongoing activities when the scope of a complaint allows entry into a housing unit or if it is a part of an ongoing investigation. The building inspectors will continue to be alert to units that may contain lead-based paint hazards. The Bartholomew County Health Department-Nursing division provides Lead Testing available for children 0-6 years of age by appointment. The city through their staff or contractors will continue to support meetings and trainings on lead-based paint hazards. The city has a bidders' list for their housing rehabilitation projects. Beginning in 2018, all contractors working with the city's program when paint will be disturbed are to be certified lead renovators. For rehabilitation projects, the city's policy is to isolate and prioritize the lead paint hazards prior to doing any other housing rehabilitation or improvements.

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

The city's goal is to reduce poverty through education, job training programs and case management services. This is accomplished through joint efforts and agreements between the local social service agencies. By combining agency programs to fit the needs of the individual, supplying case management or supportive services, the families have a much better chance of success. It is the community's goal to supply low-income families with the tools necessary to become successfully employed.

The United Way Center is located in CT 010100. The center is home to multiple social service agencies whose goals are to reduce poverty in the county. The United Way of Bartholomew County partners with the City of Columbus, Indiana Department of Workforce Development, Toyota, Columbus Regional Health, Cummins, Elwood Staffing, McDowell Adult Education Center, CENTRA Credit Union, Lincoln-Central Neighborhood Family Center, Sans Souci, and Love Chapel in the implementation of Bartholomew County Works. Bartholomew County Works is a program meant to break this cycle by mentoring motivated low-income individuals into full-time jobs with benefits. Participants engage in a week-long workshop teaching the soft skills needed to succeed in the workplace. During the workshop participants also receive coaching from local business and volunteer mentors who help to address the personal barriers that hinder participants from getting a job. Depending on individual skill set and employment history, participants will identify job opportunities that best suit them. Bartholomew County Works connects participants to the resources necessary to find a job that will lead to self-sufficiency. They also are working on ALICE (ASSET LIMITED, INCOME CONSTRAINED, EMPLOYED) training. This training and education effort is offered by United Way to try to develop program or initiative to help households that earn more than the US poverty level, but less than basic cost of living for Bartholomew County with financial and budgeting stability.

Human Services, Inc. also provides their Coaching for Success Initiative. This initiative places a strong focus in the areas of income, education and housing. Coaches actively work with their participant to define their strengths and weaknesses and set participant driven short- and long-term goals.

The city also works in cooperation with Columbus Housing Authority to make referrals to the Section 8 Voucher Program. This program requires the tenant to pay thirty percent of their gross income for rent and utilities. Housing Authority also offers a Family Self-Sufficiency (FSS) program to families currently in the Section 8 program. This is a five-year program which provides case management and job training for families providing tools to the families, so they no longer require public assistance. Part of the incentive of this program is that as the family's earnings increase and they pay more in rent, the difference between the original amount and the new rent amount is put into an escrow account. When all goals are completed and the family is no longer receiving public assistance, they receive their escrow.

Among the more expensive items for families to maintain are housing and utility costs, childcare and transportation. The city's anti-poverty strategy focuses on reducing the high cost of basic human needs while seeking innovative solutions to increasing basic income and the provision of supportive services. The city transit has been operating with no fees paid.

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

The Community Development Department continues to work with various public service agencies, government departments, businesses, local municipalities, and special needs boards and commissions to find opportunities to better serve the citizens of the city. These relationships are integral in streamlining the implementation of CDBG projects in a time specialized funding. Within the City of Columbus, the Planning Office, Engineering Department, Mayor's Office, Community Development Department, the

Human Rights Commission and the Clerk Treasurer's Office work in close cooperation to fulfill CDBG goals and requirements.

This collaborative framework for the planning and implementing housing and community development activities ensures all involved in its execution work cooperatively toward the goal of expanding programs and services to low/moderate-income persons in the community. The Mayor's Council for Safe, Affordable and Available Housing, various boards, commissions and non-profit organizations regularly provide important input and perspectives on issues facing the community.

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

With assistance from local donations and a HOME grant from the Indiana Housing and Community Development Authority. The home is located within the Lincoln Central Neighborhood, census tract 101, and benefited a single family below 80% of the area median income. Southern Indiana Housing & Community Development Corporation (SIHCDC) acted as the developer and project manager for this project. There were a number of public and private partners including the following:

- The City of Columbus donated property to SIHCDC
- Lincoln Central Neighborhood Family Center (LCNFC) assisted in identifying potential homebuyers and facilitated the outreach for a Homebuyer Counseling Education class.
- The Bartholomew Consolidated School Corporation's C4 Building Trades Program Corporation (Barcon Vocational Builders, Inc.) built the home
- First Financial Bank provided a grant for the homeownership counseling classes and loan financing for the construction
- Apprises provided the homeownership counseling
- United Way of Bartholomew County provided guidance, technical assistance and moral support
- Burt's Pest Control donated free termite treatment

The fourth home has been completed and construction of the fifth home is underway. The developer received HOME grant funds to assist with the development. The City continues to facilitate periodic meetings of the Mayor's Advisory Council for Safe, Affordable and Available Housing to present, discuss and endorse affordable housing projects while gaining input from the public housing, private housing and social service agencies in addressing the community needs.

City staff continues to consult closely with members of the public housing, private housing and social 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 continues to work with these agencies and organizations to strengthen coordination, assess gaps in the delivery of services, and develop strategies to overcome those. The City continues to work with CHDOs and other housing developers to address the need for the rehabilitation and creation of housing including affordable housing to increase housing choice.

In addition, staff attends 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 partners with private developers who are planning to build affordable housing by offering residential tax abatement for Tax Credit Projects or infrastructure in support of affordable housing development.

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

The Columbus Human Rights Commission's monthly director reports to Commissioners includes intakes regarding fair housing and housing concerns. CHRC handles the EEOC/HUD/ICRC complaints, including housing complaints, and is "charged" with enforcing the Human Rights Ordinance, educating the public, challenging attitudes and systems that create barriers to equality, and empowering community members to advance the mission.

- CHRC hired a special projects independent contractor/consultant to collect, synthesize, and analyze data concerning housing in Columbus, Bartholomew County, and contiguous counties in Indiana. The consultant will also research and benchmark other Indiana communities' success in closing the housing gap. Completed phone intake, in-person intake, e-mail intake and provided technical assistance in housing. Regarding disability discrimination, landlord/tenant disputes, code violations, warranty of habitability, race discrimination, sexual harassment discrimination, national origin/ancestry discrimination, emotional support animals, sexual orientation & gender identity discrimination
- Community referrals/resources regarding rental assistance, energy assistance and legal assistance
- Spanish translation of City documents and resources
- Educational resources to landlords regarding service/emotional support animals, reasonable accommodation/modification, and self-help evictions
- Resources regarding security deposits and tenant rights, landlord/tenant responsibility regarding maintenance repairs and on landlord/tenant rights
- Technical assistance with City Code Enforcement regarding alleged code enforcement violations, safety concerns, and retaliatory evictions
- Technical assistance with City Code Enforcement & City Utilities regarding self-help evictions

The CHRC also participated in many conferences and webinars regarding fair housing, civil rights, homelessness, disability and many for topics.

Robin Hilber, Assistant Director of Community Development and/or ARa staff attended several webinars provided by Fair Housing Center of Central Indiana, participated in the HUD online training Section 3 Final Rule Training Series – Region V and the 2023 National CARES Act Virtual Conference. All virtually

attended the Fair Housing Center of Central Indiana' 11th Annual Fair Housing Conference in addition to watching numerous webinars provided by the Indiana Civil Rights Commission regarding fair housing.

The City of Columbus is collaborating with financial assistance from the Columbus Redevelopment Commission in procuring services for a city-wide housing study. The study will include the full spectrum of housing needs and will take place in PY2023. No CDBG funding is to be utilized for the study.

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CR-40 - Monitoring 91.220 and 91.230

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

All program projects are reviewed and determined to be a priority delineated in the Consolidated Plan. If amendments are prepared, the Consolidated Plan is reviewed to assure any new or amended project meets a priority need. During the program year an amendment has been required due to the CARES Act funding awards requiring revision of priority needs in response to the Coronavirus Pandemic. Funding was moved to assist in funding the final activity for the CDBG-CV project. The minor amendment moved fund balances from PY2017, PY 2018, and PY 2019 to public facilities to funding for the Turning Point ERS. All amendments are to allow the community's vision of a better future to become a reality.

Minority businesses are sent invitations and encouraged to bid on projects requiring a public bid process.

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

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

The city's Citizen's Participation Plan includes the process designed to provide citizens and interested agencies or organizations an opportunity to comment on the Performance and Evaluation Report. The city is utilizing the normal protocol for the performance reports which includes

- Publication of notice regarding the availability of the Performance and Evaluation Report including a listing of where the documents were available for review. The notice includes the notification of a public hearing with a 10 day notification required. Copies of the Plan are made available at the Columbus Community Development Department office and website, Mill Race Center, the Bartholomew County Public Library, and the City of Columbus Clerk-Treasurer's office.
- The public comment on the CAPER began on November 11, 2023. Public comments may be received beginning after the publication on November 12, 2023 and will be accepted through the end of the day, November 28, 2023. A public hearing is held 10 days after the publication of the notice. The public hearing is to be held in-person. A virtual option is available for those that

feel uneasy in attending in person. Citizens who are in need of reasonable accommodations due to mobility, visual, or hearing impairment, or of limited English proficiency, are asked to contact Robin Hilber at least three days prior to the public hearing. Comments may be made in writing, via email, or by phone. Citizen comments are to be sent to: Robin Hilber, Assistant Director - Community Development, 123 Washington St, Columbus, IN 47201; Email: rhilber@columbus.in.gov; Phone: 812.376.2520

Final input to be submitted on or before the end of the day, November 28, 2021. Input or comments will be included as an attachment to this report.

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.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

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

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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.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

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

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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 | 2 | 0 | 0 | 0 | 0 |
| Total Labor Hours | 2,074 | | | | |
| Total Section 3 Worker Hours | 0 | | | | |
| Total Targeted Section 3 Worker Hours | 0 | | | | |

Table 8 – 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. | 2 | | | | |
| 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. | | | | | |
| 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. | 2 | | | | |
| 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. | 2 | | | | |
|--------|---|--|--|--|--|

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

We check the HUD Opportunity Portal each time we bid a project and solicit those firms. We also advertise for Section 3 in the Notice to Bidders, sharing the information during the Pre-Bid Meetings. We provide the HUD Opportunity Portal to the contractor during the preconstruction meeting to find and use Section 3 employees and/or businesses.

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Attachment

PY 2022 CAPER - Cover Sheet

CITY OF COLUMBUS
2022 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)
FOR HOUSING AND COMMUNITY DEVELOPMENT



Department of Community Development
123 Washington Street
Columbus, IN 47201
812-376-2520
812-376-2565

Prepared by



Due on or before November 29, 2022

