

# CITY OF COLUMBUS, INDIANA

CON PLAN PERIOD: 9/1/2024 – 8/31/28

## PY2026 ANNUAL ACTION PLAN THIRD PROGRAM YEAR



**Columbus**Indiana  
Unexpected. Unforgettable.

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## Executive Summary

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

#### 1. Introduction

The City of Columbus is recognized as an entitlement community by the U.S. Department of Housing and Urban Development (HUD). In accordance with 24 CFR 91.200(c) and 91.220(b), this Executive Summary is provided to support the citizen review and comment process. It outlines the key objectives and expected outcomes identified in the plan, along with an assessment of past performance. The plan also includes a summary of the citizen participation process, public comments received, and efforts undertaken to expand public engagement in developing the consolidated plan.

The purpose of the City of Columbus's 2026 Annual Plan is to strengthen the community by promoting decent housing, a suitable living environment, and economic opportunities—primarily for low- and moderate-income residents. It also focuses on comprehensive neighborhood revitalization and initiatives addressing the needs of individuals who are homeless or at risk of homelessness. The plan details how HUD Community Development Block Grant (CDBG) funds will be allocated, including investment priorities aligned with specific HUD objectives and performance measures. The City of Columbus does not directly receive HOME Investment Partnerships Program or Emergency Solutions Grant funding.

#### 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.

Objectives with a focus in this annual plan include the following:

Provide Decent Affordable Housing meeting the outcome of availability / accessibility and affordability.

- Rehabilitation of single family, owner occupied housing and multi-unit rental housing developments (or scattered site rental units) for low- and moderate-income residents.

Provide Suitable Living Environment meeting the outcome of sustainability.

- Support infrastructure improvements in income-qualified neighborhoods and in support of income qualified housing.
- Support the creation of public facilities for residents meeting the HUD definition of limited clientele.

Other: Program planning and general administration required to ensure the plan is implemented in accordance with 24 CFR 91.200(c) and 91.220(b) .

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

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

According to the 2024 Program Year End Review Letter, HUD had determined that the city had not met its expenditure level on HUD funded grants to meet the requirements of the programs. Administrative Resources associates (ARa) engaged with the city to help them identify opportunities to invest in funding in projects that aligned with their annual plan in a more expeditious manner. The city chose to accelerate investments in local Housing Authority homes which house Section 8 tenants. Funding from PY2021 and 2022 was amended from Public Facilities to Housing to assist with the above-mentioned activities.

The activities identified and the quick action to implement the investments got the city on track and met the required expenditure ratio while providing much needed assistance to its residents. There is still minimal funding in PY2023 and PY2024 Administration line item. The line items for Housing has been spent for PY2023 and less than five hundred dollars is available in PY2024 Housing. The city is using the PY2023 Funding for Public Facilities on an ADA Ramp project that was awarded in December 2025. They anticipate using PY2024 funding to assist with air handlers at a local youth center.

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

Summary from citizen participation section of plan.

The Mayor's Advisory Council on Safe, Available and Affordable Housing meets quarterly which includes representatives from the NAACP, Columbus Housing Authority, Love Chapel (Food Pantry and services provider) Brighter Days (homeless shelter), Columbus Human Rights Commission, landlord's association, and others to gain input from entities with specific expertise in the areas of housing and homelessness. This effort met and exceeded the requirements of the Citizen Participation Plan and provided meaningful input in establishing goals and strategies for the 2024-2028 Consolidated Plan and activities for the 2025 Annual Action Plan.

The citizen participation process for the 2026 action plan includes two public hearings held at different stages of the program with notices of the public hearing sent to a broad contact list. The initial public hearing to review and provide input on the completion of the Consolidated Annual Performance and Evaluation Report (CAPER) for input on the 2024 program year's expenditures and accomplishments, was held on November 25, 2025. The second public hearing to review and provide input for the Action Plan draft will be held May 28, 2026. This is 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 and posted on the city’s CDBG website on May 16, 2026. A survey was emailed on April 15, 2026 to several local partner agencies to garner input on the city’s housing needs. This survey was also posted to the city’s website.

The City of Columbus’s 2025 Annual Action Plan was made available for public review and comment from May 16, 2026 – June 18, 2026 on the city’s website, two city hall offices, the Bartholomew County Library and Mill Race Center. Notice of the 30-day comment period was published May 16, 2026. Copies of the 2026 Annual Action Plan were available for review as stated in the Citizens Participation Plan. See the Citizen Participation Section PR-15 for more information.

- Community Forums: Mayor’s Advisory Council on Housing Meetings, January 7, 2026, March 11, 2026, and June 10, 2026.
- Public comment period for draft 2026 Annual Action Plan May 16, 2026 – June 18, 2026.
- Public meeting (BOW) to approve and authorize, 2026 Annual Action Plan June 30, 2026.

## **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 online survey asked for opinions in general areas such as the amount and types of housing available, affordability, accessibility and quality of both the rental market and home ownership; homeless issues; community development needs including infrastructure in support of housing; and substance abuse issues.

Public comments are included in the Citizen Participation uploads.

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

All comments and views will be reviewed and added to the final plan.

## **7. Summary**

The development of the City of Columbus’s 2026 Annual Plan was an inclusive process designed to advance the goals and outcomes outlined in the Consolidated Plan. The overarching objective is to enhance the city by promoting decent housing, a suitable living environment, and expanded economic opportunities—particularly for low- and moderate-income residents—while supporting comprehensive neighborhood revitalization and programs that address the needs of individuals who are homeless or at risk of homelessness. An approved Citizen Participation Plan guided the collection of community input through stakeholder meetings, public meetings, and community forums. Additional information was gathered from stakeholders, residents, 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
City of Columbus	J. Jacob Sipe	Community Development

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 Paul Smith, Assistant Director of Community Development, 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 psmith@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 adopted an updated Citizen Participation Plan in May of 2024 for its Consolidated Plan and Annual Action Plan that identifies when public hearings and other consultations are to take place. This Plan was used in preparing the 2024-2028 Consolidated Plan and 2026 Annual Action Plan. These plans were also prepared to comply with the consultation requirements of CDBG, including consultation with the local Continuum of Care. HOME, HOPWA and ESG programs consultations are not a component since the city does not receive said funding.

### **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))**

The city’s coordination between public and private housing, health and social service agencies will continue to be strengthened through regular interaction and meetings. The Community Development Department continues the Mayor’s Advisory Council on Safe, Available and Affordable Housing meeting quarterly. Representatives on this task force includes public, private, and non-profit housing providers, city government, township government and non-profit service providers. Coordination between the City and private and governmental health, mental health and service agencies is primarily accomplished through the Mayor’s Advisory Council. These meetings and activities aim to create a seamless network of support that enhances the quality of life including residents in public and assisted housing.

The City of Columbus works closely with Centerstone and ASAP on providing prevention programs, support to problem solving courts, jail reentry initiatives and transportation services for clients with SUD through a DMHA grant. They provided United Way with \$500,000 in ARP Funding to fund four programs: Rental Assistance and Homeless Response Team, Supportive Housing, Eviction Prevention and the continuation of a Social Worker Program.

The City of Columbus has an established relationship with the Columbus Housing Authority (PHA) and other assisted housing providers. Columbus Housing Authority representatives attend the Mayor’s advisory council meetings and provide updates during the meetings.

In past years the city provided the PHA with CDBG funds needed for the renovations and improvements to PHA facilities and scattered site properties. In addition, it has used its CDBG funds to provide for the homeowner rehabilitation programs, rental housing rehabilitation, and sidewalk replacement. Other assisted housing providers include funding for Turning Point’s, domestic violence shelter rehabilitation.

**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, homeless service providers, agencies and shelters is primarily accomplished through the Mayor’s Advisory Council on Safe, Available and Affordable Housing and community forums held at a minimum quarterly. The Mayor’s Advisory met January 7, 2026, March 11, 2026 with the next meeting scheduled for June 10, 2026. The city does not receive or allocate ESG funds, but the draft City of Columbus 2024-2028 Consolidated Plan, the 2025 Action Plan and the AFH / AI are available to all Continuum of Care (CoC) providers within the city’s jurisdiction. *The CoC is to meet quarterly and provides an annual update to the city and the CDBG administrator. The city reviews the CoC meeting minutes and attends the meetings as schedules allow for determining additional collaborations to be encouraged. This process is ongoing and will continue with a focus on creating a comprehensive support system that addresses both the immediate and long-term needs of homeless individuals and families, as well as those at risk of homelessness.*

**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**

*The co-chairs include the executive directors of Turning Point, the domestic violence shelter, and Human Services Inc., the local Community Action Agency. The director of Human Services Inc. has been designated as the single point of contact for the administration of the homeless in collaboration with the other organizations which assist the homeless population HSI. HSI also administers HMIS in the region.*

**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	Agency/Group/Organization	The Columbus Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Market Analysis</p> <p>Anti-poverty Strategy</p>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>A public hearing will be conducted May 28, 2026 and surveys were sent to garner input. Mayor's Advisory Meetings are held every 2-3 months to discuss local needs</p>
2	Agency/Group/Organization	Lincoln Central Neighborhood Family Center
	Agency/Group/Organization Type	<p>Services - Housing</p> <p>Services-Children</p> <p>Services-Elderly Persons</p>
	What section of the Plan was addressed by Consultation?	Neighborhood Organization

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>A public hearing will be conducted May 28, 2026 and surveys were sent to garner input. Mayor's Advisory Meetings are held every 2-3 months to discuss local needs</p>
3	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p>	<p>Columbus Regional Shelter/Turning Point</p> <p>Services-Victims of Domestic Violence</p> <p>Homeless Needs - Families with children Continuum of Care</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>A public hearing will be conducted May 28, 2026 and surveys were sent to garner input. Mayor's Advisory Meetings are held every 2-3 months to discuss local needs</p>
4	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p>	<p>HUMAN SERVICES, INC</p> <p>Services-Children Services-Elderly Persons Services-homeless</p> <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Continuum of Care</p>

	<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>A public hearing will be conducted May 28, 2026 and surveys were sent to garner input. Mayor's Advisory Meetings are held every 2-3 months to discuss local needs</p>
5	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Thrive Alliance</p> <p>Housing Services - Housing Services-Elderly Persons</p> <p>Public Housing Needs</p>
	<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>A public hearing will be conducted May 28, 2026 and surveys were sent to garner input. Mayor's Advisory Meetings are held every 2-3 months to discuss local needs</p>
6	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Love Chapel</p> <p>Housing Services - Housing Services-homeless</p> <p>Food Pantry</p>

	<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>A public hearing will be May 28, 2026 and surveys were sent to garner input. Mayor's Advisory Meetings are held every 2-3 months to discuss local needs</p>
7	<p><b>Agency/Group/Organization</b></p>	<p>City of Columbus</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Broadband Internet Service Providers Agency - Managing Flood Prone Areas Other government - Local</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Broadband</p>
	<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>Broadband services were initiated in 2019 and 2020 due in part to COVID. The city offered a 20 year tax abatement to Hoosier Fiber Network to install fiber throughout the city. They also have two affordable housing developments providing internet access to the residents.</p>
8	<p><b>Agency/Group/Organization</b></p>	<p>Bartholomew County Emergency Management</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Agency - Managing Flood Prone Areas Agency - Emergency Management</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Resiliency</p>

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City of Columbus has representatives who meet and collaborate with the Bartholomew County Emergency Management organization to assure the city in collaboration and cooperation with the Emergency Management team is able to recover quickly from difficulties such as flooding, etc. The city's planning department oversees the floodplain management and regulation.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

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	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**

The city advertised a public hearing and the availability of the Draft Annual Action Plan for PY2026 on May 16, 2026. The public hearing will be held on May 28, 2026, both in person and virtually. The public hearing will be attended by city staff and ARa staff. The draft plan was made available 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 May 16, 2026, 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 May 18, 2026 – June 18, 2026.

The plan was available for public review and comment from 8:00 a.m., May 18, 2026, through 5:00 p.m., June 18, 2026. Comments will be provided.

The first public hearing for each Fiscal Year will be published for the CAPER in November, with a public hearing held 11-13 days after the publication and also available virtually by Webex. The 15-day public comment period is held in November following publication of a notice. Any comments received from the public are also to be documented. The publisher’s affidavit with minutes of the public hearing and comments received during the comment period is provided with each plan year CAPER and is included in the Citizen Participation upload. The timing follows the format required in the Citizen Participation Plan. The CAPER notice was published on November 12, 2025 with the public hearing held on November 25, 2025. The comment period ended November 27, 2025.

**Citizen Participation Outreach**

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)
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. Comments will be included in the final plan. The minutes for the public hearing and the comment period of the process are included in the Citizen Participation documents.</p>		

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)
2	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	NA	Comments will be updated with the final plan.		

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)
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 distributed on May 16, 2026 with the public hearing held May 28, 2026.</p> <p>Attendees included city representatives and representatives of ARa. The documents indicating the process and the minutes are attached with the Citizen Participation documents.</p>	<p>Comments will be updated with the final plan.</p>		

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)
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 (CAPER) was published and disseminated on November 12, 2025 with the public hearing held November 25, 2025. Attendees included city representatives and a representative of ARa. The 15-day public comment period was November 12, 2025 through November 25, 2025.</p>	<p>No comments received.</p>	<p>There weren't any comments not accepted.</p>	

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)
5	Public Meeting	<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>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 of Works and Public Safety agendas posted on the city's website and available to the general public.</p>	<p>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</p>	<p>There weren't any comments not accepted. No comments were received from the public.</p>	

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)
6	Survey to local providers	<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>Not for profits working with targeted populations</p>	<p>There were 6 responses to the survey</p>	<p>Ranking of most important groups needed. Ranking of most needed income population. Ranking of which area of the city is most needed. What specific housing is most needed. What specific public infrastructure needs are most needed.</p>	<p>There weren't any comments not accepted.</p>	

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 \$300,000 annually in CDBG funds over the next 5 years and no HOME funds. Columbus does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

In terms of program income, the City does not anticipate a steady stream of program income over the course of this Consolidated Plan. During the past four program years, the level of program income received is minimal, totaling approximately \$13,400 (in PY2022 and 2021). Program income received from the repayment of any forgivable Owner-Occupied Rehab (CDBG) grant/loan funds are used for grant activities in same or similar programs where the funds were originally expended.

#### 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: \$		
			\$	\$	\$	\$	

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	314,124.00	0.00	302,484.00	616,608.00	1,200,000.00	The estimated amount of CDBG funds available over the planning period is based on no increase in the expected amount available for the remaining four years.

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 extent of needs in Columbus far exceeds the available funding from the CDBG. While CDBG funds do not require matching funds, activities to be pursued by the City with CDBG funds may be leveraged with a variety of funding sources. Those sources may 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-to-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 any non-profit requesting funding, though matching funds are not required.

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

The City of Columbus created a program to encourage area developers to purchase vacant lots or lots with condemned dilapidated homes to build new affordable homes with a selling price of \$250, 000 or less. There were three properties that required demolition and there were seven empty lots. There will be a total of ten homes built under this program from April 1, 2025 – December 31, 2026. The contractor will be paid once the home is sold.

**Discussion**

The city is always ready to collaborate 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: \$140,000.00	Homeowner Housing Rehabilitation 12 Household Housing Units
2	Community Facilities and Infrastructure	2019	2023	Non-Housing Community Development	Lincoln Central Neighborhood East Columbus Columbus-City Wide	Affordable Housing - Rental Public Infrastructure & Facilities	CDBG: \$111,324.00	Public Facilities or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Public Facilities or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Grant Administration / Technical Assistance/Fair Housing	2024	2028	Grant administration / technical assistance/Fair Housing	Lincoln Central Neighborhood East Columbus-Columbus-City Wide	Affordable Housing - Owner Occupied Affordable Housing - Rental Public Infrastructure & Facilities	CDBG: \$62,800	Homeowner Housing Rehabilitation 12 Household Housing Un

Table 6 – Goals Summary

### Goal Descriptions

1	<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-place. 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.
2	<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 ADA, health and safety purposes to benefit income qualified census tracts or limited clientele.
3	<b>Goal Name</b>	Grant Administration / Technical Assistance/Fair Housing
	<b>Goal Description</b>	Grant administration of the CDBG funding for all projects and activities. Fair Housing training and activities.

# 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 identifies 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 results 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 to discuss neighborhood and homelessness issues. An obstacle to addressing the underserved needs includes the sharing of information to the residents requiring the type of assistance available. Many times until it is a crisis situation, assistance isn't requested.

The housing program has been one of the city's biggest projects. Since the Entitlement designated, the city has assisted over 180 residents over the years with improvements to their home. This project has been the most successful and preferred project by each mayor who has resided in that position.

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

Annual Action Plan 25

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: \$62,800
	<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>	8/31/2027
	<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 / Rental Rehab
<b>Funding</b>	CDBG: \$140,000
<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 \$140,000.
<b>Target Date</b>	8/31/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 12 homeowners/tenant rental 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/rental 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>Project Name</b>	Public Facilities and Infrastructure
<b>3</b>	

<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: \$111,324
<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 \$101,984.
<b>Target Date</b>	8/31/2027
<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 50 families will benefit from activities with a minimum of 51% of low to moderate income.
<b>Location Description</b>	Location is currently undetermined.

	<p><b>Planned Activities</b></p>	<p>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 \$100,000.</p>
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## 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

Target Area	Percentage of Funds
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 Lincoln Central and the East Columbus 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 Lincoln Central and East Columbus target areas. Public facilities including sidewalks will predominantly be located in the target areas too.

### Discussion

## Affordable Housing

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

#### Introduction

The city plans to utilize CDBG funds to support its housing activities, including the Columbus Housing Improvements Program. On average, this program is expected to be expended on the rehabilitation of 10-12, single-family homes. In addition, the City may use CDBG funds to assist in the improvement of public housing facilities owned and operated by the Columbus Housing Authority or other "affordable" rental units.

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 maintains flexibility in its activities to provide 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.

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

### **Introduction**

The Columbus Housing Authority's needs are identified in its comprehensive physical needs assessment. A comprehensive physical needs assessment is completed annually. The public housing developments in the City of Columbus are Heritage Woods- 9th and McClure, Sycamore Place-222 Sycamore St., Pence Place-at the end of Pence Avenue and purchased and renovated houses scattered sites. There are a total of 157 dwelling units and 43 scattered site units.

There are always physical needs such as the improvements of the public housing properties. The Columbus Housing Authority uses their capital fund money wisely and have 5 year plans they adhere to, renovating certain units each year. It is CHA's goal to be recognized throughout Columbus for providing safe, affordable, and desirable housing for qualifying families.

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

The Columbus Housing Authority has plans to maintain or upgrade the public housing units. Due to extreme budget cuts the goal is to continue its status as a high-performance housing authority. There are several activities noted in their Work Plan to be undertaken .

### **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 partners with local social service providers to provide wraparound services that help to prepare current public housing tenants for future home ownership.

### **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**

Homelessness and homeless prevention services are identified as a high priority need in the 2024 - 2028 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 seven years.

Human Services, Inc. operates a homeless shelter, Horizon House, for families experiencing homelessness. 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. United Way and Centerstone have stepped up to work on the homeless crisis. 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. Centerstone has created Stride Crisis Center that provides 24/7 immediate, same day assistance for those experiencing mental health or substance use crisis. The United Way received \$500,000 from the city's ARPA funds and created four programs to assist this endeavor. Those programs are Rental Assistance and Homeless Response Team, Supportive Housing, Eviction Prevention and a continuation of the Street Social Worker Program.

*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 operate a multi-bed homeless shelter, Brighter Days. United Way's four programs include rental assistance and homeless response team, supportive housing, eviction prevention and a continuation of the street social worker program.

United Way, through the Columbus Homeless Task Force has implemented several strategies to include early intervention to prevent eviction and relocating. The Street Outreach and Prevention Social Workers group worked with 485 people. Of these, 136 were living in tents, cars or shelter. They are now stably housed. There were 189 people on the verge of becoming homeless. They are also now stably housed. The majority are still housed and 62% acquired a job or additional income and 72% have health insurance.

Horizon House, a program of Human Services, Inc., is a shelter whose efforts help a number of families feel safe and secure during difficult times. Horizon House reports that capacity sometimes prevents 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.

Turning Point, the domestic violence shelter, 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. They continuously provide 6,000 – 7,000 nights of emergency shelter at their facility as well as over 7,000 nights through their transitional housing program both onsite and scattered sites. They also invest tens of thousands of dollars each year in housing stabilization and barrier-reduction services. In addition to the long-term, professional case management work focused on helping individuals and families achieve and maintain independence.

**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**

Several local agencies assist with making the transition to permanent housing and independent living. Turning Point offers case managers to each client to assist with obtaining and retaining employment, connecting families to childcare resources, creating budgets, improving financial literacy, accessing healthcare and behavioral health services. They also assist with school enrollment, legal services and transportation assistance. Human Services offers a lot of the same services. Some of their programs include Coaching for Success, Head Start and the Salvation Army as well as their shelter, Horizon House.

Bridge to Dove Recovery Housing built a new facility in East Columbus that will house 15 women, the majority of which are homeless and are considered “hard to House” due to substance abuse disorder (SUD). Dove House is the provider for services while Bridge to Dove is the builder of the facility.

**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.**

The City of Columbus in collaboration with Centerstone, a mental health services provider and United Way have created the Columbus Homeless Task Force. This task force works on preventing eviction through early intervention. Centerstone continues its focus on programming designed to help clients avoid homelessness through financial and social services and by working with clients to address the issues that are causing chronic homelessness. Centerstone recently moved into the same building as The Stride Crisis Center which is four times larger than their previous facility. This will enable to assist more individuals to have a safe space during the day, get something to eat and to get out of bad weather. They will also be provided with resources for anything they may need.

A network including the township trustee, neighborhood organizations, other 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.

Volunteers of America has received ARPA funding from the city to build a seventeen unit supportive housing building in downtown Columbus. This project will include social services offices to help provide full time peer recovery coach, therapist support and will partner with the local community to provide case management and other supportive services.

*Human Services and Columbus Township Trustee in collaboration with Centerstone and Thrive Alliance are utilizing Indiana Housing First funding for supportive services and funds for homeless or those at risk of becoming homeless.*

*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 help avoid 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 be ready to enter the workforce if they are not going on to higher education.*

## **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**

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.

Furthermore, the City is taking a number of steps during the annual action plan to facilitate the development of affordable housing, including:

- Eliminate blight and blighting influences from neighborhoods of Columbus. The city routinely transfers the ownership of the majority of the cleared lots to non-profit housing organizations. They recently implemented a program in April 2025 for developers to buy vacant or condemned homes to build affordable housing for a building incentive. The program will be completed by December 2026. There will be 10 new homes sold to owners for \$250,000.
- 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 the 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 is 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. The City has entered into an agreement with TWG Development to build a 110 unit, multi family, affordable housing project with a licensed on site daycare facility. The four story unit will have 35 one bedroom units, 50 two-bedroom units and 25 3 bedroom units all at 60% of the average median income. This will help ensure that several families needing affordable housing don't become homeless.

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- 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. investigate the establishment of a rental and home ownership financial counseling program;
  2. provide fair housing educational opportunities for landlords and tenants; and
  3. promote fair housing through social media outlets

**Discussion:**

The Columbus Human Rights Commission assists 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 2024-2028 Columbus Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes are the same each year:

- 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 Director and Assistant Director, 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 City continues to collaborate with all the local agencies. They created Columbus Encampment Task Force which was comprised of Community Development, the Parks Department, Code Enforcement, Police, Sheriff, Animal Control, ASAP, Centerstone, Stride and the United Way. They cleaned up several homeless camps and worked to get these individuals into housing and needed programs.

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 city has also included a virtual component for their public hearings to allow access to increase access. 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 2026 allocation of approximately \$140,000 and the balance of PY2025 funding will provide additional capital for Housing Programs applied for through state programs and for continuing authorized housing activities including the CDBG-funded Housing Rehabilitation 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 – The city created their PACT program to encourage development of affordable housing. They offered incentives to local builders who could build homes for \$250,000 or less to be sold to families on lots that were vacant or had a structure that needed to be removed.

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 10-12 homeowners will be assisted through the PY2026 housing rehabilitation program.

Multi-Unit Rental Rehab – The city has provided the Columbus Housing Authority and non-profit housing organizations with ARPA funds to improve a 72 unit apartment benefitting low-to-moderate income renters.

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 pursuing HOME funds, Community Development Block grants and Rental Housing Tax Credits through the state in support of crucial development of affordable housing.

The city's Community Development Department has implemented a housing developer program to encourage developers to purchase vacant or abandoned lots and build 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. 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 Bartholomew County Building Inspectors will continue to be on alert for units that may contain lead-based paint. They will inform tenants and landlords as part of the inspections of the dangers of lead-based paint. The city will continue to distribute the brochures, "Lead-Based Paint" and "Protect Your Family from Lead in Your Home." The OOR grant program addresses items that are exempt from Lead Based Paint generally. If a home needs work where paint will be disturbed, a lead based paint assessment will be done. If lead based paint is present, a contractor will be procured to address this issue. We would also report this to the local health department especially if children are present so lead poisoning testing could be done.

### **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 thirty-two hours of workshops, 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. They are actively working with 168 placement with an average wage of \$20.93.

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, and much more!
- Provide for your family, pay your bills and save money - all with you 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 and 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 as they prepare to enter the workforce. This is extremely important for those not furthering their education in an institution of 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.

### **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 as appropriate. In addition, when posted, notices are published in the local newspaper and posted on the City website.

In addition, the Director of Community Development and Assistant Director of Community Development attend several local and regional meetings. The meetings include representatives of 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 the 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. The Mayor's Council of Safe, Available and Affordable Housing 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 service 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

### **Discussion:**



## Program Specific Requirements

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

#### Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. Program income may be received from the recapture of the forgivable owner-occupied rehabilitation loans. The funds will be utilized for the same purpose as the original forgivable loan funding.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(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%

Columbus uses the one year period in determining the minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. The one year period is for program year 2025 funding.