

## **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.

2018 was the second year of the City's updated 2017-2021 Consolidated Plan. The tables below provide a summary of the City's accomplishments by the goals and objectives outlined in the Consolidated Plan. Some of the highlights of the program year include:

- The City completed the rehabilitation of 19 housing units. Of these 6 homes received comprehensive repairs to address all code violations through the HOME Program. Other homes received targeted assistance, including emergency repairs to eliminate threats to health and safety, and installation of ramps to help persons with disabilities and seniors who wish to age in place.
- The City provided down payment assistance to 91 first-time homebuyers through the Homebound Program. Increased homeownership helps stabilize neighborhoods and assisted the income-eligible households in accumulating wealth.
- The City partners with United Neighborhoods, Inc., a qualified non-profit housing developer, to acquire, rehabilitate, and resell single family units. Three properties were completed during the program year. This program acquires substandard properties, makes necessary renovations, and markets the properties to income-qualified homebuyers.
  
- The City supported the work of local non-profit agencies providing public services to low and moderate income households. A total of 4,395 persons received public service benefits.
  
- Section 108-funded Community Wellness Center is now complete and providing services to the community.

### **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
Affordable Housing Development	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	15	3	20.00%	2	3	150.00%
Community Development Facilities	Non-Housing Community Development	CDBG: \$ / Section 108: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	80765	80765	100.00%	80765	80765	100.00%
Community Development Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Community Development Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	4485	44.85%	2400	4395	183.13%

Economic Development and Redevelopment	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	35	6	17.14%	4	6	150.00%
Economic Development and Redevelopment	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	5	1	20.00%			
Economic Development and Redevelopment	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	250	599	239.60%	50	479	958.00%
Fair Housing	Affordable Housing Public Housing Non-Housing Community Development Fair Housing		Other	Other	0	0		1	1	100.00%
Homebuyer Programs	Affordable Housing	CDBG: \$ / HOME: \$180000	Homeowner Housing Added	Household Housing Unit		8		0	0	
Homebuyer Programs	Affordable Housing	CDBG: \$ / HOME: \$180000	Direct Financial Assistance to Homebuyers	Households Assisted	250	182	72.80%	40	91	227.50%
Homeless Shelter Operations	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	500	252	50.40%	100	30	30.00%

Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	50	50.00%	39	19	48.72%
Planning Administration and Capacity Building	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	1	1	100.00%	1	0	0.00%
Rapid Re-Housing	Affordable Housing Homeless	HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	43	28.67%	40	24	60.00%

**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.**

Nearly all of the City’s HOME and CDBG-funded programs are progressing and effectively addressing their stated goals. The tables below summarize the City’s proposed versus actual goals and lists the percent accomplished to date. The City is now pursuing more development and tenant-based rental assistance instead of owner occupied rehab. The down payment assistance program continues to be extremely effective. The new Sports Complex is now open and provides numerous recreational activities for the City's residents.

**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)

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
White	977	14	54
Black or African American	526	3	108
Asian	7	0	1
American Indian or American Native	5	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
<b>Total</b>	<b>1,515</b>	<b>17</b>	<b>163</b>
Hispanic	333	7	137
Not Hispanic	1,182	10	33

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

**Narrative**

## 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	2,170,746	3,946,900
HOME	public - federal	966,941	990,319
ESG	public - federal	176,413	354,440
Section 108	public - federal	0	2,246,000

Table 3 - Resources Made Available

### Narrative

The expended amounts above include draws from prior year allocations and therefore may exceed the resources made available. For CDBG, draws include expenditures associated with its CDBG 108 loan guarantee.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
HAMMOND CITYWIDE	100	100	
RECAP Census Tract 206			

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The population of the City of Hammond is slightly more than 80,000. Of this total, more than 52% or 41,785 are considered to have incomes below 80% of the area median income (low and moderate). Among census tracts, 10 tracts have a majority low and moderate income population which ranges from the low of 52% (Census Tract 218) to the high of 90% (Census Tract 206).

The City undertook two area-based activities. The new Sports Complex will serve the City as a whole and did not have a specific target area. The Code Enforcement Program served Council Districts 2 and 3 which were qualified to participate in the State of Indiana Blight Elimination Program (BEP).

Most of the City's activities are available to all city residents who meet the income criteria. These programs serve a specific clientele instead of a specific geographic area. While the City has not formally adopted specific target areas for its HUD-funded programs, the City has adopted redevelopment areas, including the downtown area, Interstate Plaza and the Gateway Redevelopment area.

## 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.**

The City did not utilize any publicly owned land or property to address the needs identified in the plan. The City is required to match each dollar of ESG funds with other funds that will be used for ESG-eligible activities. The City expended \$354,440 of ESG funds. The City requires each of its subrecipients to match their ESG awards. Below is a summary of the types of match generated by the ESG subrecipients.

In FFY2018 (October 2016-September 2018) the City of Hammond was exempted from match requirements for the HOME Program. HUD has yet to publish HOME match reductions for FFY2018 (October 2018-September 2019).

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	79,853
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	79,853
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	79,853

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
218,782	267,831	246,672	0	239,941

Table 7 – Program Income



<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	584,472	0	0	0	0	584,472
Number	7	0	0	0	0	7
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	584,472	63,198	521,274			
Number	7	1	6			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

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

**Table 9 – Minority Owners of Rental Property**

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

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	24
Number of Non-Homeless households to be provided affordable housing units	42	121
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>62</b>	<b>145</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	24
Number of households supported through The Production of New Units	0	3
Number of households supported through Rehab of Existing Units	2	19
Number of households supported through Acquisition of Existing Units	40	99
<b>Total</b>	<b>62</b>	<b>145</b>

Table 12 – Number of Households Supported

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

The goals included in this report were for activities funded in the 2018 year while many of the accomplishments are associated with activities funded from prior years. Overall, the City's housing programs are performing well. The changing market is providing some challenges to the downpayment assistance and acquisition/rehabilitation of owner units. As a result, the City is increasing its amount of assistance for downpayment. The City is also considering providing funds for the rehabilitation of homebuyer units.

**Discuss how these outcomes will impact future annual action plans.**

The changing market is providing some challenges to the downpayment assistance and acquisition/rehabilitation of owner units. As a result, the City is increasing its amount of assistance for downpayment. The City is also considering providing funds for the rehabilitation of homebuyer units. The City continues to work on the new tenant based rental assistance program. The City will work more closely with the Hammond Housing Authority in future years to try to get more persons to apply.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	34	0
Low-income	42	2
Moderate-income	28	15
<b>Total</b>	<b>104</b>	<b>17</b>

**Table 13 – Number of Households Served**

**Narrative Information**

Updated tables to reflect only housing activities, including downpayment assistance and owner rehabilitations.

Non-housing CDBG Actuals are below. Please note numbers do not match PR23 as the report includes 2017 actuals for activities still open in 2018:

Child care 34 ( 5 Ex Low, 17 Low, 12 Mod)

After School 12 (5 Ex Low, 7 Low)

Parents as Teachers 29 (18 Ex Low, 4 Low, 7 Mod)

Big Brothers and Sisters 18 (8 Ex Low, 7 Low, 3 Mod)

Food Pantry 1059 (1059 Low)

Hammond Legal Aid 229 (171 Ex Low, 47 Low, 11 Mod)

McAuley Clinic 285 (275 Ex Low, 5 Low, 5 Mod)

We Care 18 (8 Ex Low, 7 Low, 3 Mod)

Youth Sports 141 (79 Ex Low, 20 Low, 42 Mod)

## **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**

While the City did not spend ESG funds on outreach efforts, as a condition of their ESG agreement all subrecipients were required to coordinate with other agencies and participate in City-sponsored coordination events focused on outreach. A comprehensive referral network already exists within the City among service providers. Most clients of funded homeless shelters are referred from other agencies, including churches, school administrators, food pantries, hospitals and health care agencies, city departments and other government offices, and other non-profit agencies. Agencies conduct additional outreach through public events and their websites.

As part of the change to the Emergency Solutions Grant, the City implemented new policies designed to ensure each funded agency was assessing the needs of their clients, including the following:

- The SERVICE PROVIDER must assess and prioritize a client's need in the following areas as part of the admissions process: child care, education services, employment services, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment, and transportation.
- The SERVICE PROVIDER must re-assess and track progress of the client's needs for essential services no less often than monthly through case management.

In terms of assessment of needs, the City and its subrecipients follow the Coordinated Entry policies of the CoC. During the intake process, a homeless person accessing services provided by a CoC member will undergo a coordinated entry and assessment process. Coordinated entry helps prioritize assistance based on vulnerability and severity of service needs. This process ensures that people who need assistance the most can receive it in a timely manner. All members of the CoC located in Lake County are required to use coordinated entry. The Balance of State CoC has provided training and service providers within Lake are fully operational. The system includes the following elements: (1) process for determining eligibility; (2) process for determining priority and assistance amounts for rapid rehousing; (3) process for determining priority for permanent supportive housing; and (4) referral services. The processes and assessments are standardized and are used by all providers with the aim of removing barriers of entry to the system for any population.

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

The City continued to support homeless shelters in the City through the subsidy of their operating costs, including Haven House and Claude Street Shelter.

**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 City partnered with Greater Hammond Community Services to administer a Homeless Prevention Program. In the 2018 year, five persons at-risk of homelessness received homeless prevention assistance.

The City has also funded a Tenant Based Rental Assistance program aimed at providing up to two years of support to families at-risk of homelessness or exiting homelessness and trying to build self-sufficiency. The program has yet to become established but will continue in the next program year.

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

The City's Rapid Rehousing Program assisted 19 homeless persons transition to permanent housing in the 2018 program year.

In addition to the Rehousing Program, the City coordinates with the local continuum of care to ensure discharge policies are in place to prevent homelessness for people being discharged from public institutions. The City is part of the balance of state continuum and follows the guidance and policies set forth by the balance of state continuum.

In addition, as part of the change to the Emergency Solutions Grant, the City implemented new policies designed to ensure each funded agency was assessing the needs of their clients, including the following:

- **DIVERSION:** At the time of admission, the SERVICE PROVIDER must evaluate the client's opportunities to divert to other viable housing situations, including (1) the potential resolution of any issues with the current housing situation through case management, mediation, or financial assistance, and (2) the evaluation of other viable housing options where the client could potentially safely stay.
- If the SERVICE PROVIDER determines the client is able to sustain permanent housing, the client shall be referred to the rapid re-housing program.
- If the SERVICE PROVIDER denies service for any reason, the SERVICE PROVIDER must attempt to

divert the client to other viable housing options or refer clients to more appropriate service providers. Clients should be referred to the other shelters based on the following service priorities:

- State Street Shelter: Individuals  
Claude Street Shelter: Families with Children  
Haven House: Victims of Domestic Violence
  
- All diversions and referrals must be documented and submitted to the City on a periodic basis.



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

### **Actions taken to address the needs of public housing**

The Housing Authority is considered well managed by HUD and does not have the 'troubled' designation. During the program year, the City met with Housing Authority staff regarding participation in the rapid re-housing program and some of the Housing Authority developments, including the new development of mixed income housing. Toward the end of the program year, the City entered into discussions with the Housing Authority regarding needed infrastructure improvements associated with one of their developments. The City also discussed the use of TBRA for security deposits in order to expand the areas in which current voucher holders can find units. The City expects to begin helping voucher holders with security deposit assistance in the 2019 program year.

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

The City partners with the Hammond Housing Authority to market its programs, such as the Homebound, to public housing residents. Homebound is the City's program designed to assist income-eligible residents achieve homeownership.

HHA provides ongoing opportunities for residents to be involved with management through resident council meetings held at each of the developments. Residents are invited to meet and greet, share their concerns and organize activities for their developments. One or more employees of the HHA are always present to answer questions and document the concerns of the residents.

In addition, the Hammond Human Relations Commission meets annually with housing authority residents to allow them to voice their concerns.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable. The City's PHA is not considered 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)**

A review of the City's regulatory structure indicates there are no significant public sector barriers to affordable housing. The City has instituted several policies and programs that would encourage development and preservation of affordable housing in the City, included several on-going programs which are aimed to lower the cost of homeownership and expand availability of affordable rental homes in the City. The City has one of the most affordably priced homes in the regions. The City also has a diverse housing stock for both owners and renters and small to large families. While housing cost has increased during the last decade, this increase is much less than the region, making Hammond very much desirable as an affordable community.

During the program year, the City reached out to nationally renowned planning experts and will begin work on improving housing opportunities in the downtown area, including the City's RECAP.

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

As part of the Consolidated Plan, the City identified several obstacles to meeting needs that are particularly difficult to meet in the City of Hammond. Below are some of the identified obstacles and actions the City is taking to overcome the obstacles:

- Demand for owner occupied housing rehabilitation funding far exceeds available financial resources. In response, the City continues to seek additional funding from other sources such as Federal Home Loan Bank programs.
- Difficulty saving for down payments and closing costs in combination with rental obligations and other economic factors. In response, the City offers the Homebound program in order to assist income-eligible buyers with the purchase of their first home.
- Many homes affordable to low income households require minor to major repairs to make them habitable. The repairs generally need to be funded at the time of purchase adding to the expense of first time home ownership. The City offers several rehabilitation programs in order to address this need.
- Limited supply of quality affordable rental housing for households with incomes between 0 to 50% of area median income, particularly those with income below 30% of area median income. While the City has not funded any rental programs, it has chosen to enforce existing quality standards in an effort to get the owners of the rental property to address the deficiencies.
- Poor or unacceptable credit histories of applicants and poor records of employment among many applicants. In response, the City partners with Hammond Housing Authority, Consumer Credit Counseling, and Northwest Indiana Reinvestment Alliance to provide education regarding

home buying and basic financial literacy. The City is also working with several financial institutions, including Chase, Sagamore Mortgage, and Centier, to provide homebuyer and foreclosing classes and education.

- Very low income individuals particularly persons making the transition from homelessness to permanent housing, persons with special supportive housing needs, and very low income individuals in need of housing assistance. These groups require varied levels of services which the City is unable to provide at the present time due to lack of funding and available resources. In response, the City has currently limited its Rapid Re-Housing program to current shelter residents, with the expectation that moving some of the families into permanent housing will create more space in the shelter system. Once the program is more established and the City can demonstrate outcomes, the City will consider increasing and expanding the program to serve additional families.
- The lack of public transportation for extremely-low income households, including homeless, severely limits the number of economic opportunities as many jobs are located in neighboring communities that requires car ownership. The City will work with the homeless service providers to determine potential strategies and solutions to this issue.

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

All of the City's housing programs funded with HOME and CDBG comply with the lead paint requirements of 24 CFR Part 35. Most of the CDBG-funded housing activities require lead safe work practices. The HOME-funded rehabilitation, based on the amount of rehabilitation required to bring the unit up to code, required abatement. **The City took no additional action to reduce lead-paint hazards.**

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

As outlined in the Consolidated Plan, the City's approach to alleviate poverty will be to engage in several activities with the intent of sustaining adequate level of services while promoting self-sufficiency. To this end, the City will:

- Fund activities that promote self-reliance by encouraging education and training.
- Establish opportunities for new development, redevelopment and job creation.
- Support provision of services (i.e. daycare) which promote training, education and encourage employment.
- Ensure affirmative participation and hiring of the residents in development and construction activities.
- Reduce housing cost burden by providing assistance to low income homeowners.
- Expand availability of the affordable housing.
- Provide direct assistance to individuals at risk and with severe needs.

The Department's main focus is to alleviate poverty through economic development and redevelopment. In the 2018 year, the City funded the following programs to reduce the number of

poverty level families:

**- Rapid Rehousing Program and homeless prevention**

**- Tenant Based Rental Assistance Program (TBRA) with self-sufficiency component**

**- Parents as Teachers and Big Brothers/Big Sisters**

**- Hammond Legal Aid**

Most of the families served through the above programs are low and very low income families. These services range from after school program to parenting needs of young mothers. The Single Family Rehab Program furthered assisted homeowners to maintain their home with low interest loans and grants. Many of these families were low or very low income.

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

The City's Department of Planning and Development is the lead agency in the administration of the Consolidated Plan. Throughout the year, the Department coordinated with other city departments, community development agencies and non-profits serving the community to best serve the needs of its residents. These organizations include the School City of Hammond, the local Continuum of Care, and the Hammond Public Housing Authority.

The Department of Planning and Development constantly engage the community in an effort to build new partnerships with local non-profits, faith-based groups, for-profits, and other governmental institutions. Efforts include neighborhood meetings, meetings with local businesses, and special events such as the Prayer Breakfast. The Department's staff also strengthens existing relationships with non-profits through monitoring and technical assistance. The Department's monitoring efforts are described in more detail below.

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

The Department of Planning and Development constantly engage the community in an effort to build new partnerships with local non-profits, faith-based groups, for-profits, and other governmental institutions. Efforts include neighborhood meetings, meetings with local businesses, and special events such as the Prayer Breakfast. The Department's staff also strengthens existing relationships with non-profits through monitoring and technical assistance. The Department's monitoring efforts are described in more detail below.

**In the 2018 program year, the Department of Planning and Development took the following actions to enhance coordination among local stakeholders:**

- Coordinated with the Housing Authority to expand TBRA program for security deposit assistance for voucher holders
- Coordinated with the Continuum of Care to better serve homeless persons in Hammond, including taking committee roles with Balance of State
- Met with Silver Birch Senior Housing to communicate needs of tenants and opportunities in neighborhood
- Met with County Affordable Housing Taskforce and coordinated capacity building efforts for Land Bank
- Met throughout the year with Ministerial Alliance

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

#### Goal 01. Regional Coordination in Testing and Enforcement

##### Performance Measures:

- Ten Fair Housing Complaint investigations each year: Ongoing. The City's Human Relations Commission completed five investigations.
- Develop specific recommendations for Homebound program: Ongoing. The City is incorporating fair housing information into Homebound Program homebuyer classes to help buyers identify discrimination.
- Systemic testing of mortgage lending and/or steering of African American homebuyers: Delayed. The City is working with local fair housing advocates to undertake this study.

#### Goal 02. Provide Greater Access to Financial Services / Examine Lending Discrimination

##### Performance Measures:

- Creation of credit repair program / Individual Development Accounts (IDA): Northwest Indiana Reinvestment Alliance provides credit counseling and repair for Hammond residents. Recent closure for Consumer Credit Counseling is a setback for level of available services. Northwest Indiana Community Action has started a program to compete against payday loan services in an effort to provide more equitable lending for borrowers in need.
- Systemic testing of mortgage lending: Delayed. See above. The City is reviewing recently released HMDA data to determine which lenders are lending within the City.

### Goal 03. Address disparities in access to opportunities in RECAP

#### Performance Measures:

- Increase availability of public services within the RECAP: **The City continues to market its public service programs and those of subrecipients within the RECAP.**

### Goal 04. Encourage Redevelopment and Private Investment

#### Performance Measures:

- Development of 3 new housing units within targeted areas: **The City is also working with its CHDO to develop single-family housing in Millenium Homes subdivision which is very close to the RECAP. The City completed the demolition of properties in the downtown area and will now make those parcels available to private developers for reinvestment. The City also hired consultants to develop a downtown housing plan to attract potential developers to the downtown area, which encompasses most of the RECAP.**

### Goal 05. Site selection and mobility policies

#### Performance Measures:

- Revised policy on site selection and source of income discrimination. **The City has partnered with the Housing Authority to offer security deposit assistance to the PHA voucher holders. Through this provision of additional assistance, voucher holders should have better access to neighborhoods of their choice and housing that provides better access to opportunities.**

## **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**

The City's Department of Planning and Development is the lead agency for monitoring compliance for the CDBG, HOME and ESG Programs. The Department has established procedures for monitoring of program activities. These procedures mandate compliance and timely implementation of the projects by all subrecipients. The monitoring standards and procedures have been assembled into a handbook for all staff involved with the HUD-funded programs. In addition, the Department's staff will rely on HUD monitoring handbooks, guidelines, and technical assistance publications.

The Department's monitoring ranges from screening applicants for income eligibility, accounting procedures, to on-site inspections for funded agencies. The City reviews these reports on a regular basis and provides technical assistance where needed to assure compliance.

The City has not funded any rental activities with HOME funds. For the rehabilitation program, the City conducted regular site visits and inspections for all construction and rehabilitation projects that are funded to assure compliance with codes and other regulatory requirements. For homebuyer programs, the City will work with the CHDO to ensure that the homes remain owner-occupied during the affordability period.

The City's minority business outreach efforts are discussed in the HOME-specific section of this report. Results of Monitoring:

The City's monitoring efforts are incorporated throughout the administration of the grant-funded programs. In this way, the City hopes to identify and avoid compliance issues before they become serious. The City conducted onsite monitoring for most of its CDBG subrecipients during the program year and did not find any significant issues with the use of CDBG funds.

## **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 makes efforts to include all members of the public in the planning and reporting process, including outreach to non-English speaking residents and persons with disabilities. Hammond has analyzed its non-English speaking population and found that Spanish is the only language that has a

significant number of speakers. Given this, the City partners with the Hammond Hispanic Community Committee. To accommodate persons with disabilities, the City holds all public hearings in locations accessible to persons with mobility impairments and will make reasonable accommodations to other persons, upon request.

For this CAPER report, the City provided the public multiple ways to access the report, including posting on the website, providing notice in the paper (see attached), holding a public hearing during the June 18th redevelopment commission, and displaying a public review copy at City hall.



## **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.**

2018 represents the second year of the City's updated Consolidated Plan. There have been no major changes in the City's objectives since the development of the plan.

The City certifies that

- the City provided certifications of consistency in a fair and impartial manner;
- the City did not hinder Con Plan implementation by action or willful inaction;
- pursued all resources described in the Consolidated Plan; and
- all CDBG funds used went toward meeting a national objective. The City spent at least 70% of its CDBG program funds (not including administrative and loan payments) on activities that met a low- and moderate-income national objective. The remaining CDBG program funds were expended on Slum Blight Spot activities.

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

No

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

## **CR-50 - HOME 91.520(d)**

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

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

The City of Hammond does not currently have any HOME-funded rental projects.

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

**In the 2018 program year, the City did not conduct any procurement for HOME-funded projects.** Funds were only distributed through award to the CHDO, homebuyers who applied through the Homebound program, and through TBRA.

Affirmative marketing consists of additional actions taken beyond typical advertising efforts that are established to attract eligible persons who may otherwise not apply. The City requires affirmative marketing for available housing units in developments that have five or more HOME-assisted units. In 2018, the City did not fund any developments that met this threshold.

Affirmative marketing of business opportunities under the HOME Program include but are not limited to, hiring of persons and businesses for consultant services, vendors, contractors, developers and property owners that enter into agreements funded through HOME. The City is required to adopt procedures to ensure the inclusion of minorities and women, to the maximum extent possible, in all contracting opportunities made possible through HOME funding. This includes opportunities for all types of business, including but not limited to real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and other professional services.

The City's policies and procedures call for the following affirmative marketing actions:

- The City will solicit qualified vendors who have received the Minority and Women Business Enterprise (MWBE) Certification from the State of Indiana when they are potential sources.
- The City will divide large contracts, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises.
- The City will require all prime contractors, if subcontracts are to be let, to take the affirmative steps listed above.

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

The City expended a total of \$246,671.68 of HOME program income in the program year. The funds were used to reduce the amount of funds drawn from the City’s Treasury account, and therefore the expenditures were applied to HOME-funded projects and administration. For a summary of the owner characteristics of the units assisted, please refer to Table 3 for race and ethnicity information and Table 14 for income data.

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

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

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	HAMMOND
<b>Organizational DUNS Number</b>	067479923
<b>EIN/TIN Number</b>	356001054
<b>Identify the Field Office</b>	INDIANAPOLIS
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	Indiana Balance of State

**ESG Contact Name**

<b>Prefix</b>	Mrs
<b>First Name</b>	OWANA
<b>Middle Name</b>	J
<b>Last Name</b>	MILLER
<b>Suffix</b>	0
<b>Title</b>	Community Development Director

**ESG Contact Address**

**Street Address 1** 5925 Calumet Avenue  
**Street Address 2** 0  
**City** Hammond  
**State** IN  
**ZIP Code** -  
**Phone Number** 2198537330  
**Extension** 0  
**Fax Number** 2198536538  
**Email Address** millero@gohammond.com

**ESG Secondary Contact**

**Prefix** Ms  
**First Name** CARYN  
**Last Name** JANIGA  
**Suffix** 0  
**Title** Finance Manager  
**Phone Number** 2198537315  
**Extension** 0  
**Email Address** janigac@gohammond.com

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 04/01/2018  
**Program Year End Date** 03/31/2019

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

**Subrecipient or Contractor Name:** GREATER HAMMOND COMMUNITY SERVICES, INC.  
**City:** HAMMOND  
**State:** IN  
**Zip Code:** ,  
**DUNS Number:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 83182

**Subrecipient or Contractor Name:** HAVEN HOUSE

**City:** Hammond

**State:** IN

**Zip Code:** 46325, 0508

**DUNS Number:** 779940923

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 40000

**Subrecipient or Contractor Name:** INNER MISSION

**City:** Hammond

**State:** IN

**Zip Code:** 46325, 0706

**DUNS Number:** 966622701

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Faith-Based Organization

**ESG Subgrant or Contract Award Amount:** 40000

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 18 – Shelter Information



**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 19 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 21 – Gender Information**



**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 23 – Special Population Served**

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

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	13,140
Total Number of bed-nights provided	8,161
Capacity Utilization	62.11%

Table 24 – Shelter Capacity

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

# of persons assisted with income growth = 15

# of persons moving from shelter to permanent housing = 28

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	0

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2016	2017	2018
	0	0	0

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0

Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
	0	0	0

**Table 31 - Total Amount of Funds Expended on ESG Activities**

**Attachment**

**Proof of Publication**

\*\* Proof of Publication \*\*

State of Indiana )  
                          ) SS:  
Lake County )

**2018 Public Notice  
Consolidated Annual  
Performance and Evaluation  
Report  
(CAPER)**

Personally appeared before me, a notary public in and for said county and state, the undersigned Nicole Muscarl, who, being duly sworn, says that She/He is Legal Clerk of the Northwest Indiana Times newspaper of general circulation printed and published in the English language in the Town of Munster in state and county afore-said, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time(s), the date(s) of publication being as follows:  
June 14, 2019

This is PUBLIC NOTICE that the Annual CAPER (Consolidated Annual Performance and Evaluation Report) for the Community Development Block Grant Program, HUD's Homelessness Program and the Emergency Solutions Grants Program is available so that residents will have an opportunity to review and comment on it.

In general, the CAPER describes how funds were actually spent and the extent to which these funds were used by entities that benefit low and moderate income residents.

The report will be available at the Department of Community Development during the normal business hours of 8:30am to 4:30pm beginning on Thursday, June 14, 2019, through Friday, June 20, 2019, 5025 Calumet Ave., Suite 116.

Public comments will be received formally at a Public Hearing to be held on Tuesday, June 18, 2019, in the Council Chambers of Hammond City Hall located at 5925 Calumet Ave., Hammond, IN 46320, around 10:00am to 4:30 p.m. 814-15214-76020

CITY OF HAMMOND DEPT. OF PLAN/COMM. DEVELOPMENT

5925 CALUMET AVE  
HAMMOND IN 46320

ORDER NUMBER 15214

The undersigned further states that the Northwest Indiana Times newspaper maintains an Internet website, which is located at [www.nwi.com](http://www.nwi.com) website and that a copy of the above referenced printed matter was posted on such website on the date(s) of publication set forth above.

Nicole Muscarl, Legal Clerk  
By: Sally Shucua

Subscribed and sworn to before me this 14 day of June, 2019.

Dawn Renee Hill  
Notary Public

My commission expires



Section: Legals  
Category: 198 Legal - Lake County

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