

Executive Summary

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

1. Introduction

Each year, the State of Indiana is eligible to receive block grant funds from the U.S. Department of Housing and Urban Development (HUD) to support programs that address housing and community development needs. These grant funds include: the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for People with AIDS (HOPWA), and the National Housing Trust Fund (HTF). The dollars are primarily meant for investment in the State's less populated and rural areas ("nonentitlement" areas), which do not receive such funds directly from HUD. Generally, these are areas with fewer than 50,000 residents.

The Indiana Office of Rural and Community Affairs (OCRA) receives and administers CDBG. The Indiana Housing & Community Development Authority (IHCDA) receives and administers HOME, ESG, HOPWA and HTF.

As a condition for receiving HUD block grant funding, the State must complete a five-year strategic plan called a Consolidated Plan for Housing and Community Development (Consolidated Plan). The Consolidated Plan identifies the State's housing and community development needs and sets five-year goals for how block grant funds will be used to address the needs. Each year, the state completes an Annual Action Plan which determines how the funds will be spent in the coming program year (PY).

The 2015-2019 five-year Consolidated Plan was approved by HUD in July 2015. This document, the 2019 Annual Action Plan, is the fifth and last action plan in the 2015-2019 Five-year Consolidated Plan cycle. It describes how OCRA and IHCDA plan to allocate HUD block grant funds during the 2019 program year (PY2019), which runs from July 1, 2019 through June 30, 2020.

[The amended 2019 Action Plan reflects additional CDBG funds received as part of the federal COVID-19 response program.](#)

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.

During the 2015-2019 strategic planning period the top-level goals that will guide funding allocations include:

- Expand and preserve affordable housing opportunities throughout the housing continuum; Reduce homelessness and increase housing stability for special needs populations;
- Promote livable communities and community revitalization through addressing unmet community development needs; and
- Promote activities that enhance local economic development efforts

For the 2019 program year, the State proposes to allocate funding to the following activities:

CDBG:

- \$3.0 million for Housing Programs (allocated to IHCD, referred to as CDBG Housing Programs in this Action Plan)—*no change in funding proportion from PY2018;*
- \$4 million for Stellar Communities Program—*same as PY2018.*
- \$1.6 million for Planning Fund—*down \$100,000 from PY2018*
- \$1.5 million for Main Street Revitalization Program—*down \$500,000 from PY2018*
- \$11.5 million for Wastewater/ Drinking Water Improvements Program—*same as PY2018*
- \$1 million for Blight Clearance Program—*up \$500,000 from PY2018*
- \$3 million for Public Facilities Program, Program—*up \$600,000 from PY2018*
- \$4 million for Storm Water Improvements Program—*down \$500,000 from PY2018*
- \$0 Urgent Need Fund—*no change in funding from PY2017 or PY2018*
- \$280,000 Technical Assistance—*no change in funding from PY2017 or PY2018*
- \$640,000 Administration— *no change in funding from PY2017 or PY2018*

CDBG COVID Response:

- \$2.8 million Public Services for testing and diagnosis of COVID-19, delivery of supplies and meals and hygiene; benefitting LMI and limited clientele populations including those who are medically vulnerable
- \$15.2 million Public Facilities and Economic Development. Public facilities projects include conversion/rehabilitation of existing facilities for COVID-19 related health care needs (testing, diagnosis, treatment); these must be located in an LMI area. Economic development activities include working capital, operating dollars, and support of remote work situations in grants and loans to businesses. The businesses must employ LMI persons whose jobs would be lost without CDBG assistance.

HOME:

- \$9.87 million rental projects/construction

- \$1 million homeownership projects/construction
- \$500,000 for CHDO operating and predevelopment
- \$1.3 million in administrative uses (\$750,000 internal and \$520,000 organizational capacity building)
- \$600,000 Tenant Based Rental Assistance (TBRA) (if not utilized, will be converted to rental construction). TBRA may be used in other Participating Jurisdictions.
- Any Program Income collected during FY19 will be made available for rental, homebuyer or CHDO operating funds (up to the allowable cap)--\$2.2 million.
- \$6 million for the Project Development Track (funding will come from prior years funding). This may be used for rental, homebuyer construction, or a combination. If the funding is not used, it will convert to rental construction.

HTF:

- \$3,359,279 million rental projects
- \$265,880 administration

ESG:

- \$2.1 million for emergency shelters with operations and essential services and street outreach
- \$1.4 million for rental assistance associated with homeless prevention
- \$282,000 for sub recipient and grantee administration

HOPWA:

- \$582,000 in Long-Term TBRA \$247,000 for housing information activities \$255,000 short-term rental, utilities and mortgage assistance (STRMU) \$122,000 support facility operations and supportive services \$35,000 Permanent Housing Placement \$10,000 Supportive Services Administration and Program Delivery: \$135,000 administration; \$16,600 Long-Term TBRA program delivery and \$9,000 in STRMU program delivery

Both OCRA and IHCD closely monitor the success of their programs funded with HUD block grants. Throughout the program year and as part of the Consolidated Plan process, OCRA and IHCD consult with stakeholders to ensure that the programs developed with HUD block grant funds are meeting unmet needs and making the greatest impact.

3. Evaluation of past performance

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

Changes made PY2019, as a result of past performance include:

Annual Action Plan
2019

- 1) OCRA has discontinued the Workforce Development Program. OCRA reviewed this program in PYS17/18, comparing it to other programs offered by partners, and made the determination to discontinue the program.
- 2) The Stellar program was revised to reflect the 2018 Stellar Region program.
- 3) Applications for the Blight Clearance program will be accepted, and awards will be made, on a continuous basis.
- 4) The Continuum of Care (CoC) will continue working with ESG entitlement cities to establish a common methodology for project evaluation and a funding allocation that leverages and benefits entitlement funds.
- 5) ESG funds will be required to work in coordination with CoC funds to reduce the length of time people experiencing homelessness stay in shelters. Additionally, the state is working with the Family and Social Services Administration (FSSA) to leverage Temporary Aid for Needy Families (TANF) resources for Rapid Rehousing (RRH) funds for families in order to extend the impact of rapid rehousing in the overall system.
- 6) The CoC Executive Board will continue strengthening the performance criteria and working to support projects to better prepare tenants to exit shelter to permanent destination.
- 7) IHCD A will continue to hold two HOME applications rounds a year, if there is sufficient funding available to ensure funds are committed in a timely fashion.
- 8) Homebuyer for the HOME program will be re-launched. Applications will be accepted on a rolling basis, until funding is no longer available.
- 9) To incentive more CHDO-development, IHCD A has raised the total amount CHDOs may request (if certified as a CHDO) with their HOME construction application.
- 10) To increase the number of total applicants for the HOME program, IHCD A has developed scoring criteria for new HOME applicants to ensure diversity in applications.
- 11) To increase the number of vulnerable populations served, IHCD A has developed scoring criteria for CDBG OOR applicants that incentivizes serving households with one or more members that belong to a targeted population as specifically defined in the IHCD A CDBG Policy (e.g. individuals with disabilities, families with children six and under, aging in place, veterans, and single parent head of households).

Continued evaluation:

12) OCRA continuously reviews CDBG grant programs, application and monitoring processes, and demand (as evidenced in applications) and adjusts those as needed.

13) HOPWA beneficiaries will continue to be evaluated on supportive housing counseling and connections to medical services, in addition to the number of people served.

14) IHCD will work to host a landlord training and continue to educate and support landlords while ensuring the support for clients in HOPWA and ESG RRH.

15) IHCD will continue to track the number of clarifications and technical corrections issued to each partner during HOME and CDBG application rounds in order to evaluate partner capacity and the clarity and ease of use of its own program policies.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Agency presentations – In preparation for the 2019 Action Plan, to collect information from stakeholders about needs and the proposed allocation among activities, IHCD presented at the following conferences, participated in panels, and held meetings with prospective applicants for funding to discuss the application processes:

- **Conference:** IHCD presented at the Habitat for Humanity State Conference on December 5, 2018 in Indianapolis.
- **Conference:** IHCD presented at AIM's Indiana Mayor's Assistants Conference on April 26, 2018 in Lawrenceburg, Indiana.
- **Panels:** IHCD was part of a panel at the Whitley County Economic Development Corporation's Economic Development Forum on October 25, 2018 in Columbia City.
- **Panels:** IHCD participated in AIM's Hoosier Municipalities and the Americans with Disability Act: ADA Housing in Your Community panel on January 23, 2019.
- **Outreach:** IHCD met with the City of Shelbyville on October 17th, 2018 to discuss IHCD programs and how they could help achieve the goals outlined in the city's new comprehensive plan.
- **Panels:** IHCD helped organized and participated in the Historic Preservation Conference Student Charrette in Columbus, IN on April 17th, 2018.
- **Outreach:** Met with the Sisters of St. Benedict to talk about potential HOME projects in Ferdinand, IN on May 22nd, 2018.
- **Outreach:** Met with the Richmond Redevelopment Commission to discuss potential 2nd floor HOME housing in Richmond, IN on August 31, 2018.

Stakeholder interviews – Twenty interviews were conducted with local government officials, organizational leaders, housing and social service providers, emergency shelter staff, and affordable

housing developers. Interviews were conducted with five stakeholders who work in the fields of community and economic development and fifteen housing nonprofit and social service organizations.

Stakeholder survey – A statewide survey of stakeholders who work in the fields of housing, homelessness, and community development was conducted between March 4 and April 30. This survey collected data on current needs in Indiana’s nonentitlement communities. It also asked stakeholders about the state’s allocation of HUD block grant funds among activities—specifically, if changes are needed to better address current needs.

Public comment period – A 60 day public comment period was held between March 15, 2019 and May 13, 2019. The draft plan was posted on both the OCRA and IHCD website beginning on March 15, 2019.

Public hearing – Public hearings on the Draft 2019 Action Plan were held on March 25, 2019. The public hearings were hosted by Purdue Extension broadcast throughout the State using video conferencing capabilities, with additional staff at each location to answer questions and get feedback. The hearings occurred in:

- Allen County, 4001 Crescent Avenue, Fort Wayne
- Lake County, 2291 North Main Street, Crown Point
- Marion County, 1202 East 38th Street, State Fairgrounds Complex, Indianapolis
- Tippecanoe County, 3150 Sagamore Parkway South, Lafayette
- Vigo County Public Library, One Library Square, Terre Haute

Notifications of the hearings were posted through RED notices and in local newspapers beginning on March 11 and reached more than 4,000 people.

[For the COVID-19 Response Program, a 5 day public review process was held between May 4 and May 8, 2020. Notification of that comment period was provided through OCRA electronic notices and published on OCRA’s COVID-19 response website, https://www.in.gov/ocra/3010.htm](https://www.in.gov/ocra/3010.htm)

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.

Public comments on the Draft 2019 Action Plan were received from March 15, 2019, through May 13, 2019. IHCD also posted their draft applications for comment during this period. Both were advertised through RED notices.

Stakeholder consultation was conducted throughout the public comment period in the form of interviews with stakeholders who work in the housing and community development fields and can speak to the needs of residents.

Common themes from the interviews include:

1) Seniors' needs are growing.

2) Families are economically vulnerable:

1. Very low income families have less sympathy (than do seniors) from the broader community and this lack of support for their needs perpetuates the cycle of poverty.
2. Many families live paycheck to paycheck and are vulnerable to losing their housing, yet they make too much to receive assistance, or they will lose assistance if their incomes increase.

3) Residents with special needs have few housing choices:

1. Residents who have been incarcerated face many challenges integrating back into their communities due to lack of housing options and limited resources for counseling, community support, and living independently.
2. The state is doing a good job incorporating integrated approaches to care into local communities; however, the need is great, especially for seniors, veterans, low income families, and persons with disabilities.

4) Workforce development is a top need:

1. Attracting qualified workers is a major challenge in rural areas. The state needs training and coaching teams to quickly respond to the various workforce needs in local communities.
2. Lack of infrastructure for business growth remains a challenge. "We cannot attract new businesses if we don't have the proper infrastructure, yet we can't maintain our infrastructure without economic growth." This includes quality housing.
3. Increases in funding for blight clearance activities are much needed and appreciated.
4. Not all areas of the state are benefitting from the strong national economy, and funding cuts at the federal and state level are having a negative impact on struggling local economies.
5. Economic development incentives—including capital investments—should be aimed at small, as well as large, business growth.

5) Planning and capacity-building resources are needed:

1. Community planning initiatives rooted in local empowerment are needed, in addition to support for nonprofit capacity building.
2. Technical assistance to establish and maintain local businesses, and help them navigate local and state license requirements, is needed.

6) Recommendations for funding allocations and programming include:

1. Shifting more of ESG funds toward homelessness prevention.
2. Federal changes to HOME regulations in 2015 that require that all sources of funding be known before the application are challenging, especially in communities where finding matching funds is difficult.
3. A higher allocation of HOME funds for administration is needed; private funders rarely support operations.
4. A rolling application cycle is ideal.

The public comments received during the draft comment period requested clarification of the scoring system for applications. OCRA added clarifying language to its MOD after receiving and reviewing those comments.

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

All public comments were accepted.

The public comments received during the draft comment period requested clarification of the scoring system for applications. OCRA added clarifying language to its MOD after receiving and reviewing those comments.

7. Summary

Contingency Plans

At the time this document was prepared, HUD's budget for PY2019 had not been determined. Contingency plans were developed to adjust the allocation if PY2019 funding is different than that estimated. These are summarized below.

CDBG contingency plan:

If cuts are less than 25%:

- CDBG Housing Program remains at 10% of the total CDBG allocation
- Admin and Technical Assistance remain at allowable percentages
- Spread remaining percentage reduction throughout all remaining programs

If cuts are greater than 25%: the Housing Program will not be funded, admin and Technical Assistance remain at allowable percentages, a substantial amendment is issued to reprogram other funds.

HOME contingency Plan:

If IHCDCA receives more HOME funding than stated under this proposed plan, the increase in funds would be applied to the admin set-aside (up to the allowable cap), increase the amount available for CHDO Operating and the remainder added to the rental construction activity.

If IHCDCA receives less HOME funding than stated under this proposed plan, the set-asides for CHDO Operating and Pre-Development and Admin will decrease by the proportional percentage of allocation reduction to ensure those line-items are within the required caps. If the remaining reduction is less than \$500,000, IHCDCA will reduce the amount set-aside for rental activities. If the remaining reduction is greater than \$500,000 a proportional decrease will be set for Rental Construction, TBRA and Homeownership Contractation.

HTF contingency plan:

If IHCDCA receives more HTF funding than stated under this proposed plan, the increase in funds would be applied to the admin set-aside and construction set-aside proportionally.

If IHCDCA receives less HTF funding than stated under this proposed plan, the decrease in funds would be applied to the admin set-aside and construction set-aside proportionally.

PR-05 Lead & Responsible Agencies - 91.300(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	INDIANA	
CDBG Administrator	INDIANA	Indiana Office of Community and Rural Affairs
HOPWA Administrator	INDIANA	Indiana Housing & Community Development Authority
HOME Administrator	INDIANA	Indiana Housing & Community Development Authority
ESG Administrator	INDIANA	Indiana Housing & Community Development Authority
HOPWA-C Administrator	INDIANA	
	INDIANA	Indiana Housing & Community Development Authority

Table 1 – Responsible Agencies

Narrative

N/A

Consolidated Plan Public Contact Information

Eric Ogle, CDBG Program Director

Indiana Office of Community and Rural Affairs

One North Capitol, Suite 600

Indianapolis, IN 46204

317.775.4667 | ocra.IN.gov

eogle1@ocra.IN.gov

AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

Administrative Resources Association,

Advantage Housing,

AIDS Ministries,

Association of Indiana Counties,

Aurora Evansville,

Blue River Services,

Bridges Community Services,

BrightPoint,

Community Service Center of Morgan City,

Harmony Housing,

Hoosier Uplands,

Hope Springs Safe House,

Knox County Local Economic Development Office,

New Hope Family Shelter,

Prosperity Indiana,

River Hills Economic Development District & Regional Planning Commission,

Shalom Community Center,

Southern Indiana Development Commission,

Thrive Alliance and,

Town of Culver, Town Manager

Nearly 60 stakeholders, representing a wide range of industries and programmatic services across the state, responded to the online survey between January 2019 and March 2019. One-third of stakeholders represent organizations that offer services statewide. Of the organizations that operate locally, collectively they represent nearly 60 counties, with more than 75 percent of counties residing in the southwest.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

OCRA community liaisons, located throughout the state, help OCRA design and direct programs that are consistent with the goals and needs of local communities. Community liaisons facilitate meetings with local officials, state and federal agencies, and nonprofit agencies and service providers. OCRA program staff meet with staff from other state agencies to enhance coordination.

IHCDA is participating in the following state taskforces which bring together multiple state agencies and key stakeholders:

- The “Housing as Medicine” taskforce that includes representatives from the state’s health department and Medicaid office.
- The “Social Determinants of Health” task force. This taskforce includes representatives from the state’s health department and Medicaid office as well as a variety of other stakeholders. The group is currently reviewing and evaluating a spectrum of state programs and policies for alignment opportunities and to promote healthy outcomes.
- The “Recovery Housing” task force led by the Governor’s Office and the Division of Mental Health and Addiction. This group is reviewing best practices in recovery housing models to identify gaps and potential legislative proposals needed to better fund and operate recovery housing in the state.
- The Division of Mental Health and Addiction’s “Housing Work Group.” This group focuses on identifying housing resources and the connection between housing and services for persons living with mental illness and substance use disorders.

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 IN-502 Continuum of Care (CoC) Board serves and acts as the oversight and planning body on preventing and ending homelessness for the CoC General Membership Body. The Board comprises a diverse set of geographically representative stakeholders with the knowledge and expertise to create

policy priorities and make funding decisions related to homelessness. The CoC Board or the Executive Committee meets 10 times per year. IN-502 covers every county in the state except for Marion County (equivalent to the City of Indianapolis).

The CoC Board members represent populations in the homeless community, as well as subpopulations including chronic homeless, seriously mentally ill, chronic substance abuse, families, domestic violence, youth and veterans. There are two representatives from the Regional Planning Councils on Homelessness across the Balance of the State.

The State ESG program presents their program plans to the CoC Board, in addition to entitlement cities at their annual round table meeting. This year further collaboration will begin to build a more efficient and performance based system to end homelessness. Metrics for performance will be considered and as appropriate will become CoC policy.

The Executive Committee provides governance of process and the structure of the CoC IN-502 general membership and CoC Board. They oversee the MOAs with IHCD and provide the overall communications to the CoC IN-502.

The Resource & Funding Committee oversees local, state, and federal funding for the CoC and seeks new opportunities for funding to end homelessness, such as Section 811 PRAD, McKinney Vento Competitive Applications and the Consolidated State Plan Application for the ESG funding. The Committee works with the Interagency Council, Indiana Department of Corrections, Family of Social Service Administration, Division of Mental Health and Addictions, Veterans Administration, Department of Education, and the Department of Child Services. The objective is to ensure integration of CoC and ESG under the same performance standards, meeting all the needs and gaps in the CoC.

The Performance & Outcome Committee oversees the Homeless Management Information System (HMIS) grant to provide oversight and help to develop, maintain, and update the statewide HMIS including the development and implementation of data protocols, reporting, policies and problem solving measures, and meeting all HUD benchmarks.

Two other committees work to address specialized needs: the Veterans Committee and the Youth and Families Committee.

Describe consultation with the Continuum(s) of Care that serves the State 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

In determining the ESG Allocation, a request for proposals is distributed to all the Regional Planning Councils on the Homeless throughout the Balance of State, to the current sub-recipients of the ESG

program and current permanent supportive housing rental assistance programs who have had experience with rental assistance. Each proposal is reviewed by at least one IHEDA Community Services staff person and by a member of a Committee under the CoC Board. Each reviewer completes a scoring tool, assigning points based on the following program design components: outreach system, commitment to the coordinated access intake point, systems coordination, organizational capacity, permanent housing placement strategy, history of administering the rental assistance programs, amount of match provided and coordination with ESG Entitlement City funds (as applicable).

The performance standards for ESG were developed in conjunction with the governing body for the Balance of State CoC Board and the Funding & Resource Committee and approved by the Balance of State CoC Board by using the national standards outlined in Section 427 of the McKinney-Vento Act, as amended by the HEARTH Act. The Board will also look at strengthening the performance criteria and working to support projects to better prepare tenants to exit shelter to permanent destination.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	IHCD
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

<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>Lead agency; facilitated engagement with stakeholders</p>
<p>2 Agency/Group/Organization</p>	<p>Office of Community and Rural Affairs</p>
<p>Agency/Group/Organization Type</p>	<p>Other government - State Business and Civic Leaders</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Economic Development Anti-poverty Strategy</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>Lead agency; facilitated engagement with stakeholders</p>

3	Agency/Group/Organization	Association of Indiana Counties
	Agency/Group/Organization Type	Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development

	<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>Participated in stakeholder interviews and public comments.</p>
4	<p>Agency/Group/Organization</p>	<p>Prosperity Indiana</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Health Agency Planning organization Civic Leaders</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Economic Development</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>Participated in stakeholder interviews and public comments.</p>

5	Agency/Group/Organization	ALLEN COUNTY
	Agency/Group/Organization Type	Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development

<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>Participated in and hosted public hearing.</p>
<p>6 Agency/Group/Organization</p>	<p>LAKE COUNTY</p>
<p>Agency/Group/Organization Type</p>	<p>Other government - County Planning organization</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development</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>Participated in and hosted public hearing.</p>

7	Agency/Group/Organization	Marion County
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development

<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>Participated in and hosted public hearing.</p>
<p>8 Agency/Group/Organization</p>	<p>TIPPECANOE COUNTY</p>
<p>Agency/Group/Organization Type</p>	<p>Other government - County</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development</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>Participated in and hosted public hearing.</p>

9	Agency/Group/Organization	VIGO COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development

	<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>Participated in and hosted public hearing.</p>
10	<p>Agency/Group/Organization</p>	<p>Administrative Resources association</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local Regional organization Business and Civic Leaders</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Economic Development</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 representative from the organization participated in one-on-one stakeholder interview.</p>

1	Agency/Group/Organization	Advantage Housing, Inc.
1	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

<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 representative from the organization participated in one-on-one stakeholder interview.</p>
<p>1 2</p> <p>Agency/Group/Organization</p>	<p>AIDS MINISTRIES/AIDS ASSIST</p>
<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Persons with HIV/AIDS</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment HOPWA Strategy</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 representative from the organizations participated in one-on-one stakeholder interview.</p>

1 3	Agency/Group/Organization	Aurora, Inc.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness 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>	<p>A representative from the organization participated in one-on-one stakeholder interview.</p>
14	<p>Agency/Group/Organization</p>	<p>BLUE RIVER SERVICES, INC.</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Education Services-Employment Service-Fair Housing</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Lead-based Paint Strategy</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 representative from the organization participated in one-on-one stakeholder interview.</p>

1 5	Agency/Group/Organization	BRIDGES COMMUNITY SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs

<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 representative from the organization participated in one-on-one stakeholder interview.</p>
<p>1 6</p> <p>Agency/Group/Organization</p>	<p>Brightpoint</p>
<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Health Services-Education Services-Employment</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs</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 representative from the organization participated in one-on-one stakeholder interview</p>

1 7	Agency/Group/Organization	COMMUNITY SERVICE CENTER OF MORGAN COUNTY
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness 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>	<p>A representative from the organizations participated in one-on-one stakeholder interview</p>
18	<p>Agency/Group/Organization</p>	<p>Harmony Housing, LLC</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment</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 representative from the organization participated in one-on-one stakeholder interview</p>

1 9	Agency/Group/Organization	HOOSIER UPLANDS ECONOMIC DEVELOPMENT
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<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 representative from the organization participated in one-on-one stakeholder interview</p>
20	<p>Agency/Group/Organization</p>	<p>Hope Springs Safe House</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Victims of Domestic Violence</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Non-Homeless Special Needs</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 representative from the organization participated in one-on-one stakeholder interview</p>

2 1	Agency/Group/Organization	KNOX COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development

<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 representative from the Local Economic Development Office participated in one-on-one stakeholder interview</p>
<p>2 2 Agency/Group/Organization</p>	<p>New Hope Family Shelter, Inc.</p>
<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-homeless</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Families with children Homelessness Strategy</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 representative from the organization participated in one-on-one stakeholder interview</p>

2 3	Agency/Group/Organization	River Hills Economic Development District and Regional Planning Commission
	Agency/Group/Organization Type	Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development

	<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 representative from the organization participated in one-on-one stakeholder interview</p>
24	<p>Agency/Group/Organization</p>	<p>SHALOM COMMUNITY CENTER</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-homeless</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Families with children</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 representative from the organization participated in one-on-one stakeholder interview</p>

2 5	Agency/Group/Organization	SOUTHERN INDIANA DEVELOPMENT COMMISSION
	Agency/Group/Organization Type	Regional organization Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

<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 representative from the organization participated in one-on-one stakeholder interview</p>
<p>2 6</p> <p>Agency/Group/Organization</p>	<p>Thrive Alliance</p>
<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Service-Fair Housing</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs</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 representative from the organization participated in one-on-one stakeholder interview</p>

2 7	Agency/Group/Organization	CULVER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development

<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>The Town Manager from the Town of Culver participated in one-on-one stakeholder interview</p>
<p>2 8 Agency/Group/Organization</p>	<p>SHELBYVILLE</p>
<p>Agency/Group/Organization Type</p>	<p>Other government - Local</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Economic Development</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>IHCDA met with the City of Shelbyville on October 17th, 2018 to discuss IHADA programs and how they could help achieve the goals outlined in the city's new comprehensive plan.</p>

2 9	Agency/Group/Organization	Sisters of St. Benedict
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

<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>Met with the Sisters of St. Benedict to talk about potential HOME projects in Ferdinand, IN on May 22nd, 2018.</p>
<p>3 0 Agency/Group/Organization</p>	<p>City of Richmond</p>
<p>Agency/Group/Organization Type</p>	<p>Other government - Local Regional organization Planning organization</p>

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Market Analysis</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>Met with the Richmond Redevelopment Commission to discuss potential 2nd floor HOME housing in Richmond, IN on August 31, 2018.</p>

Identify any Agency Types not consulted and provide rationale for not consulting

None; all agency types had the opportunity to participate in development of the 2019 Annual Action Plan and Method of Distributions through stakeholder interviews, the 30-day public comment period and public hearing.

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	State CofC Board; Regional planning councils	The goal of reducing homelessness and increasing housing stability for special needs populations supports the goals of the Continuum of Care.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.115, 91.300(c)

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

The State of Indiana alternates citizen participation and stakeholder consultation efforts among program years to maximize the opportunity for a diverse set of stakeholders and residents to participate in the process, and to coordinate with community meetings about the MODs, as well as potential grantee training and technical assistance. During development of the PY2019 Plan, participation was invited through a survey marketed to more than 4,000 stakeholders, and telephone interviews of stakeholders representing interests of economic and community development, affordable housing creation, emergency and domestic violence shelters, and social service providers.

The survey was modified in 2018, and replicated in 2019, to ask more direct questions about the needs of extremely low income individuals and persons experiencing homelessness. These modifications were based on stakeholder feedback about the challenges of serving a growing population of residents struggling to overcome substance abuse and addiction. Revisions also included more “outcome-based” questions in both the survey and interview discussion guide.

In 2019, stakeholder priorities included:

Housing priorities. Stakeholders participating in the 2019 survey identified housing for persons at 30% Area Median Income (AMI) or less, housing of elderly and housing of persons at 60% AMI or less, as well as housing with a mix of incomes as the top greatest unmet housing needs in Indiana.

Infrastructure priorities. Stakeholders were asked their perceptions on “successful outcomes” for their communities if HUD funds were allocated to meet top infrastructure priorities. Top answers were: job training centers or enhanced training programs, improvements to water and sewer systems and more affordable rental housing.

By comparison, in 2018, the top ranked infrastructure priority of stakeholders was improvements to water and wastewater infrastructure, improvements to streets and sidewalks, historic building preservation, and Main Street improvements.

Economic development priorities. Similar to 2018, job training programs and business expansion initiatives (including infrastructure for Internet access) were identified as the top economic development needs by survey respondents.

Additional priorities. Other “successful outcomes” stakeholders would like to see in their communities, as a result of targeted block grant funds, included:

- More opportunities for businesses/startups to relocate to Indiana’s towns and cities,
- Additional and higher quality child care centers,
- Rehabilitation of existing housing,
- Community centers,
- Energy efficiency improvements

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	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish upon request</p> <p>Non-targeted/broad community</p>	Webinar broadcast among five locations in nonentitlement areas statewide	The public comments received during the draft comment period requested clarification of the scoring system for applications. OCRA added clarifying language to its MOD after receiving and reviewing those comments.	All comments were accepted and considered in revising the MOD and applications	
2	Notifications via social media, State agency websites, emails/Listserv and in local newspapers	Non-targeted/broad community	N/A	N/A	N/A	www.in.gov/ihcda ; www.in.gov/ocra

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	Stakeholder survey	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A survey to collect input about housing and community development needs was available to stakeholders March and April 2019. Survey respondents represent a wide variety of organizations and interests, including units of local, economic development, social service providers representing low income households, business owners and managers, education regional planners, service providers representing persons with disabilities, service providers representing seniors, and all 92 counties in the State of Indiana	The primary challenges in Indiana's nonentitlement communities include: growing needs of seniors who want to age in place; families challenged to find jobs with livable wages; unaddressed issues with addiction and substance abuse; lack of economic growth	The survey responses were analyzed and considered in development of the MODs and allocation plans.	

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	Notifications via social media, State agency websites, emails/listservs and in local newspapers	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	20 stakeholder interviews were conducted during development of the Action Plan.	Common needs expressed in the interviews include: 1) Economic opportunity programs for low income families; 2) Workforce development initiatives; 3) Infrastructure to attract businesses and housing to attract workforce; 4) Integrated care for persons with special needs and unique housing challenges	Feedback from all interviews was considered in development of the MODs and allocation plans	www.in.gov/ihcda ; www.in.gov/ocra
<u>5</u>	<u>Public hearing</u>	<u>Non-targeted/broad community</u>				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

This section specifies the expected amount of resources for the PY2019 Action Plan, based upon sources of funds. The Expected Amount Available for the Remainder of the ConPlan is based on PY2018 expected funding for one year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	30,644,288	0	15,053,223	45,697,511	0	

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—COVID-19 Response	public - federal	Public Facilities Economic Development Public Services	18,668,114	0	18,668,114	0	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	13,270,759	2,260,324	20,153,741	35,684,824	0	
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,412,803	0	0	1,412,803	0	

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,767,263	0	0	3,767,263	0	
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,625,159	0	5,430,301	9,055,460	0	

Table 54 - 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

OCRA match^[HA1]. Matching funds include local public or private sector in-kind services, cash or debt allocated to the CDBG project. The level of local matching funds for CDBG projects is 10 or 20 percent of the total estimated project costs. This percentage is computed by adding the proposed CDBG grant amount and the local matching funds amount, and dividing the local matching funds amount by the total sum of the two

amounts. The current definition of match includes a maximum of 5 percent pre-approved and validated in-kind contributions. The balance of the 10 percent must be in the form of either cash or debt. Any in-kind over and above the specified 5 percent may be designated as local effort. Grant funds provided to applicants by the State of Indiana are not eligible for use as matching funds.

IHCDA match. Recent influxes of program funding from the federal government, along with several new initiatives that expand IHCDA’s vision and overall mission into more comprehensive developments, sometimes pose an issue with obtaining the required level of match/leveraging funds. IHCDA will thus create a match pool, which is a collection of resources taken from closed HOME-funded projects that documented match in excess of the required 25 percent. These eligible sources of match are kept on record and may be used as match for future IHCDA-funded projects. The pool allows applicants that, after exploring all possible avenues of meeting the requirement, are left with a shortfall to still proceed with an award application.

ESG match. ESG subrecipients are required to match 100 percent of the ESG award, and can include cash, grants and in-kind donations.

CDBG housing leverage. The State of Indiana requires 10 percent leverage for most CDBG funds. IHCDA recipients have used a variety of funding sources to meet this requirement, including Federal Home Loan Bank grants, Rural Development grants, contractor contributions, cash contributions and cash from local government general funds.

HOME match. The HOME program requires a 25 percent match, which is a federal requirement. Applicants must demonstrate eligible matching funds equal to 25 percent of the amount of HOME funds requested, less administration, environmental review and CHDO operating costs. If the applicant is proposing to utilize banked match for the activity:

*And it is the applicant’s own banked match, the match liability on the previous award for which the match was generated must already be met and documented with IHCDA for the match to be eligible as of the application due date. Only HOME-eligible match generated on IHCDA awards made in 1999 or later are eligible to be banked.

*Or, if it is another recipient’s match, the applicant must provide an executed agreement with the application verifying that the recipient is willing to donate the match.

Only banked match from awards made in 1999 or later that have fully met their match liability are eligible to donate to another applicant. The award must be closed before the agreement to donate match is executed. Match cannot be sold or purchased and is provided purely at the

discretion of the recipient that granted it.

Banked leverage generated on a CDBG award cannot be used as match on a future HOME award. Only banked match generated on a HOME award can be used on a future HOME award.

The HOME regulations outline the very specific types of HOME-eligible matching funds, and IHEDA must document expenditures of matching funds by individual sites. HOME recipients often use Federal Home Loan Bank grants, savings from below-market interest rate loans, and donations of property, as match for their HOME awards. A listing of eligible match may be found through IHEDA's Program Manual.

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

N/A

Discussion

Prior year resources. Prior Year funds will be used for eligible HOME projects, including rental and homebuyer.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Community Water and Wastewater Systems	2015	2019	Non-Housing Community Development		Community Development Priority Needs	CDBG: \$11,500,000	Other: 60 Other
2	Support Community Revitalization	2015	2019	Non-Housing Community Development		Community Development Priority Needs	CDBG: \$6,500,000	Other: 20 Other
3	Improve and Construct Public Facilities	2015	2019	Non-Housing Community Development		Community Development Priority Needs	CDBG: \$3,000,000	Other: 17 Other
4	Improve Stormwater Systems	2015	2019	Non-Housing Community Development		Community Development Priority Needs	CDBG: \$4,000,000	Other: 30 Other
5	Support Workforce Development	2015	2019	Non-Housing Community Development		Community Development Priority Needs	CDBG: \$0	Other: 0 Other
6	Provide Planning Grants to Local Government/CHDOs	2015	2019	Non-Housing Community Development		Community Development Priority Needs	CDBG: \$1,600,000	Other: 200 Other
7	Support Community Capital Needs	2015	2019	Non-Housing Community Development				

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Support Community Development Activities	2015	2019	Non-Housing Community Development		Community Development Priority Needs	CDBG: \$920,000	Other: 1 Other
9	Create and Preserve Affordable Rental Housing	2015	2019	Affordable Housing		Housing Priority Needs	HOME: \$9,800,000	Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 150 Household Housing Unit
10	Create/Preserve Affordable Owner Occupied Housing	2015	2019	Affordable Housing		Housing Priority Needs	HOME: \$1,000,000	Homeowner Housing Added: 125 Household Housing Unit
11	Preserve Affordable Owner Occupied Housing	2015	2019	Affordable Housing		Housing Priority Needs	CDBG: \$3,000,000	Homeowner Housing Rehabilitated: 1100 Household Housing Unit
12	Build Nonprofit Housing Developer Capacity	2015	2019	Affordable Housing		Housing Priority Needs	HOME: \$500,000	Other: 50 Other
13	Create Permanent Supportive Housing Opportunities	2015	2019	Homeless Non-Homeless Special Needs		Homeless and Special Needs	HOME: \$2,000,000	Rental units constructed: 25 Household Housing Unit
14	Provide Tenant-Based Rental Assistance	2015	2019	Homeless Non-Homeless Special Needs		Homeless and Special Needs	HOME: \$600,000	Tenant-based rental assistance / Rapid Rehousing: 1000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Support Housing Activities	2015	2019	Internal Support		Housing Priority Needs	HOPWA: \$171,093 HOME: \$1,270,000	Other: 1 Other
16	Provide Operating Support for Shelters	2015	2019	Homeless Non-Homeless Special Needs		Homeless and Special Needs	ESG: \$2,090,831	Homeless Person Overnight Shelter: 50000 Persons Assisted
17	Provide Rapid Re-Housing	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Homeless and Special Needs	ESG: \$1,393,887	Tenant-based rental assistance / Rapid Rehousing: 8000 Households Assisted
18	Provide Outreach to Persons who are Homeless	2015	2019	Non-Homeless Special Needs		Homeless and Special Needs	ESG: \$0	
19	Prevent Homelessness	2015	2019	Non-Homeless Special Needs		Homeless and Special Needs		
20	Support Homeless Activities	2015	2019	Non-Homeless Special Needs		Homeless and Special Needs	ESG: \$282,000	Other: 1 Other
21	Assist HIV/AIDS Residents Remain in Housing - TBRA	2015	2019	Non-Homeless Special Needs		Homeless and Special Needs	HOPWA: \$582,390	Tenant-based rental assistance / Rapid Rehousing: 580 Households Assisted
22	Assist HIV/AIDS Residents with Housing - STRUM	2015	2019	Non-Homeless Special Needs		Homeless and Special Needs	HOPWA: \$255,000	HIV/AIDS Housing Operations: 1200 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	Provide Housing Information and Placement Services	2015	2019	Non-Homeless Special Needs		Homeless and Special Needs	HOPWA: \$246,865	Other: 155 Other
24	Support Facilities Serving HIV/AIDS Residents	2015	2019	Non-Homeless Special Needs		Homeless and Special Needs	HOPWA: \$122,455	
28	Permanent Housing Placement	2015	2019	Non-Homeless Special Needs		Homeless and Special Needs	HOPWA: \$35,000	Other: 30 Other

Table 62 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Community Water and Wastewater Systems
	Goal Description	Wastewater Drinking Water (WDW) Improvements Program
2	Goal Name	Support Community Revitalization
	Goal Description	\$4 million in CDBG will be used for Stellar Communities projects; \$1.5 million will be used for Main Street projects; \$1 million will be allocated to Blight Clearance projects.
3	Goal Name	Improve and Construct Public Facilities
	Goal Description	Improvements to Public Facilities in local communities
4	Goal Name	Improve Stormwater Systems
	Goal Description	Stormwater Improvements Program (SIP).

5	Goal Name	Support Workforce Development
	Goal Description	This activity has been discontinued based on an evaluation of need and overlap of existing programs.
6	Goal Name	Provide Planning Grants to Local Government/CHDOs
	Goal Description	Planning grants that demonstrate public support through public input efforts, connection to prior planning initiatives, and/or implementation of a previous grant. Communities not receiving grants before are also prioritized.

7	Goal Name	Support Community Capital Needs
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<p>Goal Description</p>	<p>The fair housing activities for PY2019 will include:</p> <p>Improve the condition and accessibility of affordable housing in nonentitlement areas.</p> <ol style="list-style-type: none"> 1. Prioritize OOR applications that are associated with accessibility improvements. <i>Complete. The OOR application has priorities for developments that serve persons with disabilities and seniors.</i> 2. Continue application preferences for developments that assist persons with disabilities and other special needs residents. <i>Ongoing.</i> 3. Continue to fund the IHCDCA pilot ramp program and increase the utilization rate <i>Ongoing.</i> <p>Continue visitability requirements for publicly-funded new construction. <i>Ongoing.</i></p> <p>Continue to fund fair housing capacity building and educational outreach activities, focusing on reasonable accommodations for persons with disabilities and discrimination against families. Explore funding for testing and/or training through the Indiana Civil Rights Commission and other venues.</p> <p><i>Ongoing:</i></p> <p>1) IHCDCA provided a commitment letter in support of the Fair Housing Center of Central Indiana Inc.'s (FHCCI) Fair Housing Initiatives Program (FHIP) – Education and Outreach Initiative application. As a FHIP participant, the Fair Housing Center of Central Indiana can provide education opportunities to the public about fair housing laws. In conjunction with the letter of support, IHCDCA procured 9 training locations across the State of Indiana where members of the public, fair housing organizations, affordable housing developers, managers, and owners could receive education on fair housing laws, examples of discrimination, and current cases brought by FHCCI or the Department of Justice.</p> <p>2) IHCDCA has also partnered with the Indiana Civil Rights Commission (ICRC) to ensure fair housing compliance at all IHCDCA HOME funded rental properties. Funds provided by IHCDCA allowed ICRC to develop a training plan, procure testers, provide in-person and webinar based training to those who violate fair housing laws. Trained testers will inquire about availability of units at a property and report their experience. Each property will be tested by two different testers to ensure there is no discrimination present. ICRC will review all of the feedback at the properties and make a determination on if there is a violation of discrimination. ICRC will mandate training or if deemed necessary will pursue legal action against violators of fair housing laws. ICRC will meet with IHCDCA on a quarterly basis to discuss the results of the testing as well as any action taken. IHCDCA will then make a determination on how to address the results with the Owner and/or management agent.</p> <p>2. Examine effectiveness of fair housing requirements of CDBG subrecipients and how to better target to improve education and awareness of fair housing challenges in nonentitlement areas. <i>OCRA has added language to their scoring criteria that limits a community's access to CDBG funds if they outstanding issues with the Indiana Civil Rights Commission.</i></p>
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8	Goal Name	Support Community Development Activities
	Goal Description	CDBG funds will be used as follows; <ul style="list-style-type: none"> • \$640,000 for administration; • \$280,000 technical assistance
9	Goal Name	Create and Preserve Affordable Rental Housing
	Goal Description	Includes HOME of \$9,870,000 and Housing Trust Fund of \$3,359,279. HOME funds will be utilized to provide affordable housing opportunities through new construction and rehabilitation of rental units. Rental opportunities will include competitive HOME rounds, Indiana Supportive Housing Institute, as supplemental gap financing with the Rental Housing Tax Credit program, as well as a special set-aside of funding for IHCD non-profit partners. The HTF will be allocated to support supportive housing for persons experiencing homelessness. HTF awards will be made as gap financing in conjunction with Indiana Supportive Housing Institute.
10	Goal Name	Create/Preserve Affordable Owner Occupied Housing
	Goal Description	HOME funds will be used to provide construction financing to support units for affordable homeownership.
11	Goal Name	Preserve Affordable Owner Occupied Housing
	Goal Description	Owner-occupied rehabilitation will be funded through CDBG, to improve Aging-in-Place and Visitable and Accessible housing.
12	Goal Name	Build Nonprofit Housing Developer Capacity
	Goal Description	HOME funds will be used to provide regulatory training, CHDO training and development training to IHCD non-profit partners. In addition, IHCD will provide CHDO Operating funding to eligible IHCD CHDOs.
13	Goal Name	Create Permanent Supportive Housing Opportunities
	Goal Description	This goal will be fulfilled through rental housing construction in PY2019. Eligible development teams will be required to complete the Indiana Supportive Housing Institute to be eligible for this set-aside of funding.

14	Goal Name	Provide Tenant-Based Rental Assistance
	Goal Description	\$600,000 of HOME funds will be set-aside for TBRA. A separate Request for Qualifications will be released for eligible sub-recipients.
15	Goal Name	Support Housing Activities
	Goal Description	HOME: \$750,000 will be used for program administration; \$520,000 will be used for organizational capacity building. HOPWA: \$16,600 for long term TBRA program delivery; \$9,340 for STRMU program delivery; \$10,200 supportive services; \$135,926 administration
16	Goal Name	Provide Operating Support for Shelters
	Goal Description	Operations of shelters
17	Goal Name	Provide Rapid Re-Housing
	Goal Description	Assist homeless residents move into rental housing
18	Goal Name	Provide Outreach to Persons who are Homeless
	Goal Description	Not funded.
19	Goal Name	Prevent Homelessness
	Goal Description	Not funded; fulfilled through expanded rental assistance.
20	Goal Name	Support Homeless Activities
	Goal Description	\$282,000 for subrecipient and grant administration

21	Goal Name	Assist HIV/AIDS Residents Remain in Housing - TBRA
	Goal Description	Emergency assistance to avoid eviction from current housing
22	Goal Name	Assist HIV/AIDS Residents with Housing - STRUM
	Goal Description	STRUM: Rental, mortgage, utilities assistance
23	Goal Name	Provide Housing Information and Placement Services
	Goal Description	Assist residents experiencing homelessness find housing
24	Goal Name	Support Facilities Serving HIV/AIDS Residents
	Goal Description	Operations support of facilities
28	Goal Name	Permanent Housing Placement
	Goal Description	Assist residents remain in permanent housing

AP-25 Allocation Priorities – 91.320(d)

Introduction:

This section summarizes the estimated allocation of funds among activities for PY2019.

Funding Allocation Priorities

	Improve Community Water and Wastewater Systems (%)	Support Community Revitalization (%)	Improve and Construct Public Facilities (%)	Improve Stormwater Systems (%)	Support Workforce Development (%)	Provide Planning Grants to Local Government/CHDOs (%)	Support Community Capital Needs (%)	Support Community Development Activities (%)
CDBG	38	7	8	15	0	6	0	
HOME	0	0	0	0	0	0	0	
HOPWA	0	0	0	0	0	0	0	
ESG	0	0	0	0	0	0	0	
HTF	0	0	0	0	0	0	0	

Table 73 – Funding Allocation Priorities

Reason for Allocation Priorities

The State of Indiana does not prioritize the allocation of CDBG, HOME or ESG geographically. Instead, the State identifies the greatest needs for the State and nonentitlement areas overall and this information is used to guide the funding priorities for each program year. For local needs, the State relies on the information presented in block grant program funding applications.

IHCDA includes a preference for application that attempts to reach low- and very low-income levels of area median income.

ESG allocates emergency shelter and rapid re-housing activities statewide; homeless prevention and outreach activities are more targeted geographically.

The HOPWA grant does rely on a geographic allocation, determined through the Continuum of Care regions because IHCDA allocates HOPWA to all ISDH-established care coordination regions except Washington, Harrison, Floyd, Scott and Clark counties. These four counties are served by KY. It was determined that IHCDA will fund one HOPWA project sponsor per every care coordination region. This will remain true for all care coordination regions. If a distinct eligible population with specific needs exists in a region (for example, homeless men in Lake County), IHCDA will work with the regional subrecipient to tailor services to meet the needs of the population. In instances where the subrecipient cannot meet these needs, the subrecipient will have the ability to sub-grant a portion of its HOPWA award to another service provider.

HTF for rental development will be allocated statewide, to projects that meet the underwriting standards as defined under 24 CFR 93.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

The distribution of housing funds addresses the critical need for affordable rental housing. IHCD, through its HOME and NHTF programs accesses market need, developer financial capacity, the experience of the developer, the financial capacity of the project through the period of affordability. IHCD also scores these applications on the past performance of the applicant, if the location of the proposed project is near areas of opportunity through its "Opportunity Index" (i.e. in counties with low unemployment), if the location of the project promotes positive health outcomes through its "Health Needs Index" (i.e. proximity to pharmacies) and if the project will provide a high level of broadband access.

CDBG funds are prioritized for basic health and safety improvements--specifically water and sewer infrastructure investments--in rural areas that do not have the financial capacity or resources to make such critical improvements. Workforce development is another priority which will be addressed through best practices research and a review of the effectiveness of past programming, in an effort to better address the needs of businesses and workers in future action plans.

COVID-19 Response funds will be allocated to quickly respond to community needs for health care facilities, testing sites, direct services, and employment recovery and maintenance related to the effects of the COVID-19 pandemic.

IHCD's OOR program prioritizes health factors through its Priority List. In PY2019, IHCD will be implementing a new Priority List, based upon HUD's Healthy Homes Assessment to better link repairs to health outcomes and to better inform occupants of other health hazards.

Through its two allocation policies, IHCD will continue to support supportive housing in its use of the NHTF. To be eligible for either a set-aside of HOME/NHTF or RHTC/NHTF, teams must be accepted, and complete the Indiana Supportive Housing Institute, which focuses on the needs of the extremely low-income population.

IHCD will continue to support comprehensive development and homeownership development through its set-aside of funding through the homebuyer construction set-aside and the new Project Development track, in which either homebuyer construction, rental construction, or a combination may be pursued.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

This section summarizes the Methods of Distribution (MOD) for CDBG, HOME, ESG, and HOPWA for PY2019. Full MODs are appended to this Action Plan.

Distribution Methods

Table 84 - Distribution Methods by State Program

1	State Program Name:	CDBG-OOR
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	CDBG OOR application and program information can be found at: https://www.in.gov/myihcda/cdbg.htm This program consists of CDBG funding that is allocated to IHEDA for administration of an owner occupied rehabilitation program (OOR).
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Scoring is located in the final portion of the OOR MOD (attached). In sum, each application is evaluated based on: Population served (14 points), Needs Analysis (15 points), Readiness (5 points) Capacity (14 points), Leveraging (6 points), Additional Program Features (3 points), and Completeness Bonus (5 points). Total possible points = 62. The scoring incorporates points for projects that serve below 50% AMI households, persons with disabilities, seniors, veterans and families with children.

	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Please see the attached MOD for the CDBG OOR program.</p> <p>IHCDA offers training and webinars to partner organizations on topics ranging from program application requirements to funds management to weatherization courses. IHCDA maintains a Resource Center on its website with detailed manuals that instruct its partners on how to develop and administer programs.</p>
	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>

	<p>Describe how resources will be allocated among funding categories.</p>	<p>\$3.0 million of CDBG is allocated to IHCDA to use for owner occupied rehabilitation of units occupied by low and very low income households. See above MOD for description of the contingency plan.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>The maximum request amount per application is \$350,000. Funds must not exceed \$25,000 per unit. Detailed subsidy limitations and eligible activity costs are located in the attached CDBG OOR MOD.</p>

	What are the outcome measures expected as a result of the method of distribution?	The OOR program is designed to improve the quality of existing housing stock in Indiana through owner occupied rehabilitation of properties occupied by low and very low income households. Secondary benefits will include neighborhood revitalization, enabling seniors to age in place, providing accessible, quality housing for persons with disabilities, promoting healthy families and improving energy efficiency in housing. IHEDA is also prioritizing repairs which meet the Health Homes Assessment criteria to ensure households have repairs to items that may be detrimental to health, and that owners are aware of other hazards.
2	State Program Name:	Emergency Solutions Grant (ESG)
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	The ESG application and more information can be found at: https://www.in.gov/myiheda/ESG.htm . ESG uses different applications for each activity type (street outreach, shelter, rapid re-housing) Funding through the Emergency Solutions Program assists persons and families who are homeless find shelter, avoid homelessness and transition into permanent housing.

	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>IHCDA plans to allocate funding to approximately 10-12 agencies to administer the ESG Rapid Rehousing and Homeless Prevention Components of the ESG program for line items: Housing Relocation & Services (financial and services), Rental assistance and administration.</p> <p>There will be approximately 60 agencies that will apply for emergency shelter component that includes operations, essentials, and financial assistance and approximately one-two agencies that may apply for an outreach component. No more than the maximum allowed 60 percent of ESG funds will be allocated to operations, essentials and street outreach. A request for proposals will be distributed to all the Regional Planning Councils on the Homeless throughout the State, to the current subrecipients of the ESG program, current permanent supportive housing rental assistance programs (mental health centers, housing agencies, community action agencies, non-profits) who have had experience with rental assistance and will be published on the IHCDA and Balance of State CoC website.</p> <p>Each proposal will be reviewed by at least one IHCDA Community Services staff person and by a member of a Committee under the CoC Board. Each reviewer will complete a scoring tool, assigning points based on the following program design components: outreach system, commitment to the coordinated access intake point, systems coordination, organizational capacity, permanent housing placement strategy, history of administering the rental assistance programs, amount of match provided and coordination with ESG Entitlement City funds (as applicable). Each subrecipient will be awarded based upon the average of their proposal score and the amount of funding that will be available.</p>
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	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A
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	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>IHCDA plans to allocate funding to approximately 10-12 agencies to administer the ESG Rapid Rehousing and Homeless Prevention Components of the ESG program for line items: Housing Relocation & Services (financial and services), Rental assistance and administration.</p> <p>There will be approximately 60 agencies that will apply for emergency shelter component that includes operations, essentials, and financial assistance and approximately one-two agencies that may apply for an outreach component. No more than the maximum allowed 60 percent of ESG funds will be allocated to operations, essentials and street outreach. A request for proposals will be distributed to all the Regional Planning Councils on the Homeless throughout the State, to the current subrecipients of the ESG program, current permanent supportive housing rental assistance programs (mental health centers, housing agencies, community action agencies, non-profits) who have had experience with rental assistance.</p> <p>Each proposal will be reviewed by at least one IHCDA Community Services staff person and by a member of a Committee under the CoC Board. Each reviewer will complete a scoring tool, assigning points based on the following program design components: outreach system, commitment to the coordinated access intake point, systems coordination, organizational capacity, permanent housing placement strategy, history of administering the rental assistance programs, amount of match provided and coordination with ESG Entitlement City funds (as applicable). Each subrecipient will be awarded based upon the average of their proposal score and the amount of funding that will be available.</p>
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	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
	<p>Describe how resources will be allocated among funding categories.</p>	<p>No more than the maximum allowed of 60 percent of ESG funds will be allocated to operations, essentials and street outreach.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>The amount of each award could be between \$50,000 - \$350,000</p>

	What are the outcome measures expected as a result of the method of distribution?	The ultimate goal of ESG is to prevent homelessness and assist families and individuals experiencing homelessness to find housing as quickly as possible. Please see the ESG MOD for the performance standards expected of ESG subrecipients.
3	State Program Name:	HOME
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	<p>The HOME application and information can be found at: https://www.in.gov/myihcda/home.htm</p> <p>Tenant based rental assistance programs funded with HOME have a separate application, found here: https://www.in.gov/myihcda/2676.htm</p> <p>HOME Partnership Investments Program, which is used to fund affordable rental unit construction and rehabilitation, develop affordable owner occupied housing, assist special needs and homeless residents with housing needs (including through TBRA) and support the work of CHDOs</p>

	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Scoring appears in the HOME MODs for rental and homeownership programs. Those going through the Indiana Permanent Supportive Housing Institute or the Rental Housing Tax Credit Program must meet the requirements of those applications to be eligible as well as HOME regulations.</p> <p>HOME rental applications are evaluated based on: Development characteristics (28 points), Development Features (33 points), Readiness (8 points), Capacity (21 points), Leveraging Other Sources (6 points), Unique Features/Bonus (10 points). The scoring incorporates points for accessibility and visitability features in housing developments.</p> <p>HOME homebuyer applications will be accepted on a rolling basis. If there are not eligible homebuyer applications, these funds may revert to rental. The scoring incorporates points for accessibility and visitability features, as well as units with 3+bedrooms in housing developments.</p> <p>IHCDA will also be kicking off a “Project Development Track”. A select number of non-profit teams will be able to respond to a competitive RFQ. Those chosen will be required to go through an intensive four-five month project development training, through a HUD TA provider. Upon successful graduation, those teams may be eligible for additional HOME funding on a rolling basis.</p> <p>CHDO Pre-Development Funds are also available to eligible CHDOs on a rolling basis until funds are exhausted.</p>
	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>

	<p>Describe how resources will be allocated among funding categories.</p>	<p>For the 2019 program year, the approximately \$19.25 million expected HOME funding will be allocated among the following programs:</p> <ul style="list-style-type: none"> \$9.87 million rental construction projects \$1 million homebuyer construction projects \$600,000 Tenant Based Rental Assistance (TBRA) (if not utilized, will be converted to rental construction). TBRA may be used in other Participating Jurisdictions. \$6 million for the Project Development track, which may be used for either Homebuyer or Rental housing construction. If these funds are not utilized, they may convert to HOME rental construction. This will be funded through prior year funds. \$500,000 CHDO Operating and CHDO Pre-Development loans \$1.3 million administrative (\$750,000 internal) and \$520,000 organizational capacity building. <p>If IHCD does not receive eligible homebuyer applications, that set-aside will revert to rental construction.</p> <p>If the final HOME allocation is either increased or decreased from the above proposed amount, the set aside for rental will increase or decreased. If the HOME allocation decreases to where the set-aside for the administrative set-aside is above the allowable 10%, IHCD will decrease the amount for administration to equal the 10% allowable under the HOME regulations.</p>
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	<p>Describe threshold factors and grant size limits.</p>	<p>The maximum request amount per application is \$1,000,000 for Rental (non-CHDO), \$1,500,000 (CHDO) \$500,000 for homebuyer projects and \$6,000,000 for the Project Development track.</p> <p>HOME funds used for acquisition, rehabilitation, new construction, soft costs, relocation, rent-up reserve, and developer’s fee combined cannot exceed the following for units designated 50% AMI or higher: \$66,000 for a studio, \$75,000 for a 1 bedroom unit, \$92,000 for a 2 bedroom unit, \$117,000 for a 3 bedroom unit and \$128,000 for a 4+ bedroom unit; or the following for units designated 40% or lower: \$69,000 for a studio, \$79,000 for a 1 bedroom unit, \$96,000 for a 2 bedroom unit, \$122,000 for a 3 bedroom unit and \$134,000 for a 4+ bedroom unit</p> <p>The minimum amount of HOME funds to be used for rehabilitation or new construction is \$1,001 per unit.</p> <p>HOME funds cannot be used for reserve accounts for replacement or operating costs, but may be used as a Rent-Up Reserve.</p> <p>Lead hazard and homebuyer counseling are limited to \$1,000 per homeowner/buyer.</p> <p>Tenant Based Rental Assistance will be made available to Partners through a Request for Qualifications. TBRA may pay for rent, security deposits and utility deposits. Eligible participants under this program are households in which at least one household member was formerly incarcerated. TBRA is available state-wide. Information on the TBRA Administration Plan and the RFQ may be accessed here: https://www.in.gov/myihcda/2676.htm</p>
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	What are the outcome measures expected as a result of the method of distribution?	Actual outcomes will depend on the types of applications received. All programs have the same goal of improving the quality of existing housing stock in Indiana.
4	State Program Name:	HOPWA
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	The HOPWA award manual and request for qualifications for applicants can be found at: https://www.in.gov/myihcda/hopwa.htm Housing Opportunities for Persons with HIV/AIDS assists persons with HIV and/or AIDS and who also have an income below 80% of AMI with housing placement and rental subsidies.

	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>IHCDA will facilitate a request for qualifications (RFQ), advertised through the CoC network and posted online, for HIV/AIDS service providers. The RFQ will gather information on the number of persons/households they plan to serve, housing plans, housing services, organizational capacity, performance goals, supportive services, and their proposed budget. The RFQ applicants need to meet the following thresholds:</p> <ul style="list-style-type: none"> • Required to be a non-profit organization • Required to be a current Indiana State Department of Health Care Coordination Site. • Previous experience providing HOPWA assistance. <p>Actively attending the local Regional Planning Council/Committees/Leadership roles within their Region</p>
	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>IHCDA will facilitate a request for qualifications (RFQ), advertised through the CoC network and posted online, for HIV/AIDS service providers. The RFQ will gather information on the number of persons/households they plan to serve, housing plans, housing services, organizational capacity, performance goals, supportive services, and their proposed budget. The RFQ applicants need to meet the following thresholds:</p> <ul style="list-style-type: none"> • Required to be a non-profit organization • Required to be a current Indiana State Department of Health Care Coordination Site. • Previous experience providing HOPWA assistance. <p>Actively attending the local Regional Planning Council/Committees/Leadership roles within their Region. By having all subrecipients to be current Indiana State Department of Health - Care Coordination Site, we are providing a one stop shop for persons to access level of care that is needed. Persons will be able to receive testing, diagnosis, medical information, supportive services and housing if needed.</p>

	<p>Describe how resources will be allocated among funding categories.</p>	<p>F</p> <p>Funds will be made available in the following percentages of the total awards made to project sponsors:</p> <ul style="list-style-type: none"> • At least 60 percent to direct housing assistance: long-term rental assistance, short term rental assistance, and facility based operations; • No more than 7 percent to subrecipient administration and 3 percent to grantee/recipient administration; • No more than 35 percent to housing information and permanent housing placement activities; • No more than 35 percent to supportive services that positively affect recipients' housing stability. <p>Once the federal budget is determined, IHCDCA will made adjustments proportionally increased or decreased to the above HOPWA allocation MOD.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>Because IHCDCA allocates HOPWA to all ISDH-established care coordination regions except Region 7 and parts of Region 11, it was determined that IHCDCA will fund one HOPWA project sponsor per every care coordination region. This will remain true for all care coordination regions. If a distinct eligible population with specific needs exists in a region (for example, homeless men in Lake County), IHCDCA will work with the regional subrecipient to tailor services to meet the needs of the population. In instances where the subrecipient cannot meet these needs, the subrecipient will have the ability to sub-grant a portion of its HOPWA award to another service provider</p>

	What are the outcome measures expected as a result of the method of distribution?	<p>For HOPWA, IHCD will use the following indicators to measure subrecipient's ability to achieve the desired outcomes:</p> <ul style="list-style-type: none"> • Rental Assistance households/units • Short-term rent, mortgage and utility assistance households/units • Facility based housing operations support units • Housing information services households • Permanent housing placement services households <p>Supportive services - households</p>
5	State Program Name:	Housing Trust Fund (HTF)
	Funding Sources:	HTF
	Describe the state program addressed by the Method of Distribution.	More information about the National Housing Trust Fund and the allocation plan can be found at: https://www.in.gov/myihcda/2564.htm

	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>HTF will be offered exclusively to developments that are accepted into the Indiana Permanent Supportive Housing Institute and complete the Institute. IHCD will have two MODs. Use of the HTF will be open to successful graduates of the Permanent Supportive Housing Institute. These applicants will apply for a set-aside of HTF and Low Income Housing Tax Credits or a set aside of HTF and HOME funding. Threshold and minimum scoring requirements to be eligible for the HTF. IHCD will not entertain stand-alone applications.</p> <p>IHCD developed five (5) categories of scoring criteria within its QAP, based on the needs assessment conducted and established housing goals. Those include: Rents Charged (16 points), Development Characteristics (63 points), Sustainable Development (14 points), Financing & Market (17 points), Other (35 points).</p> <p>The policies for the HOME/HTF are included as an attachment.</p>
	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>

	<p>Describe how resources will be allocated among funding categories.</p>	<p>\$3,359,279 of HTF will be used for projects that successfully complete the Indiana Permanent Supportive Housing Institute. Approximately \$265,880 will be used for program administration.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>For projects requesting RHTC and HTF, the maximum request amount per application is \$400,000 – however, IHCDCA will accept waivers.</p> <p>For projects requesting HOME and HTF, there is a maximum of \$500,000 of HTF that may be requested. At IHCDCA’s discretion, IHCDCA may underwrite and award an increased amount of HTF under both allocation plans.</p> <p>HTF funds for acquisition/rehab, acquisition/new construction, rehabilitation, or new construction cannot exceed: \$90,000 for a studio, \$105,000 for a 1 bedroom unit, \$120,000 for a 2 bedroom unit, \$145,000 for a 3 bedroom unit and \$160,000 for a 4+ bedroom unit.</p> <p>Each application must address only one development. See the attached policy for threshold and scoring criteria.</p>

	What are the outcome measures expected as a result of the method of distribution?	Actual outcomes will depend on the types of applications received. All programs have the same goal of improving the quality of existing housing stock in Indiana and developing rental housing for extremely low-income persons.
6	State Program Name:	State Allocation of CDBG
	Funding Sources:	CDBG

	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The CDBG MOD discusses the allocation of funds to subrecipients within the State programs of:</p> <ul style="list-style-type: none"> • Owner -Occupied Rehab Program (also in IHEDA MOD), • Stellar Communities, • Planning Fund, • Main Street Revitalization, • Wastewater/Drinking Water Improvements Program, • Blight Clearance, • Public Facilities Program, and • Storm Water Systems Program. <p>Application materials can be found at www.in.gov/ocra/cdbg.</p>
	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Program criteria vary. In general, applications are accepted, and awards are made on a competitive basis throughout the program year. Criteria to select applications are located in Attachments to the CDBG MOD.</p>

	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Please see the MOD attached to this Action Plan. In addition, during the program year, OCRA held regional conferences throughout the state.</p> <p>Regional conferences were an opportunity to host events for communities to learn best practices, new OCRA programming and provide feedback to the agency. Topics focused on best practices for Main Street Revitalization and economic vitality initiatives.</p>
	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>

	<p>Describe how resources will be allocated among funding categories.</p>	<p>For the 2019 program year, the \$30 million expected CDBG funding will be allocated among the following programs:</p> <p>Stellar Communities Program \$4 million</p> <p>Planning Fund \$1.6 million</p> <p>Main Street Revitalization Program \$1.5 million</p> <p>Wastewater/Drinking Water Improvements Program \$11.5 million</p> <p>Blight Clearance Program \$1 million (now continuous application process)</p> <p>Public Facilities Program \$3 million</p> <p>Storm Water Improvements Program \$4 million</p> <p>An additional \$280,000 will be used for technical assistance and \$640,000 will be allocated to cover administrative costs associated with the programs.</p> <p>Contingency Plan for CDBG:</p> <p>If cuts are less than 25%:</p> <ul style="list-style-type: none"> • IHEDA CDBG OOR remains at 10% of the total CDBG allocation • Admin and Technical Assistance remain at allowable percentages • Spread remaining percentage reduction throughout all remaining programs <p>If cuts are greater than 25%: Housing program will not be funded, admin and Technical Assistance remain at allowable percentages, a substantial amendment is issued to reprogram other funds.</p>
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	<p>Describe threshold factors and grant size limits.</p>	<p>Please see the program specific grant limits and factors located in the CDBG MOD.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>The expected outcomes vary by program; full details are contained in the CDBG MOD. For example, the Stellar Communities Program will make grants to communities for comprehensive revitalization strategies. In these strategies, communities will identify areas of interest and types of projects, produce a schedule to complete the projects, produce cost estimates, identify local match amounts and additional funding, indicate the level of community impact and describe the significance each project will have on the overall revitalization of the town/city. These strategies will be used to produce a three-year community investment plan to identify capital and quality of life projects to be completed.</p>
<p><u>7</u></p>	<p><u>State Program Name:</u></p>	<p><u>State Allocation of CDBG under CARES Act</u></p>
	<p><u>Funding Sources:</u></p>	<p><u>CDBG COVID-19 Response Program</u></p>

	<p><u>Describe the state program addressed by the Method of Distribution.</u></p>	<p><u>Additional CDBG dollars allocated to respond to the COVID-19 pandemic.</u></p>
	<p><u>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</u></p>	<ol style="list-style-type: none"> <u>1. The applicant must be a legally constituted general purpose unit of local government and eligible to apply for the state program.</u> <u>2. The applicant must possess the legal capacity to carry out the proposed program.</u> <u>3. Previously received funds under CDBG must have been successfully carried out.</u> <u>4. An applicant must not have any overdue CDBG semi-annual Grantee Performance Reports, subrecipient reports or other reporting requirements of the OCRA/IHCDA.</u> <u>5. The applicant must clearly show the manner in which the proposed activity will meet one of the following CDBG National Objectives.</u> <u>6. The applicant must show that the proposed activity is one of the following eligible activities or an eligible activity under the Act.</u> <u>7. The applicant must first encumber/expend all CDBG program income receipts before applying for additional grant funds from the Office of Community and Rural Affairs.</u> <u>8. An applicant must not have unresolved civil rights complaints.</u> <u>9. The applicant may only submit one application at a time. Counties may submit either for their own project or an “on-behalf-of” application for projects of other eligible applicants within the county. However, no application will be invited from an applicant where the purpose is clearly to circumvent the “one application per round” requirement for other eligible applicants.</u>

	<p><u>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</u></p>	<p><u>In order to expedite the awards of CARES Act funds, OCRA required a Letter of Need and succinct Application from potential grantees, which can be found on https://www.in.gov/ocra/3010.htm. Applications were accepted on a rolling basis.</u></p>
	<p><u>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</u></p>	<p><u>N/A</u></p>
	<p><u>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</u></p>	<p><u>N/A</u></p>

	<p><u>Describe how resources will be allocated among funding categories.</u></p>	<p><u>[HA2]Public service activities are capped at 15% of funds or approximately \$2.8 million</u></p>
	<p><u>Describe threshold factors and grant size limits.</u></p>	<p><u>Applicants can apply for up to \$250,000 per community. Activities are immediate, and undertaken within three months of applying.</u></p> <p><u>Funding is available for:</u></p> <p><u>Public Facilities</u></p> <ul style="list-style-type: none"> ■ <u>Converting a public building into a health facility, and</u> ■ <u>Rehabilitating a facility to centralize treatment.</u> <p><u>Public Services (15% cap on total funds)</u></p> <ul style="list-style-type: none"> ■ <u>Providing testing, diagnosis, or other services,</u> ■ <u>Increasing capacity of local health services,</u> ■ <u>Establishing a delivery service to provide supplies.</u> <p><u>Economic Development</u></p> <ul style="list-style-type: none"> ■ <u>Making grants to businesses to retain LMI jobs</u> ■ <u>Loans to businesses to retain LMI jobs</u>
	<p><u>What are the outcome measures expected as a result of the method of distribution?</u></p>	<p><u>Specific outcomes are applicant-driven. In their application, applicants are asked to outline the need for the activity; summarize the issues being addressed within the community related to COVID-19; and outline the impact the activity will have on the residents of the community.</u></p>

Discussion:

Application materials for all CDBG funded programs can be found at <https://www.in.gov/ocra/cdbg.htm>

www.in.gov/ocra/cdbg.

In order to expedite the awards of CARES Act funds, OCRA required a Letter of Need and succinct

Application from potential grantees, which can be found on <https://www.in.gov/ocra/3010.htm>.

Applications were accepted on a rolling basis.

AP-35 Projects – (Optional)

Introduction:

This section is not required for States. Please see below for a summary of planned projects.

CDBG:

- \$3.0 million for Housing Programs (allocated to IHCD, referred to as CDBG Housing Programs in this Action Plan)—*no change in funding proportion from PY2018*;
- \$4 million for Stellar Communities Program—*same as PY2018*.
- \$1.6 million for Planning Fund—*down \$100,000 from PY2018*
- \$1.5 million for Main Street Revitalization Program—*down \$500,000 from PY2018*
- \$11.5 million for Wastewater/ Drinking Water Improvements Program—*same as PY2018*
- \$1 million for Blight Clearance Program—*up \$500,000 from PY2018*
- \$3 million for Public Facilities Program, Program—*up \$600,000 from PY2018*
- \$4 million for Storm Water Improvements Program—*down \$500,000 from PY2018*
- \$0 Urgent Need Fund—*no change in funding from PY2017 or PY2018*
- \$280,000 Technical Assistance—*no change in funding from PY2017 or PY2018*
- \$640,000 Administration— *no change in funding from PY2017 or PY2018*

CDBG COVID Response:

- \$2.8 million Public Services for testing and diagnosis of COVID-19, delivery of supplies and meals and hygiene; benefitting LMI and limited clientele populations including those who are medically vulnerable
- \$15.2 million Public Facilities and Economic Development. Public facilities projects include conversion/rehabilitation of existing facilities for COVID-19 related health care needs (testing, diagnosis, treatment); these must be located in an LMI area. Economic development activities include working capital, operating dollars, and support of remote work situations in grants and loans to businesses. The businesses must employ LMI persons whose jobs would be lost without CDBG assistance.

HOME:

- \$9.87 million rental projects/construction
- \$1 million homeownership projects/construction
- \$500,000 for CHDO operating and predevelopment
- \$1.3 million in administrative uses (\$750,000 internal and \$520,000 organizational capacity building)

- \$600,000 Tenant Based Rental Assistance (TBRA) (if not utilized, will be converted to rental construction). TBRA may be used in other Participating Jurisdictions.
- Any Program Income collected during FY 2019 will be made available for rental, homebuyer or CHDO operating funds (up to the allowable cap)--\$2.2 million.
- \$6 million for the Project Development Track (funding will come from prior years funding). This may be used for rental, homebuyer construction, or a combination. If the funding is not used, it will convert to rental construction.

HTF:

- \$3,359,279 million rental projects
- \$265,880 administration

ESG:

- \$2 million for emergency shelters with operations and essential services and street outreach
- \$1.4 million for rental assistance associated with homeless prevention
- \$282,000 for sub recipient and grantee administration

HOPWA:

- \$582,000 in Long-Term TBRA\$247,000 for housing information activities\$255,000 short-term rental, utilities and mortgage assistance (STRMU)\$122,000 support facility operations and supportive services\$35,000 Permanent Housing Placement\$10,000 Supportive ServicesAdministration and Program Delivery: \$135,000 administration; \$16,600 Long-Term TBRA program delivery and \$9,000 in STRMU program delivery

Both OCRA and IHCDa closely monitor the success of their programs funded with HUD block grants. Throughout the program year and as part of the Consolidated Plan process, OCRA and IHCDa consult with stakeholders to ensure that the programs developed with HUD block grant funds are meeting unmet needs and making the greatest impact.

#	Project Name

Table 95 – Project Information

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

OCRA and IHCDa reviewed findings from the stakeholder survey during development of the plan to finalize their MODs and allocation plans. *This section will be updated to reflect the results of the survey*

and any adjustments to the allocation among activities, MODs and program applications.

The State also considered two recent studies that evaluated Indiana's water utility needs. A November 2016 study commissioned by the Indiana State Legislature found immediate infrastructure costs to improve the state's water system to be \$2.3 billion. After the initial infrastructure upgrade to address the most critical needs, an additional \$815 million is needed annually to maintain the utilities into the future.

The Indiana Advisory Commission on Intergovernmental Relations (IACIR) estimates total statewide capital needs for water and wastewater infrastructure in Indiana will range between \$15.6 and \$17.5 billion for the next 20 years. This study found a need in all counties in the state and concluded that the current level of state and local government investment is insufficient to meet these infrastructure needs, leaving the state with at least an \$8.5 billion gap over the next 20 years.

These studies demonstrate that the most significant gap in addressing needs is funding. This is also true for service provision. The state's rapidly aging rural areas have growing needs for service provision, including public transportation. To provide social services and transportation in a cost effective manner, some level of density is required--a challenge in rural Indiana. The current solution is to fund housing preservation initiatives (including OOR), build capacity for CHDOs to deliver housing and supportive service needs, and continue to support and bolster existing, community based support networks.

AP-38 Project Summary
Project Summary Information

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

OCRA developed a Section 108 program and intended for funds to be available during PY2018. The focus of the program was on providing nonentitlement communities loan guarantees on funds for infrastructure projects.

OCRA currently has an approved loan pool, but it has not been accessed. As such, OCRA is reviewing its Section 108 program to determine how to best use and distribute the funds going forward. OCRA is also investigating potential partnerships with other state agencies that would enhance the impact of the funds.

At this time, OCRA is not accepting applications to the program. OCRA anticipates completing the review and make any adjustments to the program by the next program year.

Eric Ogle at OCRA (EOgle1@ocra.IN.gov) should be contacted for more information about the Section 108 loan pool status.

Acceptance process of applications

Please see above.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No.

State's Process and Criteria for approving local government revitalization strategies

N/A

AP-50 Geographic Distribution – 91.320(f)

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

The State of Indiana does not prioritize the allocation of CDBG, HOME or ESG geographically. Instead, the State identifies the greatest needs for the State and nonentitlement areas overall and this information is used to guide the funding priorities for each program year. For local needs, the State relies on the information presented in block grant program funding applications.

IHCDA includes a preference for application that attempts to reach low- and very low-income levels of area median income.

ESG allocates emergency shelter and rapid re-housing activities statewide; homeless prevention and outreach activities are more targeted geographically.

The HOPWA grant does rely on a geographic allocation, determined through the Continuum of Care regions because IHCDA allocates HOPWA to all ISDH-established care coordination regions except Washington, Harrison, Floyd, Scott and Clark counties. These four counties are served by KY. It was determined that IHCDA will fund one HOPWA project sponsor per every care coordination region. This will remain true for all care coordination regions. If a distinct eligible population with specific needs exists in a region (for example, homeless men in Lake County), IHCDA will work with the regional subrecipient to tailor services to meet the needs of the population. In instances where the subrecipient cannot meet these needs, the subrecipient will have the ability to sub-grant a portion of its HOPWA award to another service provider.

HTF for rental development is allocated statewide, to projects that meet the underwriting standards as defined under 24 CFR 93.

HOME Tenant Based Rental Assistance is allocated statewide to eligible applicants.

Geographic Distribution

Target Area	Percentage of Funds

Table 106 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Previously the responsibility for deciding how to allocate funds geographically has been at the agency level. The State has maintained this approach, with the understanding that the program administrators are the most knowledgeable about where the greatest needs for the funds are located. Furthermore, the State understands that since housing and community development needs are not equally

distributed, a broad geographic allocation could result in funds being directed away from their best use.

Discussion

Please see above.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

This section lists the one year goals for numbers of households supported. These numbers are based on prior year accomplishments (reported in the CAPER) and projected project costs.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	250
Special-Needs	175
Total	450

Table 118 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	250
The Production of New Units	100
Rehab of Existing Units	100
Acquisition of Existing Units	0
Total	450

Table 129 - One Year Goals for Affordable Housing by Support Type

Discussion:

Numbers of households to be supported through production of new units, rehab of existing units and acquisition of existing units is not yet known. It will be based upon the number of applications received.

Disaster Recovery

The state of Indiana received more than \$400 million in disaster recovery funds (\$67 million used exclusively for recovery efforts from damage caused by spring storms and \$371 million for natural disasters from 2008). Details on how those funds were appropriated can be found here: <https://www.in.gov/ocra/disasterrecovery.htm>

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

This section describes IHCD's efforts as a public housing authority to improve the needs of renters receiving public housing subsidies.

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

Last year IHCD implemented small area fair market rents (SAFMR) for the HCV program for a portion of its jurisdiction. In the next year IHCD plans to implement SAFMR across its entire jurisdiction. The implementation of SAFMR will provide HCV recipients increased access to housing in areas of the state that previously had a limited stock of available units that were affordable to HCV recipients. Additionally, IHCD has increased its focus on making the HCV program accessible to non-elderly disabled populations by marketing the program to Area Agencies on Aging and SIL organizations and working with these organizations to provide accommodations to the applicant throughout the application and leasing process.

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

N/A; the state does not own or operate public housing developments.

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

IHCD is a High Performing Section 8 Only PHA.

Discussion:

Please see above.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

For the 2019 Action Plan, the state considered feedback from service providers and shelters about the growing challenges of assisting residents experiencing homelessness. Stakeholders continued to express concerns about the limited housing and services to assist persons recovery from addiction, especially those leaving the criminal justice system. Housing with an integrated care model is imperative for these residents, and also needed for persons with disabilities and seniors.

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

The State relies on its partners to conduct outreach to persons who are homeless, assess their needs and communicate these needs to the State. To that end, the State will:

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

Addressing the emergency shelter and transitional housing needs of homeless persons

In addition to the allocation of ESG to meet the needs of persons who are homeless (see AP-20), emergency shelter needs are addressed through the ESG's participation in their local Regional Planning Council on Homeless in their Region but also through each Committee under the CoC Board. The Committees have been updated by the new CoC Board. They are: Executive Committee, Resources and Funding Committee, Strategic Planning Committee, Veterans Committee, Youth & Families committee, Performance and Outcomes Committee and Ad Hoc Committees as needed. The State ESG program is part of the work of each committee in some way or another.

The strategic objectives of the CoC Board are:

- Decrease shelter stays by increasing rapid rehousing to stable housing.
- Reduce recidivism of households experiencing homelessness.

- Decrease the number of Veterans experiencing homelessness.
- Decrease the number of persons experiencing Chronic Homelessness.
- Create new permanent supportive housing beds for chronically homeless persons.
- Increase the percentage of participants remaining in CoC funded permanent housing projects for at least six months to 86 percent or more.
- Decrease the number of homeless households with children.
- Increase the number of rental assistance programs and services.
- Increase the percentage of participants in ESG-funded rental assistance programs that move into permanent housing to 82 percent or more.
- Increase the percentage of participants in all CoC funded transitional housing that move into permanent housing to 70 percent or more.
- Increase the percentage of participants in CoC funded projects that are employed at exit to 38 percent or higher.
- Increase persons experiencing homelessness access to mainstream resources.
- Collaborate with local education agencies to assist in the identification of homeless families and inform them of their eligibility for McKinney-Vento education services.
- Improve homeless outreach and coordinated access to housing and services.
- Improve HMIS data quality and coverage, and use data to develop strategies and policies to end homelessness.
- Increase portfolio of new HUD TH/RRH projects to meet the needs of those experiencing substance abuse disorders and those experiencing family violence.
- Develop effective discharge plans and programs for individuals leaving State Operated Facilities at risk of homelessness.

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

Please see above.

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 Indiana Supportive Housing Institute is an important element of the Indiana Permanent Supportive Housing Initiative (IPSHI), which was launched by IHCD and the Corporation for Supportive Housing (CSH) in 2008 to further the strategy to end long-term and recurring homelessness. The focus is on funding lasting solutions instead of stop-gap programs. The 2019 Institute will address issues of homelessness with a focus on serving people experiencing chronic homelessness, including veterans. The Institute process is expected to reduce the time it takes to obtain funding for supportive housing by improving the planning and development process.

The 2019 Institute will provide targeted training, technical assistance, and the opportunity to apply for pre-development financing for both new and experienced development teams. Teams will receive over 80 hours of training including individualized technical assistance and resources to assist in completing their project. In addition, industry experts, including staff from IHCD, will provide insight on property management, financing, and building design.

Discussion

Please see above.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	200
Tenant-based rental assistance	100
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	10
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	10
Total	320

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

The State of Indiana recently updated its Analysis of Impediments to Fair Housing Choice (AI) to incorporate the new Assessment of Fair Housing framework for identifying barriers to housing choice—as well as access to opportunity.

The following fair housing issues were identified through the quantitative analysis, input from stakeholders in two rounds of surveys, focus groups and interviews, and a statistically significant resident survey with oversampling of persons with disabilities and non-White residents.

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

Housing Issues

- Poor condition of affordable housing stock according to residents and stakeholders. Inability of residents to make needed improvements due to low incomes.
- Disproportionately high levels of cost burden and lower levels of homeownership for minority populations other than Asian residents.
- Cost burden gaps are greatest for minority residents earning between 30 and 50 percent of the area median income—those just over the poverty level (lower middle class).
- Minority residents and residents with disabilities are most likely to express challenges with home buying associated with down payments and mortgage loan qualifications.
- High mortgage loan denial rates for non-White residents, even when adjusting for income level.
- Higher use of publicly-supported housing by African American residents, suggesting challenges obtaining private market housing.
- Housing choice for residents with disabilities restricted by the lack of available, affordable, accessible housing. Nearly one-fourth of residents say the home they live in does not meet their family's disability needs and nearly two-thirds cannot afford to make improvements. The most needed improvement is ramps and handrails.
- Landlords not accepting service animals and charging higher rents or deposits for persons with disabilities requesting reasonable accommodations.
- Lack of rental housing for families with children: on average 72 percent of Housing Choice Voucher wait lists are families with children. PHAs surveyed for the AI consistently rated families with children as the demographic group with the most trouble finding rental housing—even more so than residents with criminal backgrounds.

Economic Opportunity Issues

- Gaps in educational attainment for Hispanic residents.
- Residents with disabilities face challenges finding employment and those who are employed earn less than those without a disability.
- Economic differences contributing to segregation, mostly in urban areas. In some areas, systemic steering, lack of opportunity and lack of available housing perpetuate racially homogenous neighborhoods.
- Limitations (property tax caps) on state and local tax revenue generation.
- Severe lack of services and trained staff to deliver mental health and supportive services.

The factors contributing to these issues are:

- Economic weaknesses in some nonentitlement areas preventing residents from making needed repairs.
- Lack of accessible housing stock.
- Historically lower incomes of non-White and Hispanic residents and, for Hispanic residents, lower rates of educational attainment.
- Residents with disabilities facing lower employment opportunities and discrimination in housing markets.
- Families with children and non-White and Hispanic residents experiencing discrimination in rental market transactions.
- Landlords not complying with and/or not understanding fair housing laws, particularly reasonable accommodations.
- Insufficient resources to fund ADA improvements to public buildings and infrastructure, particularly in rural areas.

Discussion:

The State is currently finalizing action steps to address the fair housing issues. A statewide Analysis of Impediments to Fair Housing Choice (AI) was conducted in 2016 that contained goals, metrics, and a timeframe for action steps to address the identified barriers and fair housing issues. In sum, the State will take actions to:

1. **Improve the condition and accessibility of affordable housing in nonentitlement areas.**
2. **Increase affordable rental housing for families.**
3. **Increase fair housing knowledge among landlords and community leaders in rural areas.**
4. **Improve homeownership among minorities and persons with disabilities.**
5. **Improve employment outcomes for persons with disabilities.**
6. **Dedicate additional federal support to increasing accessibility in non-entitlement areas, contingent on expansion of federal infrastructure investments.**

AP-85 Other Actions – 91.320(j)

Introduction:

This section describes a variety of other efforts the State will continue during the program year to help address housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

The State faces a number of obstacles in meeting the needs outlined in the five-year Consolidated Plan:

- Housing and community needs are difficult to measure and quantify on a statewide level. The Consolidated Plan uses both qualitative and quantitative data to assess statewide needs. However, it is difficult to reach all areas of the State in one year, and the most recent data in some cases are a few years old. Although the State makes a concerted effort to receive as much input and retrieve the best data as possible, it is also difficult to quantify local needs. Therefore, the State must rely on the number and types of funding applications as a measure of housing and community needs.
- The ability of certain program dollars to reach citizens is limited by the requirement that applications for funding must come from units of local government or nonprofit entities. If these entities do not perceive a significant need in their communities, they may not apply for funding.
- Finally, limitations on financial resources and internal capacities at all levels can make it difficult for the State to fulfill the housing and community development needs of its many and varied communities.

To mitigate these obstacles the State will continue to provide training for the application process associated with the HUD grants to ensure equal access to applying for funds, and continually review and update its proposed allocation with current housing and community development needs, gathered through the citizen participation plan and demographic, housing market and community development research.

As an example, the IHCD HOME Rental Policy contains an Opportunity Index scoring section. The purpose of this category is to incentivize developments in areas of opportunity. The Opportunity Index awards points for locating projects in areas close to public transportation and fresh produce as well as in areas with low unemployment rates, high job growth, and high median household incomes.

Similarly, the IHCD CDBG OOR Policy contains a Needs Analysis scoring section. This category assesses the market need of the targeted area based on socio-economic factors and awards points to applicants proposing projects in areas where data indicates a strong need for assistance. Factors examined in this category include the median age of owner-occupied structures and county poverty rates.

Together, these categories enable IHCD to ensure projects are being funded in areas of opportunity

and in areas where there is a high need for assistance.

Actions planned to foster and maintain affordable housing

The primary activities to foster and maintain affordable housing are the State's CDBG, HOME and HTF funded activities that include the production of new units, homeownership opportunities, home rehabilitation and capacity support for affordable housing developers. Through the CDBG Program, IHEDA seeks to improve the quality of existing housing stock in Indiana. This program is designed to give preference in allocating Community Development Block Grant Owner- Occupied Repair (CDBG OOR) funding among selected developments that meet IHEDA's goals:

1. Demonstrate they are meeting the needs of their specific community.
2. Attempt to reach low and very low-income levels of area median income.
3. Are ready to proceed with the activity upon receipt of the award.
4. Revitalize existing neighborhoods, preferably with a comprehensive approach as part of a published community revitalization plan.
5. Propose projects that promote aging in place strategies for seniors, families with seniors, and persons with disabilities.
6. Propose projects that promote healthy family strategies for families with children under the age of 18.
7. Propose projects that are energy-efficient and are of the highest quality attainable within a reasonable cost structure.

Applicants of IHCDAs programs and funds are encouraged to engage in an array of activities necessary to attain the solutions desired by a community, such as:

- Pre-development and seed financing – limited to eligible nonprofits
- Permanent Supportive Housing – Applicants must participate in the Indiana Supportive Housing Institute to be considered for an IHCDAs investment.
- Rental assistance
- Acquisition, rehabilitation, guarantees, refinance, or (re)construction of rental housing
- Homeownership counseling and down payment assistance (not available through the use of HOME funding)
- Acquisition, rehabilitation, guarantees, refinance, or (re)construction of homebuyer housing
- Rehabilitation, modification, and energy improvements to owner-occupied housing.
- Additionally, the State utilizes other programs (summarized earlier in this section) to help foster and maintain affordable housing and include:
 - Affordable Housing and Community Development Fund;
 - Indiana Foreclosure Prevention Network;
 - Low Income Housing Tax Credits (LIHTC); and
 - Section 8 voucher program.

Actions planned to reduce lead-based paint hazards

Lead-based paint hazards will primary be addressed through CDBG and HOME funded rehabilitation activities. IHCDAs has developed new lead forms, and done multiple trainings on how to address lead based paint through both these programs. IN PY2019, IHCDAs will be sponsoring a workshop on the Lead Safe Housing Rule and the HUD Lead regulations to administrators and contractors. IHCDAs will also be addressing the dearth of eligible risk assessors, inspectors and licensed contractors by working with the Indiana Builders Association to advertise trainings, and will be developing a reimbursement for contractors to receive their appropriate lead licenses.

In addition, IHCDAs has been awarded the Lead Hazard Reduction Demonstration Grant through HUD. In partnership with the Indiana State Department of Health, IHCDAs will use the funds will for the identification of lead hazards in units occupied by children who have been lead poisoned or are at-risk of becoming lead poisoned; the remediation of the lead hazards through appropriate control or abatement procedures; and ancillary activities such as training, outreach, and casework. Healthy Homes funding will promote and develop coordination of the lead hazard control activities with other healthy homes steps. These and other activities include providing smoke detectors, providing carbon monoxide detectors, installing anti-scald devices on bathtubs and installing and/or checking handrails.

IHCDAs also developed a Lead Advocacy Team, consisting of IHCDAs staff, State Department of Health, and the Indiana Community Action Association (INCAA) to discuss lead based paint hazards across the state. In 2018, IHCDAs, along with INCAA launched the Lead Community Action Plan, which is using

CDBG-DR funding to provide lead hazard control to 17 rural counties across the State.

Actions planned to reduce the number of poverty-level families

The State of Indiana does not have a formally adopted statewide anti-poverty strategy. In a holistic sense, the entirety of Indiana's Consolidated Plan Strategy and Action Plan is anti-poverty related because a stable living environment is also a service delivery platform. However, many of the strategies developed for the five-year Plan directly assist individuals who are living in poverty.

Indiana has a history of aggressively pursuing job creation through economic development efforts at the State and local levels. This emphasis on creating employment opportunities is central to a strategy to reduce poverty by providing households below the poverty level with a means of gaining sustainable employment.

Other efforts are also needed to combat poverty. Many of the strategies outlined in the Consolidated Plan are directed at providing services and shelter to those in need. Once a person has some stability in a housing situation, it becomes easier to address related issues of poverty and provide resources such as childcare, transportation and job training to enable individuals to enter the workforce. Indiana's community action agencies are frontline anti-poverty service providers. They work in close cooperation with State agencies to administer a variety of State and federal programs.

Education and skill development are an important aspect of reducing poverty. Investment in workforce development programs and facilities is an essential step to break the cycle of poverty. Finally, there continue to be social and cultural barriers that keep people in poverty. Efforts to eliminate discrimination in all settings are important. In some cases, subsidized housing programs are vital to ensure that citizens have a safe and secure place to live.

The State also utilizes the Section 3 requirement (a provision of the Housing and Urban Development Act of 1968). Section 3 applies to employment opportunities generated (jobs created) as a result of projects receiving CDBG or HOME funding through ORCA or IHCD, whether those opportunities are generated by the award recipient, a subrecipient, and/or a contractor. The requirements of Section 3 apply to all projects or activities associated with CDBG or HOME funding, regardless of whether the Section 3 project is fully or partially funded with CDBG/HOME. A detailed description of Section 3 requirements is included in OCRA/IHCD's award manual. A notice of Section 3 requirements is included in bid solicitations and is covered during the award trainings.

Through IHCD's multitude of programs, the agency provides assistance to impact persons who may be experiencing homelessness, to those who need assistance to purchase their first home. IHCD utilizes its HOME program to provide TBRA to those exiting the prison system, to providing construction subsidies for supportive housing using the Housing First model, to providing funding to support housing for persons who are disabled, or families in need of stable housing.

Actions planned to develop institutional structure

During PY2019, the state intends to continue current practices of providing planning grants, technical assistance and training, regional workshops and access to community liaisons and regional representatives to support nonprofit institutional structure. These include:

- IHCDCA uses its "RED" notices, which are sent via email to subscribers, to communicate updates about grant application funding rounds and applications and federal policy changes. The RED notices webpage can be found at: <https://www.in.gov/myihcda/rednotices.htm> IHCDCA also maintains a resource center on its website. OCRA has a similar email system.
- Webinars are used to help potential grantees build capacity to apply for and access funding.
- IHCDCA utilizes part of its HOME administrative budget to provide additional technical assistance. In PY2018-2020, IHCDCA will be sponsoring the National Development Council, which will provide rental construction training for all IHCDCA developers; an intensive 16 week CHDO training for Executive staff of IHCDCA's non-profit and CHDO Partners; a HOME regulatory training targeting all HOME awardees and other Participating Jurisdictions across the State; a program development specific training for IHCDCA non-profits; and training focused on building the capacity of contractors in partnership with the Indiana Builders Association.
- For the past three years, IHCDCA has also hosted a separate track at its Housing Conference focused on the HOME Program, CHDOs and rural housing development.

OCRA and IHCDCA gather information on community needs throughout their program years through listening sessions and focus groups with stakeholders and community leaders. These visits are helpful in identifying the areas where partners may struggle the most in development and programming--and inform program development and block grant fund allocations.

The state will also continue (and has enhanced) the Stellar Communities program. The purpose of this program is to develop a region's institutional structure to facilitate economic development, create jobs, and increase its overall competitiveness in the U.S. economy. Ball State University and Purdue University are now participating in the program with their involvement to include project support, guidance and data analytics. Ball State University's Indiana Communities Institute will assist communities in the planning stages. Purdue University's Center for Regional Development (PCRD) will assist communities post-designation with long-term sustainability efforts and project implementation.

Unlike in PY2018, stakeholders interviewed this year *did* express a need for planning support, capacity building, and technical assistance.

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

The State has an active network of community development corporations, many of which have become

increasingly focused on housing and community development issues. These organizations are engaged in a variety of projects to meet their communities' needs, from small-scale rehabilitation programs to main street revitalization. Public housing authorities exist in the major metropolitan areas and in small to medium-sized communities throughout the State.

The State also has several organizations that advocate for State policies and organize housing and community development activities at the State level. Prosperity Indiana provides policy coordination, as well as training and technical assistance, to support nonprofit housing and community development activities. The Back Home in Indiana Alliance is composed of Indiana leaders in several affordable-housing and disability-related organizations and help people with disabilities become homeowners in several Indiana communities.

Through provision of training and technical assistance (discussed above), OCRA and IHCD support coordination and help to build partnerships with and among these organizations. Examples from prior program years, which will be continued in PY2019, include:

IHCD's and OCRA's executive leadership and staff speak at public and private housing and community development events.

OCRA holds regular "listening sessions" in nonentitlement areas throughout the state to gather information on economic development and housing challenges.

OCRA's community liaisons (OCRA's can be found at <https://www.in.gov/ocra/2330.htm>) partner with local units of government, the private sector, and nonprofits to locate and proactively work to locate funding and other resources for community and economic development projects, as well as facilitate the meeting of local officials, state, and federal agencies. They also provide technical assistance on all OCRA programs.

IHCD's three Real Estate Production Analysts each cover a region of the state (North, Central, South) and provide frequent outreach and technical assistance. Outreach is provided by email, over the phone, and in-person when requested. Production Analysts also attend ribbon cutting, groundbreakings, and other promotional events.

IHCD conducts regional outreach meetings every year. These meetings are held three to five times a year and are each located in a different area of the state in order to ensure that partners in all areas of the state are able to easily attend. The information provided at these meetings is also tailored to address the specific needs of the region in which the meetings is being held. Local projects are highlighted as well. Production Analysts and other IHCD staff utilize their existing contacts to invite current and potential partners to these meetings.

IHCD also sponsors, in partnership with the Indiana Affordable Housing Conference, the Indiana Housing Conference. The Indiana Housing Conference is an annual conference for affordable housing

professionals in which industry news and best practices are discussed.

The Indiana Supportive Housing Institute will focus on finding lasting solutions instead of stop-gap programs. The 2019 Institute will address issues of homelessness with a focus on serving people experiencing chronic homelessness, including veterans. The 2019 Institute will provide targeted training and technical assistance. Teams will receive over 80 hours of training including individualized technical assistance and resources to assist in completing their project. In addition, industry experts, including staff from IHADA, will provide insight on property management, financing, and building design.

Discussion:

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

Please see below and the attached MODs for program specific requirements.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.320(k)(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
Total Program Income:	0

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.	80.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Please see the Grantee Unique Appendices for the guidelines. IHCD does use the home affordable homeownership limits published by HUD.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Please see the Grantee Unique Appendices for the guidelines. IHCD does use the home affordable homeownership limits published by HUD.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

**Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

Please see the Grantee Unique Appendices for the guidelines.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Coordinated Assessment Committee of the Balance of State Continuum of Care Board is working with the State ESG program to develop and coordinate regional centralized intake and triage centers to ensure access to assistance is driven by the needs of persons experiencing homelessness. IHCD is the collaborative applicant within the CoC and IHCD was awarded the Coordinated Access Grant. With the assistance of the CoC Board, IHCD has will developed and

improves upon the coordinated access system. **Access:** The Coordinated Assessment will be in the HMIS system and utilized by the Coordinated Access agency within the Region within the Balance of State CoC whether they are an ESG subrecipient or other programs funded by McKinney Vento. Each Region will determine if their Coordinated Access will be a centralized or decentralized system. **Assessment:** Each homeless person will be assessed and triaged based on their needs in order to prioritize the most vulnerable and those with the highest barriers for first assistance. This first priority would include the chronic homeless population. **Assign:** Once assessed the person/family then will be assigned to the right type of housing that best suits their needs whether it is permanent supportive housing, rapid rehousing or VASH voucher and whether it is available in that area or Region.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

IHCDA plans to allocate funding to a maximum of 15 agencies to administer the ESG Rapid Rehousing and Homeless Prevention Activities of the ESG program for line items such as: housing relocation and services (financial and services), rental assistance and administration.

There will be approximately 60 agencies that will apply for emergency shelter component that includes operations, essentials, and financial assistance and approximately two - six agencies that may apply for the street outreach activity. No more than 60% of ESG funds will be allocated to operations, essentials and street outreach. A request for proposals will be distributed to all the Regional Planning Councils on the Homeless throughout the Balance of State, to the current subrecipients of the ESG program, current permanent supportive housing rental assistance programs (mental health centers, housing agencies, community action agencies, non-profits) who have had experience with rental assistance. Each proposal will be reviewed by at least one IHCDA Community Services staff person and by a member of a Committee under the CoC Board. Each reviewer will complete a scoring tool, assigning points based on the following program design components: outreach system, commitment to the coordinated access intake point, systems coordination, organizational capacity, permanent housing placement strategy, history of administering the rental assistance programs, amount of match provided and coordination with ESG Entitlement City funds (as applicable). Each subrecipient will be awarded based upon the average of their proposal score and the amount of funding that will be available. The amount of each award could be between \$60,000 and \$250,000 each.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The State ESG recipient – IHCDA - has a member of the Resource & Funding Committee and the Balance of State CoC Board who has been formerly homeless and currently lives in a permanent

home after recently leaving permanent supportive housing. The committee provides guidance to our CoC Programs and their policies and procedures. The State of Indiana recognizes the invaluable perspective of individuals who are currently homeless and formerly homeless in developing an effective person-centered program and system.

The State program strongly encourages subrecipients of the ESG program to incorporate this participation, to the maximum extent practicable, in a policy-making function of both the organization and the respective regional Planning Council on the Homeless. The State ESG program application requires subrecipients to demonstrate how participation and input of people experiencing homelessness is utilized at both an organizational level and within their regional Planning Councils on Homelessness. This will be a threshold item and will require the subrecipient to provide documentation around their policies for verification. This issue is also reviewed during program monitoring visits.

5. Describe performance standards for evaluating ESG.

The performance standards were developed in conjunction with the governing body for the Balance of State CoC Board and the Resource & Funding Committee and approved by the Balance of State CoC Board by using the national standards outlined in Section 427 of the McKinney-Vento Act, as amended by the HEARTH Act.

Baseline performance measurements will be reports generated by the HMIS system and mainly from the ESG CAPER reports for the current grant prior year. Two of the standards are specific to the subrecipient's program performance and the remaining two are specific to system outcomes.

ESG subrecipients will be able to set their own goals for the next years on areas such as: discharging persons to permanent housing, increasing employment income and increasing overall income by persons who exit the emergency housing.

Below are goals that IHCD would like to reach on an annual basis:

ESG RR -rental assistance program subrecipients: At discharge from program, 82 percent of persons assisted will still be permanently housed, and 65 percent will increase their income.

ESG program subrecipients that are Emergency shelters that have activities such as operations, essential services and financial assistance: 50 percent of persons will discharge to permanent housing, and 25 percent will increase their income.

ESG program subrecipients that have outreach component: 50 percent of identified caseload will be permanently housed.

ESG program subrecipients that have outreach component: 50 percent identified caseload will

increase their income.

The average length of stay of participants in ESG funded and other CoC programs should decrease by at least 10 percent.

**Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)**

1. How will the grantee distribute its HTF funds? Select all that apply:

Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Eligible applicants include CHDOs, non- and for-profit affordable housing developers, and joint venture partnerships.

Eligibility will be determined based on:

1. Whether the development demonstrates a need for HTF in order to make a greater number of units affordable to extremely-low and very low households;
2. Whether the development meets State and Federal requirements of all programs for which the applicant is applying, including the threshold requirements;

3. Successful completion of the Permanent Supportive Housing Institute;
4. If the development ranking is sufficient for it to be awarded RHTC pursuant to the RHTC process as outlined in the current QAP; and,
5. The availability of HTF funds.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Application requirements are described in Parts V, VI, and VIII in the HTF Policy, which is part of Appendix A (Methods of Distribution) in the Grantee Unique Appendices.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The Selection Criteria to select eligible recipients is described in Parts V and VI of the HTF Policy, which is part of Appendix A.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Eligible developments can be located in any city, town or county located in Indiana. There is no geographic preference to the use of the HTF.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Timely Undertaking – moderate priority: As stated under the Threshold Items Section 6.3 (d) of the HTF Policy, the applicant is required to demonstrate their ability to undertake the activities set forth in its application upon receipt of the HTF award, to begin construction within 12 months of receipt of the

award, and to complete the development within a 24 month period.

6.3 (d): The applicant must demonstrate experience and capacity to conduct an eligible HTF activity as evidenced by its ability to:

Own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development; or

1. Design, construct, or rehabilitate, and market affordable housing for homeownership.
2. That the applicant has the capacity to undertake the activities set forth in its application upon receipt of the HTF award and begin construction within 12 months of receipt of the award and complete the development within a 24 month period.

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Project-Based Rental Assistance – high priority: As stated under Threshold Items Section 6.3 (c) and 6.3 (e), in order to be eligible for the supportive housing set-aside of the QAP and for HTF funding, the applicant must demonstrate how units will be made affordable to the targeted population of persons experiencing homelessness. All developments are required to identify a source of project-based rental assistance for the supportive housing units, generally through Project-Based Section 8 vouchers or CoC funding. Developments that have not identified an operating subsidy source do not meet threshold and will not be considered for funding. As stated under Section 7.1 Rents Charged, Applicants may be eligible for 28 points for rent targeting.

6.3(c): The Applicant must identify all subsidy sources. Funding commitments must be provided with the RHTC application. If the funding has not yet been committed, application must provide proof of application, a narrative describing the selection process, and a narrative plan on how the development will move forward if the application is denied. HTF cannot be committed until all other sources have been committed.

6.3 (e): The Development must serve populations that are extremely low-income and experiencing homelessness. The target population served by the development must be the target population that was identified based on community need and relevant data through the Supportive Housing Institute process and align with the goals of the Consolidated Plan.

g. Describe the grantee’s required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Affordability Period – low priority: As stated under the Threshold Criteria Section 6.3 (a), applicants must meet the minimum 30 year period of affordability to be eligible for funding.

h. Describe the grantee’s required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Priority Housing Needs of Indiana – high priority: Through the 2015-2019 Consolidated Plan, the State of Indiana includes extremely low income households and permanent supportive housing/integrated supporting housing as “housing priority needs” (see AP-25 Allocation Priorities).

To be eligible for the supportive housing set-aside in the QAP and for HTF, the applicant must further the creation of community-based housing that targets the extremely low income (less than 30% AMI) with intensive service programs that have a direct impact on reducing homelessness through the Housing First model, to meet the state’s priority housing needs of serving extremely low-income households. Applicants who have not successfully completed the Supportive Housing Institute and/or who do not meet the set-aside criteria as identified in both the QAP and in Sections 2.1 and 6.3 (e) of this Allocation Plan will not be eligible for funding.

In addition, IHEDA may award additional scoring of 140 points under Sections 7.1 Rents Charged; 7.2 Development Characteristics; and 7.3 Sustainable Development to prioritize projects which best serve their residents.

i. Describe the grantee’s required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Extent of Non-Federal Funding – moderate priority: As stated under the Threshold Items Section 6.3 (c), the applicant must demonstrate all subsidy sources. IHEDA may also award up to 14 points for projects that meet the criteria as outlined in Sections 7.2 (o) Tax Credit Per Unit; 7.2 (p) Tax Credit per Bedroom; 7.4 (a) Firm Commitment; and 7.4 (b) Previous Funding in a Local Government.

4. Does the grantee’s application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A”.

Yes

5. Does the grantee’s application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A”.

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee’s goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee’s maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME’s maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a

description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

See Part 4.1 Subsidy and Budget Limitations of the HTF Policy for the per unit subsidy limits. A description of how the limits were determined by be found on page 15 of the HTF policy.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

All HTF funded projects must meet the property standards outlined in 93.301. The rehabilitation standards are set in a separate appendix.

- Developments must use Uniform Physical Condition Standards (UPCS). A listing of those standards can be found in the Multi-Family Checklist. Beyond the UPCS standards, projects must also comply with IHCD Rehabilitation Standards (see Exhibit A); and the stricter of the local rehabilitation standards or the Indiana State Building Code.
- The development must meet the accessibility requirements at 24 CFR Part I, which implements Section 504 of the Rehabilitation Act of 1973.
- Covered multi-family units, as defined at 24 CFR 100.201, must meet the design and construction requirements at 24 CFR 100.205, which implements the Federal Fair Housing Act Amendments of 1988.
- Any units utilizing gas appliances must provide carbon monoxide detectors in addition to standard smoke detectors.
- Newly constructed units must meet additional energy efficiency standards for new construction pursuant to section 109 of the Cranston-Gonzalez National Affordable Housing Act.
- Where relevant, the housing must be constructed to mitigate the impacts of potential disaster, in accordance with State and local codes, ordinances, or other State and local requirements, or such other requirements as HUD may establish.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

The purpose of this Housing Trust Fund (HTF) application is to provide subsidies in the form of grants to selected applicants for the acquisition, rehabilitation and/or new construction of supportive housing for persons with extremely low-income (at or below 30% of area median income). For this funding cycle, a portion of the HTF funds will be offered exclusively to Rental Housing Tax Credit developments that (1) apply for funding under the Qualified Allocation Plan (QAP) for the Rental Housing Tax Credit Program (RHTC) and (2) successfully completed the Indiana Supportive Housing Institute.

Eligible applicants for tax credits and HTF funds must have successfully fulfilled all requirements and demonstrated meaningful and successful participation in the Indiana Supportive Housing Institute for the specific development for which they are applying. The Indiana Supportive Housing Institute provides training and support to organizations that plan to create supportive housing. Tenant outreach, selection, property management and service plans must be approved as part of the Institute process and prior to submission of a RHTC application. Participation in the Institute is based on a competitive RFP selection process.

12. Refinancing of Existing Debt. Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

N/A; refinancing of existing permanent debt is not eligible under IHCD's HTF program.

Discussion:

For HOPWA:

IHCDA will facilitate a request for qualifications (RFQ), advertised through the CoC network, posted online, and provided to current HIV/AIDS service providers. The RFQ is available to all agencies who meet the threshold requirements. Many of the programs that apply through the RFQ started off as grassroots agencies years ago by starting a non-profit program based upon the growing HIV/AIDS epidemic and the need in their community. There was a growing need of resources that were not readily available for this population. The non-profits utilized their partners in the community to build

their board membership and collaborated with local hospitals, clinics, and housing agencies to assist in providing education, testing, supportive services, financial assistance and housing. Nonprofit community organizations that apply are usually mental health centers, HIV/AIDS programs specifically, or local hospital.

The RFQ will gather information on the number of persons/households they plan to serve, housing plans, housing services, organizational capacity, performance goals, supportive services, and their proposed budget. The RFQ applicants need to meet the following thresholds:

- Required to be a non-profit organization
- Required to be a current Indiana State Department of Health Care Coordination Site.
- Previous experience providing HOPWA assistance.
- Actively attending the local Regional Planning Council/Committees/Leadership roles within their Region.
- No current outstanding findings with HUD or IHCD.

By having the threshold that all applicants must be current Indiana State Department of Health Care Coordination Site, we are providing a one stop shop for persons to access level of care that is needed. Persons will be able to receive testing, diagnosis, medical information, supportive services and housing if needed. Care Coordination is a specialized form of HIV case management. Its mission is to assist those living with HIV disease with the coordination of a wide variety of health and social services. Case Management services are available statewide. It provides an individualized plan of care that includes medical, psychosocial, financial, and other supportive services as needed. It is offered free of charge to the person. The primary goals of the program are to ensure the continuity of care, to promote self-sufficiency, and to enhance the quality of life for individuals living with HIV. The trained professionals provide assistance such as : access to health insurance, housing programs, emergency funds, medications, utility assistance, mental health and substance abuse programs, HIV testing and prevention programs.

The RFQ will be evaluated through a tool that will verify that each applicant meet the threshold requirements and also have financial capacity by meeting accounting and financial standards. It will be verified that each subrecipient are certified to be a care coordination site by requiring they attach the certificate or agreement showing they meet the standard.

