



CITY OF GARY, INDIANA

JEROME A. PRINCE, MAYOR

CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)

2020 REPORT YEAR

COMMUNITY DEVELOPMENT DIVISION

OF

THE DEPARTMENT OF COMMUNITY INVESTMENT

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EXECUTIVE SUMMARY

The Consolidated Annual Performance and Evaluation Report (CAPER) serves to meet performance reporting requirements by the U.S. Department of Housing and Urban Development (HUD) as set forth within the Consolidated Plan regulations at 24 CFR 91.520. This report covers the period of January 1 through December 31, 2020 and in accordance with the City's Citizen Participation Plan, the 2020 CAPER is made available to the general public for review and comment for a period of not less than 15 days prior to submittal.

The CAPER is a performance document that is due 90 days after the end of a program year which explains the City's efforts to meet the objectives of the Consolidated Strategic Plan by showing how HUD funds were targeted and used to support these objectives and priorities. The City of Gary's program year runs from January 1 – December 31, therefore the CAPER is due on or before March 30. The reporting process is a program requirement that affords the City an opportunity to evaluate performance and its outcomes as it relates to meeting priorities and specific objectives identified in the Annual Action Plan.

This is accomplished through the evaluation of program impact through various measures that have determined what changes were necessary to accomplish a set goal. This report includes a summary of the programmatic accomplishments and their impact for the purpose of presenting accurate details of the overall performance of the year's objectives and measureable outcomes.

The City of Gary carries out formula grant programs administered by the U.S. Department of Housing and Urban Development. During 2020, the City of Gary was awarded funding under the following formula grant programs and the CARES Act:

2020 Formula Grant Programs	Funds Awarded
Community Development Block Grant Program(CDBG)	\$3,355,620
HOME Investment Partnerships Program (HOME)	\$557,937
Emergency Solutions Grant Program (ESG)	\$289,178
Total	\$4,202,735
2020 CARES Act Programs	
Community Development Block Grant Program(CDBG-CV)	\$1,974,302
Emergency Solutions Grant Program (ESG-CV)	\$997,166
	\$2,971,468

Several activities continued to use prior year funding remaining due to the City of Gary receiving it's 2020 entitlement in approximately October, 2020.

In recent years, HUD has changed the process and all Grantees were advised not to submit their consolidated plan/action plan until after the formula allocations were announced. The 2020 Formula Allocations were announced on February 18, 2020 and the City of Gary's 2020 Annual Action Plan was submitted on August 13, 2020 and approved in September, 2020. Grant agreements with the U.S. Department of Housing and Urban Development were provided to the City of Gary on September 2, 2020 and signed by the Mayor on September 3, 2020. The formula grant funds were released approximately in October, 2020.

FORMULA GRANT PROGRAMS

Community Development Block Grant (CDBG) - In 2020, the City received CDBG grant funds in the amount of \$3,355,620, an increase of \$64,558 from 2019. The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program provides annual grants on a formula basis to units of local government and States. The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.

HOME Investment Partnerships Grant (HOME) - In 2020, the City received HOME grant funds in the amount of \$557,937, an increase of \$25,391 from 2019. HOME provides formula grants to States and localities that communities use-often in partnership with local nonprofit groups-to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households.

Emergency Solutions Grant (ESG) - In 2020, the City received ESG grant funds in the amount of \$289,178, an increase of \$10,166 from 2019. ESG recipients, which are state governments, large cities, urban counties, and U.S. territories, receive ESG grants and make these funds available to eligible subrecipients, which can be either local government agencies or private nonprofit organizations. The recipient agencies and organizations, which actually run the homeless assistance projects, apply for ESG funds to the governmental grantee, and not directly to HUD. The Emergency Solutions Grants (ESG) program is designed to be the *first step* in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living.

The above formula grants are new funds received during the 2020 program year. Funding is used to provide and promote decent and affordable housing, a suitable living environment, and expanded economic opportunities for Gary's citizens.

CARES ACT GRANTS PROGRAMS

Community Development Block Grant CARES Act (CDBG-CV) – On April 2, 2020, the U.S. Department of Housing and Urban Development informed the City of Gary of a special allocation in the amount of \$1,974,302 of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis. The CARES Act added additional flexibility for both the CDBG-CV grant and, in some cases, for the annual FY2020 CDBG grants in these unprecedented times. The public comment period was reduced to not less than 5 days, grantees could use virtual public hearings when necessary for public health reasons, the public services cap was suspended during the emergency, and States and local governments could reimburse costs of eligible activities incurred for pandemic response regardless of the date.

Emergency Solutions Programs Grant CARES Act (ESG-CV) – On April 2, 2020, the U.S. Department of Housing and Urban Development informed the City of Gary of a special allocation in the amount of \$997,166 as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136. These special ESG-CV funds to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance; and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19. President Trump signed the CARES Act on March 27, 2020 to help the Nation respond to the coronavirus outbreak. The CARES Act made available an

additional \$4 billion in ESG-CV funds to supplement the Fiscal Year (FY) 2020 ESG funding provided under the Further Consolidated Appropriations Act, 2020 (Public Law 116-94).

The 2020 ESG-CV CARES Act funding was announced on April 2, 2020. The ESG-CV funding of \$997,166 was awarded to the Continuum of Care of NWI to administer this grant due to their experience with providing assistance to the homeless and those that at risk of homelessness. The CoC of NWI will assist individuals and families who are homeless or receiving homeless assistance and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19.

According to the letter of April 2, 2020, announcing the ESG-CV CARES Act funding, the ESG-CV funds were not subject to the consultation and citizen participation requirements that otherwise apply to the Emergency Solutions Grants, however each recipient was required to publish how its allocation has and will be used, at a minimum, on the Internet at the appropriate Government website or through other electronic media. A substantial amendment to the 2019 Annual Action Plan was published on June 2, 2020. The City of Gary's 2019 Annual Action Plan was amended to include this funding and submitted on June 19, 2020. Grant agreements with the U.S. Department of Housing and Urban Development were signed on June 24, 2020 the funds were released approximately July, 2020.

Indiana Housing & Community Development Authority (IHCDA) - The City of Gary's Community Development Division also received \$100,000 for the Indiana Foreclosure Prevention Network Program and \$60,000 in Hardest Hit Funds for 2020, through the Indiana Housing Community Development Authority (IHCDA), to assist homeowners facing foreclosure. In 2020, IHCDA administered a new program Mortgage Reinstatement Assistance Program (MRAP) – COVID-19 Pandemic for homeowners that suffered an involuntary loss of income related to the pandemic, received/applied unemployment benefits. The (IFPN) REINSTATEMENT resolution option was available to Indiana homeowners. All programs will bring the mortgages current and put the homeowner back into "ACTIVE" status with their lender. All programs have a maximum amount of mortgage assistance of \$30,000, require a ten (10) year forgivable lien, as long as the homeowner stays in the property as their primary residence and doesn't transfer or refinance the property they will not be required to pay back the funds distributed.

GOALS/STRATEGIES

The City focused most of its efforts on achieving most of the goals and strategies, outlined by our consultants, in its 2016-2020 Consolidated Strategic Plan and 2020 Annual Action Plan which are listed below.

1	Goal Name	HS-1 Housing Rehabilitation – High Priority
	Goal Description	Continue to rehabilitate the existing residential housing stock for homebuyers and tenants in the City to correct code violations, promote energy efficiency, weatherization, and accessibility improvements.
2	Goal Name	HS-2 Housing Construction – High Priority
	Goal Description	Increase the supply of affordable, decent, safe, accessible, and sound housing through new construction for home owners and rental housing.
3	Goal Name	HS-3 Home Ownership – High Priority
	Goal Description	Assist lower-income homebuyers to purchase a home with down payment and closing cost assistance, including housing counseling services.
4	Goal Name	HS-4 Fair Housing – High Priority
	Goal Description	Promote fair housing choice in the City through education, outreach, enforcement of and compliance with the Fair Housing Act, and providing seminars, training, and informational material.
5	Goal Name	HO-1 Operation/Support – Low Priority
	Goal Description	Continue to assist providers in the operation of housing and supportive services for the homeless and persons at-risk of becoming homeless.
6	Goal Name	HO-2 Prevention and Housing – Low Priority
	Goal Description	Continue to support homeless prevention and rapid re-housing programs.
7	Goal Name	HO-4 Continuum of Care – Low Priority
	Goal Description	Support the Continuum of Care Network’s efforts to provide housing, outreach, and preventative care services and support.
8	Goal Name	SN-2 Housing – Low Priority
	Goal Description	Increase the supply of affordable, decent, safe, accessible, and sound housing for the elderly, persons with disabilities, victims of domestic violence, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
9	Goal Name	CD-2 Infrastructure – High Priority
	Goal Description	Improve the City’s infrastructure through rehabilitation, reconstruction, and new construction (streets, walks, curbs, ADA ramps, sewer, water, storm water management, flood control, green infrastructure, etc.).
10	Goal Name	CD-3 Public Services – High Priority
	Goal Description	Improve and enhance public services, programs for youth, the elderly and the disabled, including recreational programs, city services, and social/welfare programs throughout the City.
11	Goal Name	CD-5 Code Enforcement – High Priority
	Goal Description	Remove and eliminate slum and blighting conditions through code enforcement, acquisition for rehabilitation, and demolition of vacant and abandoned structures citywide.
12	Goal Name	CD-6 Revitalization – High Priority
	Goal Description	Promote neighborhood revitalization activities in strategic areas through housing development, infrastructure improvements, code enforcement, targeted acquisition, and demolition.

13	Goal Name	ED-2 Financial Assistance – High Priority
	Goal Description	Support business and commercial growth through expansion and new development of existing and new firms.
14	Goal Name	AM-1 Overall Coordination – High Priority
	Goal Description	Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.
15	Goal Name	CD-1 Community Facilities – High Priority
	Goal Description	Improve the City’s public and community facilities (parks, recreation centers, library, etc.) and make them accessible in accordance with Section 504 of the Rehabilitation Act of 1973.

PRIORITY NEEDS

Priority needs are the needs that will be addressed by the Goals outlined in the Five-Year Strategic Plan and are listed above. The level of need in a community will always be greater than the limited resources available to meet the need.

During 2020, the City addressed activities with a high priority need with CDBG and HOME funds under the goals established in the 2020 Annual Action Plan. Due to the COVID-19 pandemic, the proposed accomplishments for most activities were not met. Some activities had to be postponed, halted, or cancelled.

HIGH PRIORITY NEED - HOUSING

Goal 1: HS-1 Housing Rehabilitation was addressed through CDBG funds by continuing to fund the Housing Repair and Emergency Repair rehabilitation programs which assisted 18 Gary residents with rehabilitation of the existing residential housing stock occupied by low to moderate income Gary homeowners to correct code violations, promote energy efficiency, weatherization, and accessibility improvements; and by continuing to fund the Neighborhood Rehab Program to rehabilitate homes acquired under the NSP grants to be sold to income eligible homebuyers. Due to the COVID-19 pandemic, a halt on some rehabilitation of properties had to be instituted which affected the number of households provided rehabilitation services. Rehabilitation of properties has resumed in 2021.

Goal 2: HS-2 Housing Construction was addressed through HOME funds by continuing to fund the NWI Habitat for Humanity Field of Dreams project to increase the supply of affordable, decent, safe, accessible and sound housing through the anticipated new construction of 2 single family homes in the 1800 block of Adams St. (1828 and 1838 Adams St.). Due to the COVID-19 pandemic, construction of the homes was stalled. At the end of 2020, the construction of 1 home at 1838 Adams St. was completed and construction of 1828 Adams St. is 30% completed and is anticipated to be completed in 2021. Both homes are anticipated to be sold in 2021 to low income eligible households between 30-80% of the Median Family Income. The City of Gary executed a HOME Agreement for \$1,000,000 on September 9, 2020 for construction of the Broadway Lofts Apartments located at 701-35 Broadway, Gary, Indiana. The total development cost for this project is approximately \$12,000,000. Permits were issued on September 23, 2020 and installation of site markings for utilities, excavation for building footage, and rough framing for concrete began in November 2020. The Broadway Lofts Project will consist of 38 newly constructed affordable rental-housing units. This project is expected to be completed by March 2022.

Goal 3: HS-3 Home Ownership was addressed through HOME funds by assisting 3 low-income homebuyers to purchase a home with down payment assistance, including housing counseling services. As an official HUD Approved Counseling Agency through our affiliate office, Telamon Corporation/Transitional Resources Corporation, education was provided to a total of 49 individuals which attended free Pre-Purchase Educational Workshops held January, February, October, and November of 2020 on Saturdays from 9:00 a.m. – 5:00 p.m. Due to the COVID-19 pandemic, a halt on providing in-person housing counseling and homeownership education services had to be instituted. There was a significant decrease in numbers because of the COVID-19 Pandemic.

Goal 4: HS-4 Fair Housing was addressed by continuing to fund the Gary Human Relations Commission which included promotion of fair housing choice and employment rights through education, outreach, enforcement of and compliance with the Fair Housing Act, seminars, training, and informational material which assisted 77 persons. Due to the COVID-19 pandemic, a halt on providing in-person services had to be instituted which affected the number of persons provided services.

HIGH PRIORITY NEED - COMMUNITY DEVELOPMENT

Goal 15: CD-1 Community Facilities was addressed through CDBG funds by providing improvements to the Hudson-Campbell Sport and Fitness Center. The city's newest fire station was completed in May, 2020 through Section 108 Loan funds and is located at Pittman Square, 4959 Pennsylvania St. The \$3.5 million facility is the home of Engine Co. 5 and has room for one engine, one ambulance, and one battalion chief, with a crew of six per shift in the Southeast Glen Park section of the City.

Goal 10: CD-3 Public Services was addressed through CDBG funds by continuing to fund the Gary Health Department's Sexually Transmitted Diseases Program by providing 967 persons with promotion of healthy living through education, prevention, protection, and intervention of sexually transmitted diseases; Gary Health Department's Lead Poisoning Prevention Program by providing 23 persons with lead poisoning prevention case management; Gary Youth Services Bureau's Out of School Time Program by providing 53 youth with after-school and summer activities; and Homeownership Opportunity Network program by providing 5 persons with homeownership education and counseling and providing 86 prospective homebuyers information over the telephone. A new activity, CR Works Gary Bots program, was provided funding to provide middle school age students, and their parents, afterschool Robotics and STEM tutoring activities at My Safari Academy which provided services to a total of 97 persons. This included 31 students and 66 parents.

Goal 11: CD-5 Code Enforcement was addressed by continuing to fund the Neighborhood Conservation/Code Enforcement program to remove and eliminate slum and blighting conditions which cited 384 properties of which 333 were residential, 51 were commercial, and 7 were reported as corrected by the owner. Due to the COVID-19 pandemic, a halt on providing citations had to be instituted which affected the number of citations that were issued.

Goal 12: CD-6 Revitalization was addressed by continuing to fund the Demolition Program to promote neighborhood revitalization strategies through the demolition and/or clearance of 69 unsafe commercial/residential structures which contained 64 housing units. Due to the COVID-19 pandemic, demolition of structures was delayed which affected the number of properties demolished.

HIGH PRIORITY NEED - ADMINISTRATION, PLANNING, AND MANAGEMENT

Goal 14: AM-1 Overall Coordination was addressed by continuing to fund program management and oversight for the operations of the CDBG grant.

During 2020, the City addressed activities with low priority with CDBG and ESG funds, under the goals established in the 2020 Annual Action Plan. Due to the COVID-19 pandemic, the proposed accomplishments for most activities were not met. Some activities had to be postponed, halted, or cancelled.

LOW PRIORITY NEED - HOMELESS

Goal 5: HO-1 Operation/Support was addressed by continuing to provide funding for the operations of an emergency shelter for victims of domestic violence and homeless persons to the Gary Commission for Women which provided shelter services to 38 persons (28 victims of domestic violence and 10 homeless persons). Due to the COVID-19 pandemic and the need for rehabilitation of the shelter, the shelter had to be closed. It is anticipated that the shelter will reopen to provide shelter services once the rehabilitation has been completed. This priority was also addressed by continuing to provide funding for the Crisis Center, Inc. for the operations of an emergency shelter for runaway/homeless youth which provided shelter services to 125 youth. Lydia House is a new activity that was provided funding for the operations of an emergency shelter for homeless single women with no children which provided shelter services to 22 homeless women without children.

Goal 6: HO-2 Prevention and Housing was addressed by continuing to provide funding for the Rapid Re-Housing Program to the Continuum of Care Network of NWI which provided services to served 53 persons by providing assistance with case management for housing stability and housing search and placement. This included 1 person that was assisted with rental assistance and a security deposit. The Continuum of Care Network of NWI took on the responsibility of Homelessness Prevention Services previously provided by another agency and provided 56 persons with homelessness prevention services which included housing stability case management, rental arrears, rental assistance, and security deposits. Due to the COVID-19 pandemic, a halt on providing in-person services had to be instituted which affected the number of persons provided services.

Goal 7: HO-4 Continuum of Care was addressed by continuing to provide funding for the operations of the Continuum of Care Network of NWI which is designed to reduce the negative effects of homelessness.

LOW PRIORITY – OTHER SPECIAL NEEDS

Goal 8: SN-2 Housing was addressed by continuing to provide funding for the Senior Rehab Program which provided rehabilitation to 10 low to moderate income single family owner-occupied elderly Gary residents to correct code violations, promote energy efficiency, weatherization, and accessibility improvements. Due to the COVID-19 pandemic, a halt on rehabilitation of properties had to be instituted which affected the number of households provided rehabilitation services. Rehabilitation of properties has resumed in 2021.

2020 ACCOMPLISHMENT NARRATIVE

The 2020 accomplishments would not have been possible had not it been for Community Development partnering with various public service agencies in the community and several programs administered in-house. Services provided by these public service agencies included fair housing and employment rights counseling services/public education and outreach; an after school program for youth; an afterschool Robotics and STEM tutoring program for youth and parents; promotion of healthy living through education, prevention, protection, and intervention of sexually transmitted diseases; a lead poisoning prevention program; emergency shelter services for homeless and/or victims of domestic violence; emergency shelter services for runaway youth; emergency shelter services for homeless single women with no children; and financial assistance and housing relocation and stabilization services to eligible homeless households. Services administered in-house included the housing repair programs; homeownership counseling services; and down payment assistance for residents interested in becoming first-time homebuyers.

The City also focused on four (4) targeted revitalization neighborhoods (Aetna, Emerson, Horace Mann, and University Park). Community Development has provided neighborhood revitalization strategies that have reduced the isolation of income groups to improve the safety and livability of our neighborhoods and developed smart growth solutions to address urban sprawl. These solutions, include targeting neighborhoods and establishing urban growth boundaries, preserving green space, improving and investing in alternate forms of transportation, and building compact pedestrian-friendly neighborhoods that help manage growth and control sprawl.

With the assistance of Community Development Block Grant (CDBG) funds:

- Painting of the exterior of the Hudson-Campbell Sport & Fitness Center and work on the exterior vinyl images at the South and West façades was completed.
- New construction of Fire Station #5 in the South East Glen Park section of the City was completed in May, 2020.
- 1,140 persons were assisted with public services
- 28 victims of domestic violence and 10 homeless persons were provided shelter and services
- 5 households were assisted with pre- and/or post- purchase homeownership counseling
- 77 persons were assisted with fair housing and employment rights counseling services
- 16 Gary income eligible homeowners received rehabilitation grants under the Housing Repair and Senior Repair Programs
- 12 Gary income eligible homeowners received emergency rehabilitation grants under the Emergency Repair Program
- 69 structures were cleared and/or demolished
- 384 properties received code violations (333 residential and 51 Commercial)
- 49 persons were provided with instructor-led classroom training and technical assistance.

With the assistance of HOME Investment Partnerships Grant funds:

- 1 property was completed by Habitat for Humanity at 1838 Adams St.
- 15 very low-income families received assistance with rent and/or security deposits through the Rental Assistance Program (TBRA)
- 3 income eligible households were provided with down payment assistance through the First-Time Homebuyer's Program for the purchase of a home in the City of Gary
- No funding has been expended on the Broadway Lofts project.

With the assistance of Emergency Solutions Grants (ESG) Program funds:

- Rehabilitation of the shelter for victims of domestic violence and homeless individuals and/or families commenced. The shelter had to be closed during the COVID-19 pandemic and required rehabilitation.

- Emergency shelter services were provided to 125 homeless/runaway teens ages 12-19.
- Emergency shelter services were provided to 22 homeless single women without children.
- Rapid Re-Housing assistance services were provided to 53 persons in the form of financial assistance and housing relocation and stabilization services which included 30 adults and 23 children.
- Homeless Prevention assistance services were provided to 56 persons, which included 23 adults and 33 children, in the form of financial assistance and housing relocation and stabilization services and short- and/or medium term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place.

With the assistance of the Indiana Housing Community Development Authority’s Hardest Hit Funds and Indiana Foreclosure Prevention Network funds for foreclosure assistance:

- Through the assistance of our Counselors, 60 homeowners received HHF funding, eight (8) received trial/permanent loan modification assistance, 30 homeowner files were placed on “HOLD”, 35 homeowner files are under underwriter review, two (2) homeowners were declined, waiting on 61 homeowners to submit their documentation to the agency, 13 homeowners cancelled, and 134 files were closed by Counselor. We received approximately 587 referrals in 2020.
- In 2020, IHEDA administered a new program called the Reinstatement/Monthly Assistance Program (MPAR) – COVID-19 Pandemic for homeowners that suffered an involuntary loss of income related to the pandemic, received/applied unemployment benefits. The (IFPN) REINSTATEMENT resolution option was available to Indiana homeowners. All programs will bring the mortgages current and put the homeowner back into “ACTIVE” status with their lender. All programs have a maximum amount of mortgage assistance of \$30,000, require a ten (10) year forgivable lien, as long as the homeowner stays in the property as their primary residence and doesn’t transfer or refinance the property they will not be required to pay back the funds distributed.

2020 AMENDMENTS TO ACTIVITIES

On October 22, 2020, the U.S. Department of Housing and Urban Development (HUD) notified the City of Gary that they discovered an error in the formula calculation for two CPD formula programs, the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) programs. The City of Gary's original CDBG and HOME allocations were \$3,355,888 and \$558,067 respectively and the corrected allocations were \$3,355,620 and \$557,937. This meant a decrease of \$268 for the CDBG grant and a decrease of \$130 for the HOME grant. Adjustments were made as listed below, along with other adjustments that were necessary.

Community Development Block Grant (CDBG)

1. Neighborhood Facilities Improvements program was originally budgeted \$234,661. This activity was decreased by \$11,501 to \$223,160.
2. Gary Commission for Women Shelter Operations program was originally budgeted \$138,369. This was increased by \$11,631 to \$150,000.
3. Housing Repair Program activity was originally budgeted \$340,000. This activity was decreased by \$31,631 to \$308,369.
4. Housing Services Administration program activity was originally budgeted \$381,033. This activity was increased by \$20,000 to \$401,033.
5. Code Enforcement Program was originally budgeted \$220,000. This activity was increased by \$11,233 to \$231,233.

HOME Investment Partnerships Program (HOME)

1. Rental Assistance Program (TBRA) was originally budgeted \$95,000. This activity was decreased by \$130 to \$94,870.

2020 ACTIVITIES UNDERTAKEN

The activities undertaken are a continued effort to address priority needs as identified in the City’s five-year Consolidated Strategic Plan (2016-2020). The City of Gary’s 2020 Annual Action Plan proposed to target priorities that address the needs of public facilities, infrastructure, public services, homeless HIV/AIDS, non-homeless special needs, rental and owner occupied housing.

The following is a list of activities undertaken and implemented during the 2020 program year with the support of entitlement funding through CDBG, HOME, ESG funds, and other funding. Several activities continued to expend prior year funds remaining due to the delay in receiving the City’s 2020 entitlement. Program funding leveraged approximately \$14 million of additional private/public resources.

	PROJECTS/ACTIVITIES	2020 Annual Action Plan Funding	2020 Annual Action Plan Funding Expended in 2020	Funds Expended in 2020 from Prior Year Funding	Total Expended in 2020	2020 Accomplishments	
						Proposed	Actual
I	COMMUNITY DEVELOPMENT BLOCK GRANT	\$3,355,620	\$20,000	\$2,456,733.07	\$2,476,733.07		
	PUBLIC FACILITIES & INFRASTRUCTURE IMPROVEMENTS						
1	Hudson-Campbell Improvements	\$20,000	\$20,000	\$292,680	\$312,680	53,760	53,760
	CDBG funds will provide for improvements at the Hudson-Campbell Sports & Fitness Center. Approximately 53,760 persons will benefit from this activity.						
2	Neighborhood Facilities Improvements	\$223,160	\$0	\$0	\$0	10,000	0
	CDBG funds will be used for improvements at Tolleston, Roosevelt, & Glen Ryan community centers to include roofing, interior repairs, and HVAC. Approximately 10,000 persons will benefit from this activity.						
	PUBLIC SERVICES						
3	Gary Commission for Women (The Rainbow-Ark Shelter)	\$150,000	\$0	\$69,173.26	\$69,173.26	200	38
	CDBG funds will be used for the operation of the Rainbow-Ark Shelter, an emergency facility for victims, and their children, of domestic violence, sexual assault and homelessness. Services provided are designed to support and enhance the quality of life for residents. Residential clients are housed up to 45 days with extensions granted on an as needed basis. Approximately 200 persons will benefit from this activity.						

	PROJECTS/ACTIVITIES	2020 Annual Action Plan Funding	2020 Annual Action Plan Funding Expended in 2020	Funds Expended in 2020 from Prior Year Funding	Total Expended in 2020	2020 Accomplishments	
						Proposed	Actual
4	Gary Health Department (Sexually Transmitted Diseases)	\$40,338	\$0	\$31,753.34	\$31,753.34	1,000	967
	CDBG funds will be used for the promotion of healthy living through education, prevention, protection, and intervention of sexually transmitted diseases. Approximately 1,000 persons will benefit from this activity.						
5	Gary Health Department (Lead Poisoning Prevention)	\$27,840	\$0	\$0	\$0	200	23
	CDBG funding will provide for the testing, monitoring, and documentation of lead levels of children and/or adults at risk. Approximately 200 persons will benefit from this activity.						
6	Gary Human Relations (Fair Housing & Employment Rights Counseling Services/Public Education & Outreach)	\$85,000	\$0	\$67,241.56	\$67,241.56	70	77
	CDBG funds will be used for human rights counseling services to Gary residents who feel that they have been discriminated against in areas of housing, employment, education, and public accommodation. Also, promotion of fair housing awareness to housing service providers and community leaders with specific emphasis on the disadvantages and barriers in housing for disabled persons, veterans, and homeless individuals. Approximately 70 persons will benefit from this activity.						
7	City of Gary Youth Services Bureau (Out of School Time Program)	\$87,087	\$0	\$40,026.03	\$40,026.03	275	53
	CDBG funds will be used for the operation of a program that will provide education on nutrition, recreation, fitness, academic support, mentoring, planting and gardening to Gary's low to moderate income youth after school and during the summer. Approximately 275 persons will benefit from this activity.						
8	Homeownership Opportunity Network (HON)	\$30,000	\$0	\$23,284.00	\$23,284	20	5
	CDBG funds will be used for the one stop housing shop that assists homebuyers & existing homeowners with services relating to homeownership loan products both for purchasing a home and home improvement loans through education and						

	PROJECTS/ACTIVITIES	2020 Annual Action Plan Funding	2020 Annual Action Plan Funding Expended in 2020	Funds Expended in 2020 from Prior Year Funding	Total Expended in 2020	2020 Accomplishments	
						Proposed	Actual
	post counseling. Approximately 20 individuals will benefit from this activity.						
9	CR Works (Gary Bots Program)	\$48,000	\$0	\$0	\$0	300	97
	CDBG funds will be used to provide low to moderate income middle school age students for afterschool Robotics and STEM (science, technology, engineering and mathematics) tutoring activities at My Safari Preparatory Academy. Approximately 300 persons will be assisted.						
	HOUSING						
10	Housing Repair Program	\$308,369	\$0	\$85,000	\$85,000	13	6
	CDBG funds will provide rehabilitation grants in target areas for low to moderate income, single-family owner-occupied Gary homeowners. A rehabilitation grant, up to a maximum of \$25,000, may be awarded to income eligible homeowners for the purpose of making needed repairs to their residential properties to bring them into code compliance, eliminate violations that threaten the health and safety of the occupants of the home, and enable them to remain living in their home for as long as possible. The amount of the total cost of repairs cannot exceed \$25,000. Eligible repairs (but not an all-inclusive list) include: Roof, plumbing, HVAC and electrical. Target Areas are: Aetna, Emerson, Horace Mann, and University Park. Approximately 13 income eligible households will be benefit from this activity.						
11	Emergency Repair Program	\$135,104	\$0	\$51,160.50	\$51,160.50	13	12
	CDBG funds will provide rehabilitation grants to eliminate conditions that cause an immediate threat to the violations that threaten the health and safety of low to moderate income, single family owner-occupied Gary homeowners. Assistance through this program is provided to correct the immediate safety concerns only and will be limited to only one item per						

	PROJECTS/ACTIVITIES	2020 Annual Action Plan Funding	2020 Annual Action Plan Funding Expended in 2020	Funds Expended in 2020 from Prior Year Funding	Total Expended in 2020	2020 Accomplishments	
						Proposed	Actual
	household not to exceed \$10,000. Eligible items will include: furnace replacement, water heater replacement, or potentially hazardous electrical or plumbing systems. Approximately 13 households will benefit from this activity.						
12	Senior Rehab Program	\$200,000	\$0	\$254,446	\$254,446	8	10
	CDBG funds will provide rehabilitation grants city-wide for low to moderate income, single-family owner-occupied Gary senior homeowners 62 yrs. of age or older. A rehabilitation grant, up to a maximum of \$25,000, may be awarded to income eligible senior homeowners for the purpose of making needed repairs to their residential properties to bring them into code compliance, eliminate violations that threaten the health and safety of the occupants of the home, and/or provide disabled accessibility to those seniors with disabilities to enable them to remain living in their home for as long as possible. The amount of the total cost of repairs cannot exceed \$25,000. Eligible repairs (but not an all-inclusive list) include: Roof, plumbing, HVAC, electrical, and disabled accessibility. Approximately 8 income eligible households will benefit from this activity.						
13	Neighborhood Rehab Program	\$150,000	\$0	\$56,560.96	\$56,560.96	2	0
	Funding for this program provides for the rehabilitation of two (2) properties acquired under the Neighborhood Stabilization Programs (NSP1 and NSP3) to be sold to low to moderate income persons.						
14	Housing Services Administration	\$401,033	\$0	\$267,796.85	\$267,796.85	N/A	N/A
	Funding will provide for costs associated with the administration & operations of the Community Development housing programs.						
15	HOME TBRA Housing Services	\$19,000	\$0	\$0	\$0	N/A	N/A
	CDBG funds will be used for costs associated with the administration and operation of the HOME TBRA program.						

	PROJECTS/ACTIVITIES	2020 Annual Action Plan Funding	2020 Annual Action Plan Funding Expended in 2020	Funds Expended in 2020 from Prior Year Funding	Total Expended in 2020	2020 Accomplishments	
						Proposed	Actual
	CLEARANCE & DEMOLITION						
16	Gary Dept. of Commerce Redevelopment Division (Demolition)	\$377,345	\$0	\$358,711.05	\$358,711.05	30	69
	CDBG funds will be used for the operations of the demolition of unsafe structures throughout the City. It is estimated that 30 buildings will be demolished.						
	OTHER						
17	Neighborhood Conservation/Code Enforcement	\$231,233	\$0	\$198,739.53	\$198,739.53	600	384
	CDBG funds will be used for support of the removal of blighting conditions in the City of Gary in designated areas where neighborhoods are significantly deteriorated, on-going redevelopment efforts are in place, or revitalization opportunities exist. It is estimated that 600 inspections will take place.						
18	Temporary Property Management	\$10,000	\$0	\$0	\$0	N/A	N/A
	CDBG funds will be used towards temporary management costs for grass mowing at the property acquired at 600 E. 35th Ave. until final disposition of the property occurs.						
	SECTION 108						
19	Section 108 Loan Interest/Repayment	\$170,000	\$0	\$165,219.70	\$165,219.70	N/A	N/A
	Payment of interest/repayment of Section 108 Loan.						
	ADMINISTRATION & PLANNING						
20	General Administration	\$602,111	\$0	\$494,940.29	\$494,940.29	N/A	N/A
	Funding provides for the overall program administration of the CDBG program.						
21	Continuum of Care Network of NWI, Inc.	\$40,000	\$0	\$0	\$0	N/A	N/A
	Funding will provide for the operations of the Continuum of Care Network of NWI. The network is designed to reduce the negative effects of homelessness.						
TOTAL EXPENDITURES			\$20,000	\$2,456,733.07	\$2,476,733.07		

PRIOR YEAR CDBG ACTIVITIES WITH 2020 EXPENDITURES NOT FUNDED IN PY2020 ANNUAL ACTION PLAN

Action Plan Year Funded	Activity Name	Amount Funded	Total Expended in 2020	2020 Accomplishments
2019	Gary Micro-Enterprise Initiative	\$81,612.57	\$10,000	Accomplishments were reported in 2019. This was the final expenditure.
TOTAL CDBG EXPENDITURES IN 2020			\$2,486,733.07	

	PROJECTS/ACTIVITIES	2020 Action Plan Funding	2020 Action Plan Funding Expended in 2020	Funds Expended in 2020 from Prior Year Funding	Total Expended in 2020	2020 Accomplishments	
						Proposed	Actual
II	HOME INVESTMENT PARTNERSHIPS PROGRAM	\$557,937	\$0	\$177,519.18	\$177,619.18		
	ADMINISTRATION						
22	Administrative Reserve	\$54,000	\$0	\$37,734.89	\$37,734.89	N/A	N/A
	HOME funds will be used for the operations and administration of the HOME Program.						
23	CHDO SET A-SIDE						
	Funding will provide for the development of 2 affordable housing units that will be made available to low to moderate income households within the City of Gary.	\$83,711	\$0	\$0	\$0	2	0
	AFFORDABLE HOUSING (NEW CONSTRUCTION)						
24	Habitat for Humanity of NWI (Field of Dreams Project)	\$150,000	\$0	\$40,042.22	\$40,042.22	2	1
	Funding will be used towards the new construction of 2 single-family homes located in the 1700 block of Washington St. to be sold to eligible low-income households (30-80% MFI). Project was delayed due to COVID-19.						

	PROJECTS/ACTIVITIES	2020 Action Plan Funding	2020 Action Plan Funding Expended in 2020	Funds Expended in 2020 from Prior Year Funding	Total Expended in 2020	2020 Accomplishments	
						Proposed	Actual
25	Broadway Lofts (MVAH Holding, LLC)	\$150,356	\$0	\$0	\$0	32	0
	Additional funding will provide for the new construction of 32 units located in one three-story building, for low to moderate income households, containing 22 one-bedroom and 10 two-bedroom units with 4,000 SF of 1st floor commercial space to house a WIC Clinic and other local programming and services. Project will be located at 701-35 Broadway, Gary. Project was delayed due to the COVID-19 pandemic.						
	RENTAL ASSISTANCE						
26	Rental Assistance Program (TBRA)	\$94,870	\$0	\$88,817.07	\$88,817.07	12	15
	Funding will provide direct rental assistance payments on a short-term basis (up to 12 months) to very low-income families/individuals (0-50% MFI) with critical and/or emergency housing needs who reside in Gary. The RAP program aims to encourage families to participate in a self-sufficiency program as a condition of assistance (i.e. GED program, job training, and/or job seeking). Approximately 12 households will be assisted.						
	HOMEOWNERSHIP						
27	First-Time Homebuyers Program	\$25,000	\$0	\$11,025	\$11,025	3	3
	This project will provide down payment assistance to qualifying first-time homebuyers who participate in the Homeownership Opportunity workshops supported by the City of Gary. Existing properties in the target areas can receive up to \$7,500. Approximately 3 households will be assisted.						

	PROJECTS/ACTIVITIES	2020 Action Plan Funding	2020 Action Plan Funding Expended in 2020	Funds Expended in 2020 from Prior Year Funding	Total Expended in 2020	2020 Accomplishments	
						Proposed	Actual
III	EMERGENCY SOLUTIONS GRANT	\$272,407	\$0	\$224,886.01	\$224,886.01	680	236
27	ESG20 GARY						
	EMERGENCY SHELTER (OPERATIONS)						
	Crisis Center, Inc.	\$128,000	\$0	\$146,409.60	\$146,409.60	300	125
	ESG funds will be used for emergency shelter and essential services to boys and girls ages 10 to 18 who are homeless, runaways, or unaccompanied youth for up to 20 days. It is estimated that 300 persons will be assisted.						
	Rebuilding the Breach Ministries (Lydia House)	\$25,800	\$0	\$0	\$0	24	22
	ESG funds will be used for the operations of an emergency shelter that provides safe and secure shelter housing for homeless women without children. Residents are housed for up to 90 days. It is estimated that 24 persons will be assisted.						
	HOMELESSNESS PREVENTION						
	Continuum of Care of NWI (Homelessness Prevention)	\$48,690	\$0	\$18,030.98	\$18,030.98	40	40
	ESG funds will be used for assistance to individuals and families who are at imminent risk of homelessness or seeking shelter. It is estimated that 40 persons will be assisted.						
	RAPID RE-HOUSING						
	Continuum of Care Network (Rapid Re-Housing)	\$40,000	\$0	\$17,955.48	\$17,955.48	80	12
	ESG funds will be used for financial assistance, housing relocation and stabilization services to eligible households. It is estimated that 80 persons will be assisted.						

PROJECTS/ACTIVITIES	2020 Action Plan Funding	2020 Action Plan Funding Expended in 2020	Funds Expended in 2020 from Prior Year Funding	Total Expended in 2020	2020 Accomplishments	
					Proposed	Actual
DATA COLLECTION (HMIS)						
Continuum of Care Network (Data Collection - HMIS)	\$25,000	\$0	\$22,700.51	\$22,700.51	N/A	N/A
ESG funds will be used for data collection and entry into the HMIS system.						
Administration	\$20,925	\$0	\$19,789.44	\$19,789.44	N/A	N/A
ESG funds will be used for the overall administration of the ESG program including planning, monitoring, fiscal management, accounting, and auditing services.						
TOTAL EXPENDITURES IN 2020				\$224,886.01		

PRIOR YEAR ESG ACTIVITIES WITH 2020 EXPENDITURES NOT FUNDED IN THE 2020 ANNUAL ACTION PLAN

Action Plan Year Funded	Activity Name	Amount Funded	Total Expended in 2020	2020 Accomplishments
2019	Gary Commission for Women Shelter Rehabilitation	\$35,000.00	\$7,752.25	38
2017	Gary Commission for Women Shelter Rehabilitation	\$20,698.00	\$20,698.00	
TOTAL			\$28,450.25	
TOTAL ESG EXPENDITURES IN 2020			\$253,336.26	

The following agencies are scheduled to be awarded CDBG-CV funds. Subrecipient agreements with these agencies should be completed by the end of March, 2021 and expenditures should begin approximately April or May of 2021.

IV. COMMUNITY DEVELOPMENT BLOCK GRANT CARES ACT (CDBG-CV)		
Summary of Activities		Project Description
Project Name:	Aperion Tolleston Care COVID-19 Recovery Unit	Award \$150,000 in CDBG Public Services funding made available by the CARES Act to prevent the spread of COVID-19 by providing Protective Personal Equipment & Hazard Pay to staff working with elderly COVID-19 patients at the nursing facility located at 2350 Taft St., Gary, Indiana. Approximately 120 elderly persons will benefit.
Funding:	CDBG-CV	
Original Amount:	\$150,000	
Additional Amount:	\$0	
Total:	\$150,000	
National Objective:	LMC (Presumed Benefit)	
Matrix Code/Citation:	05A Senior Services 24 CFR 570.201(e)	
Project Name:	Church of God In Christ, Inc. Food Pantry	Award \$5,000 in CDBG Public Services funding made available by the CARES Act to respond to the COVID-19 pandemic to provide food and other household necessities. The church is located at 5718 W. 9 th Ave., Gary, Indiana. Approximately 100 persons will benefit.
Funding:	CDBG-CV	
Original Amount:	\$5,000	
Additional Amount:	\$0	
Total:	\$5,000	
National Objective:	LMC	
Matrix Code/Citation:	05W Food Banks 24 CFR 570.201(e)	
Project Name:	Edgewater Health COVID-19 Testing & Prevention Primary Care	Award \$92,932 in CDBG Public Services funding made available by the CARES Act to provide PPE equipment, additional cleaning products to 12 medical services personnel; and purchase of ID NOW COVID-19 Rapid Testing equipment. Approximately 500 elderly, severely disabled adults, victims of domestic violence, illiterate adults, homeless persons, and persons with HIV/Aids will benefit. COVID-19 testing will be provided at 3535 Broadway, Gary, IN.
Funding:	CDBG-CV	
Original Amount:	\$92,932	
Additional Amount:	\$0	
Total:	\$92,932	
National Objective:	LMC (Presumed Benefit)	
Matrix Code/Citation:	05Z Other Public Services 24 CFR 570.201(e)	

Summary of Activities		Project Description
Project Name:	Edgewater Health COVID-19 Adult Residential & Homeless Preparedness	Award \$43,780 in CDBG Public Services funding made available by the CARES Act to provide PPE equipment for staff and additional cleaning products for the prevention of COVID-19 at 540 Pierce St. and 1100 W. 6 th Ave., Gary, IN. Approximately 83 elderly, severely disabled adults, victims of domestic violence, illiterate adults, homeless persons, and persons with HIV/Aids will benefit.
Funding:	CDBG-CV	
Original Amount:	\$43,780	
Additional Amount:	\$0	
Total:	\$43,780	
National Objective:	LMC (Presumed Benefit)	
Matrix Code/Citation:	05Z Other Public Services 24 CFR 570.201(e)	
Project Name:	Food Bank of NWI	Award \$20,000 in CDBG Public Services funding made available by the CARES Act to provide food/groceries, to approximately 700 senior/disabled residents of 5 Gary locations: Al Thomas, Carolyn Mosby, Genesis Towers, Glen Park, and Gardens on Carolina and also to approximately 20 victims (women/children) of domestic violence in the care of the Gary Commission for Women to help sustain them during the COVID-19 crisis and beyond.
Funding:	CDBG-CV	
Original Amount:	\$20,000	
Additional Amount:	\$0	
Total:	\$20,000	
National Objective:	LMC (Presumed Benefit)	
Matrix Code/Citation:	05W Food Banks 24 CFR 570.201(e)	
Project Name:	Gary Public Library PPE Equipment/Supplies	Award \$27,697 in CDBG Public Services funding made available by the CARES Act to prevent the spread of COVID-19 by providing Protective Personal Equipment and cleaning supplies to the three (3) library branches in the City of Gary. 220 W 5 th Ave.; 501 S. Lake St.; and 3953 Broadway. Approximately 76,600 persons will benefit.
Funding:	CDBG-CV	
Original Amount:	\$27,697	
Additional Amount:	\$0	
Total:	\$27,697	
National Objective:	LMA	
Matrix Code/Citation:	05Z Other Public Services 24 CFR 570.201(e)	

Summary of Activities		Project Description
Project Name:	Meals on Wheels of NWI	Award \$151,853 of CDBG Public Services funding made available by the CARES Act to Meals on Wheels of NWI to deliver meals through 12/31/2020, to prevent and respond to the spread of COVID-19 pandemic, to 413 Gary seniors, disabled, and vulnerable residents to allow them to stay in their homes; for personal protective equipment to provide this service; for partial equipment cost to produce frozen meals for supplemental nutrition on weekends; for hazard pay; and for a wellness check and socialization program for clients due to the COVID-19 pandemic.
Funding:	CDBG-CV	
Original Amount:	\$151,853	
Additional Amount:	\$0	
Total:	\$151,853	
National Objective:	LMC (Presumed Benefit)	
Matrix Code/Citation:	05Z Other Public Services 24 CFR 570.201(e)	
Project Name:	The Salvation Army Gary-Merrillville COVID-19 Relief	Award \$201,525 in CDBG Public Services funding made available by the CARES Act to respond to the COVID-19 pandemic to provide \$200,000 in rent/mortgage and utility payment assistance to prevent homelessness to approximately 500 Gary households and to prevent the spread of COVID-19 pandemic by having the facility cleaned in order to provide these services. The Salvation Army is located at 4800 Harrison St., Gary, Indiana.
Funding:	CDBG-CV	
Original Amount:	\$201,525	
Additional Amount:	\$0	
Total:	\$201,525	
National Objective:	LMC	
Matrix Code/Citation:	05Q Subsistence Payments 24 CFR 570.207(b)(4)	
Project Name:	General Administration	Award \$197,430 in General Administration funding for the overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation.
Funding:	CDBG-CV	
Original Amount:	\$197,430	
Additional Amount:	\$0	
Total:	\$197,430	
National Objective:	N/A	
Matrix Code/Citation:	21A General Program Administration 24 CFR 570.206	

The Continuum of Care of NWI has been awarded the ESG-CV funds. Subrecipient agreements have been entered into with the CoC of NWI and expenditure of funds are anticipated to begin in 2021.

V. EMERGENCY SOLUTIONS GRANT CARES ACT (ESG-CV)		
Summary of Activities		Project Description
Project Name:	Continuum of Care Network of NWI HP AND RRH	CARES Act funding from Emergency Solutions Grant (ESG-CV) funding in the amount of \$997,166 made available by the CARES Act will provide rapid rehousing services, homelessness prevention services, and administrative costs. Expenditures will be related to COVID-19 costs for a total of 175 households will be assisted.
Funding:	ESG-CV	
Original Amount:	\$0	
Additional Amount:	\$997,166	
Total:	\$997,166	

OVERVIEW OF 2020 ACHIEVEMENTS BY HUD CATEGORY

The following is an overview of the City's achievements in PY 2020 from current and prior year projects funded through the Community Development Block Grant (CDBG), the HOME Investment Partnerships Grant (HOME), the Emergency Solutions Grant (ESG), Hardest Hit Funds (HHF), and Indiana Foreclosure Prevention Network (IFPN).

Public Facilities & Infrastructure Improvements - \$312,680

- In PY 2020, improvements were completed at the Hudson-Campbell Sports & Fitness Center located at 455 Massachusetts St. for a total expenditure of \$312,680 in CDBG funds.
- In PY 2020, the newly constructed Fire Station #5 in Southeast Glen Park was completed.

Clearance/Demolition - \$358,711.05

- In PY 2020, 69 properties were cleared and/or demolished for a total of expenditure of \$358,711.05 in CDBG funds which included activity delivery costs.

Public Services - \$231,478.19

- In PY 2020, approximately 1,140 persons were assisted with public services in a variety of areas: youth services, lead screening services, and health services for a total expenditure of \$71,779.37 from prior year funds.
- In PY 2020, 28 victims of domestic violence and 10 homeless persons were provided shelter and services for a total expenditure of CDBG funds in the amount of \$69,173.26.
- In PY 2020, 77 persons were assisted with human rights counseling services who feel that they have been discriminated against in areas of housing, employment, education, and public accommodation for a total expenditure of \$67,241.56.
- In PY 2020, 5 persons were assisted with housing counseling services (pre-homeownership and post-homeownership counseling) for a total expenditure of \$23,284.

Housing Rehabilitation - \$714,964.31

- In PY 2020, a total of 28 owner-occupied single family homes received rehabilitation grants through the CDBG's Emergency Repair Program, Housing Repair Program, and Senior Rehab Program for a total expenditure of prior year funds in the amount of \$390,606.50. Total expenditure for the Rehabilitation Administration of these programs was \$267,796.85, making it a total expenditure of \$658,403.35 from prior year funds
- In PY 2020, the City evaluated and/or reduced lead-based paint hazards in 28 properties.
- In PY 2020, services were provided to seek homeowners for properties acquired under the Neighborhood Stabilization Programs. Various properties are under a lease to purchase agreement awaiting renters to establish good credit to secure a loan to purchase the property. Total expenditure of activity delivery costs from prior year funds was \$56,560.96.

Construction of Housing - \$40,042.22

- In PY 2020, 1 affordable housing unit was constructed with HOME funds through the Habitat for Humanity of NWI Field of Dreams Project a total of expenditure of \$40,042.22 from prior year HOME funds. Another home at 1828 Adams St. is 30% complete.
- In PY 2020, construction of the Broadway Lofts Apartments commenced and installation of site markings for utilities, excavation for building footage, and rough framing for concrete began in November 2020. The Broadway Lofts Project will consist of 38 newly constructed affordable rental-housing units. This project is expected to be completed by March 2022.

Code Enforcement - \$198,739.53

- In PY 2020, 384 properties received code violations through the Code Enforcement program of which 333 were residential, 51 were commercial, and 7 were reported as corrected by the owner for a total expenditure from prior year funds in the amount of \$198,739.53.

Homeownership Assistance - \$11,025

- In PY 2020, 3 affordable housing units were produced with HOME funds through the Down Payment Assistance Program for a total expenditure of \$11,025 from prior year funds.
- In PY 2020, the Department of Community Development, as an official HUD Approved Counseling Agency through our affiliate office, Telamon Corporation/Transitional Resources Corporation, education was provided to a total of 49 individuals which attended free Pre-Purchase Educational Workshops held January, February, October, and November of 2020 on Saturdays from 9:00 a.m. – 5:00 p.m. No grant funds were expended for this service.
- In PY 2020, the City of Gary Department of Community Development received \$100,000 from the Indiana Foreclosure Prevention Network Program and \$60,000 in Hardest Hit Funds through the State of Indiana Housing Community Development Authority (IHEDA) to assist homeowners facing foreclosure. Thirty (30) homeowners received HHF funding, five (5) homeowners received trial/permanent loan modifications, 10 homeowner files are under underwriter review, 17 homeowner files were placed on “HOLD”, waiting on 23 homeowners to submit their documentation to the agency, and two (2) homeowners were declined.

Homeless - \$210,846.31

- In PY 2020, 10 homeless persons benefited from shelter and support services through CDBG funds as mentioned above in “Public Services”.
- In PY 2020, the Gary Commission for Women’s shelter benefited through ESG funds in the amount of \$28,450.25 towards the rehabilitation of the facility.
- In PY 2020, 125 runaway, homeless, or troubled youth benefited from emergency short-term shelter services through the Crisis Center’s Alternative House for a total ESG expenditure of \$146,409.60 from prior year funds.
- In PY 2020, 22 homeless women without children benefited from shelter and support services. No expenditures in 2020, but will have expenditures in 2021.
- In PY 2020, 12 persons benefited from rapid re-housing services, through financial assistance and/or housing relocation and stabilization services, through the Continuum of Care of NWI. Of the 12 persons benefiting, 5 were adults and 7 were children. Total ESG expenditure \$17,955.48 from prior year funds.
- In PY 2020, 40 persons benefited from homelessness prevention services, through financial assistance and/or housing relocation and stabilization services, through the Continuum of Care of NWI. Of the 40 persons benefiting, 17 were adults and 23 were children. Total ESG expenditure \$18,030.98 from prior year funds.
- In PY 2020, a total expenditure of \$22,700.51 was made through the Continuum of Care of NWI for the data collection and entry into the HMIS system.

Rental Housing - \$88,817.07

- In PY 2020, a total of \$88,817.07 in HOME funds was expended on the Rental Assistance Program (TBRA). This program provided direct rental assistance payments on a short-term basis, up to 12 months, to 15 very low-income families/individuals with critical and/or emergency housing needs. The TBRA program aims to encourage families to participate in a self-sufficiency program as a condition of assistance.

Section 108 Loan - \$165,219.70

- In PY 2020, a total of \$165,219.70 was paid on the interest for the Section 108 Loan.

Microenterprise Assistance - \$10,000

- In PY 2020, a final payment of \$10,000 was made towards the Gary Micro-Enterprise Initiative program for services provided in December, 2019.

Program Administrative Costs - \$552,464.62

- In PY 2020, \$552,464.62 was expended in administrative costs for the operations of the CDBG, HOME, and ESG formula grants.

PROGRESS IN SPECIFIC OBJECTIVES/OUTCOMES

Objectives closely mirror the statutory objectives of each program. The objectives are framed broadly to capture the range of community impacts that occur as a result of program activities. The CPD Outcome Performance Measurement System offers three possible objectives for each activity.

- **Creating Suitable Living Environments** - relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by LMI persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or elderly health services.
- **Providing Decent Housing** - covers the wide range of housing activities that could be undertaken with CDBG funds. This objective focuses on housing activities where the purpose is to meet individual family or community housing needs. It does not include programs where housing is an element of a larger effort to make community-wide improvements, since such programs would be more appropriately reported under Suitable Living Environments.
- **Creating Economic Opportunities** - applies to activities related to economic development, commercial revitalization, or job creation.

Outcomes - The program outcome helps further refine the grantee’s objective and is designed to capture the nature of the change or the expected result of the objective that a grantee seeks to achieve. Outcomes correspond to the question “What is the type of change the grantee is seeking? Or what is the expected result of the activity?” The CPD Outcome Performance Measurement System provides three outcomes:

- **Availability/Accessibility** applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to LMI people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the basics of daily living available and accessible to LMI people where they live.
- **Affordability** applies to activities that provide affordability in a variety of ways to LMI people. It can include the creation or maintenance of affordable housing, basic infrastructure hookups, or services such as transportation or day care. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
- **Sustainability** applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of LMI or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The City of Gary, through the utilization of entitlement funds (CDBG, HOME, & ESG), Section 108 Loan Funds, and the Indiana Foreclosure Prevention Network funds has made progress in specific objectives and outcomes through the following activities:

Public Facilities & Infrastructure Improvements

Availability/Accessibility of Suitable Living Environment	Units Completed
Provide for the construction of a new fire station	1
Sustainability of Suitable Living Environment	Units Completed
Provide improvements to a neighborhood facility	1
TOTAL	2

Public Services

Availability/Accessibility of Decent Housing	Units Completed
Provide human rights counseling in discrimination in housing, employment, education, & public accommodation and promote fair housing awareness to housing service providers and community leaders with emphasis to the disadvantages/barriers in housing for disabled persons, veterans, and homeless individuals.	77
SUB TOTAL	77
Availability/Accessibility of Suitable Living Environment	Units Completed
Provide victims of domestic violence shelter and services	28
Provide education, prevention, protection, and intervention of sexually transmitted diseases.	967
Provide supervised education on nutrition, recreation, fitness, academic support, mentoring, planting and gardening to youth.	53
Provide middle school age students and their parents afterschool Robotics and STEM tutoring	97
Provide lead testing, monitoring, and documentation of lead levels to children and/or adults for possible lead poisoning	23
SUB TOTAL	1,168
Affordability of Suitable Living Environment	Units Completed
Provide potential and existing homebuyers with housing counseling services relating to homeownership loan products.	5
Provide potential homebuyers with Pre-Purchase Educational Workshops as a HUD Counseling Agency	49
SUB TOTAL	54
TOTAL	1,299

Owner-Occupied Housing

Availability/Accessibility of Decent Housing	Units Completed
Provide homeowners with housing rehabilitation assistance.	6
Provide homeowners with emergency rehabilitation assistance.	12
Provide senior homeowners with housing rehabilitation assistance	10
Provide homeowners with the evaluation and/or reduction of lead hazards	28
Provide homeowners facing foreclosure with assistance	49
SUB TOTAL	105
Affordability of Decent Housing	Units Completed
Provide new construction of affordable housing	1
Provide down payment assistance to qualifying first time homebuyers	3
SUB TOTAL	4
TOTAL	109

Rental Housing

Affordability of Decent Housing	Units Completed
Provide rental assistance to households with critical and/or emergency housing needs	15

Homeless

Affordability of Decent Housing	Units Completed
Provide financial assistance and housing relocation and stabilization services to eligible homeless individuals or households including housing search and placement, security and/or utility deposits, and rental assistance.	53
Provide assistance to eligible individuals or households who are at imminent risk of homelessness or seeking shelter including short-term rental assistance for up to 3 months; a one-time payment for up to 6 months of rental arrears including late fees; utility deposits; and utility payments.	56
SUB TOTAL	109
Availability/Accessibility of Suitable Living Environment	Units Completed
Provide emergency shelter services to homeless women and their children.	10
Provide emergency shelter services to homeless women without children	22
Provide emergency shelter services to runaway, homeless, or troubled youth.	125
SUB TOTAL	157
TOTAL	266

Clearance/Demolition and Code Enforcement

Sustainability of Suitable Living Environment	Units Completed
Provide for the clearance and/or demolition of unsafe structures.	69
Provide for the support for the removal of blighting conditions in deteriorated areas of the city.	384
TOTAL	453