



CITY OF GARY, INDIANA

JEROME A. PRINCE, MAYOR

**CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)**

**2021 REPORT YEAR**

CITY OF GARY COMMUNITY DEVELOPMENT DEPARTMENT

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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, 2021 and in accordance with the City's Citizen Participation Plan, the 2021 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 2021, the City of Gary was awarded funding under the following formula grant programs and the CARES Act:

<b>2021 Formula Grant Programs</b>	<b>Funds Awarded</b>
Community Development Block Grant Program(CDBG)	\$3,464,302
HOME Investment Partnerships Program (HOME)	\$687,054
Emergency Solutions Grant Program (ESG)	\$286,220
<b>Total Formula Grants</b>	<b>\$4,437,576</b>
<b>2020 CARES Act Programs</b>	
Community Development Block Grant Program(CDBG-CV1)	\$1,974,302
Community Development Block Grant Program(CDBG-CV3)	\$392,891
<b>Total CDBG-CV</b>	<b>\$2,367,193</b>
Emergency Solutions Grant Program (ESG-CV1)	\$997,166
Emergency Solutions Grant Program (ESG-CV2)	\$2,090,245
<b>Total ESG-CV</b>	<b>\$2,971,468</b>
<b>Total of All Grants</b>	<b>\$9,776,237</b>

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 2021 Formula Allocations were announced on February 25, 2021 and the City of Gary's 2021 Annual Action Plan was submitted on June 9, 2021 and was accepted on July 30, 2021. Grant agreements with the U.S. Department of Housing and Urban Development were provided to the City of Gary on August 24, 2021 and signed by the Mayor on August 25, 2021. The formula grant funds were released in approximately October, 2021, therefore most activities continued to use funding from prior years in 2021.

## FORMULA GRANT PROGRAMS

Community Development Block Grant (CDBG) - In 2021, the City received CDBG grant funds in the amount of \$3,464,302, an increase of \$108,062 from 2020. 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 2021, the City received HOME grant funds in the amount of \$687,054, an increase of \$129,117 from 2020. 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 Grants Program (ESG) - In 2021, the City received ESG grant funds in the amount of \$286,220, a decrease of \$2,958 from 2020. 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 2021 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-CV1) – 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.

A substantial amendment to the 2019 Annual Action Plan was published on September 19, 2020 and the Virtual Public Hearing was held on October 5, 2020. The City of Gary's 2019 Annual Action Plan was amended to include this first round funding and was submitted on October 21, 2020. Grant agreements with the U.S. Department of Housing and Urban Development were signed on October 30, 2020 the funds were released November, 2020.

In 2021, a total of \$1,485,560 in CDBG-CV1 funding was awarded to the following:

1. **Church of God in Christ** - \$9,800 for a Food Pantry for persons in low income areas of the City.
2. **Edgewater Health COVID-19 Testing & Prevention Primary Care** - \$92,932 for PPE equipment, additional cleaning products to 12 medical services personnel; and purchase of ID NOW COVID-19 Rapid Testing equipment.
3. **Edgewater Health COVID-19 Adult Residential & Homeless Preparedness** - \$43,780 for PPE equipment for staff and additional cleaning products for the prevention of COVID-19.
4. **Food Bank of NWI** - \$70,000 for food and groceries to senior-disabled residents at 5 Gary locations.
5. **Gary Public Library** - \$27,697 for PPE and cleaning supplies to the three (3) library branches in the City of Gary.
6. **Meals on Wheels of NWI** - \$317,101 for meal delivery to Gary seniors, disabled, and vulnerable residents to allow them to stay in their homes; for PPE 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.
7. **Gary Health Department** - \$476,820 for an Outreach Program by providing testing, administering vaccines, provide incentives to encourage vaccinations, provide public health and education and surveillance, outreach services that will decrease the barriers of transportation to receive care, and provide equipment, supplies, and materials necessary to carry out the services.
8. **Catholic Charities of the Diocese of Gary, Inc.** - \$150,000 for a Utility Assistance Program.
9. **City of Gary Community Development Department** – \$100,000 for a Mortgage Assistance Program.
10. **City of Gary Community Development Department** - \$197,430 for administration costs.

On September 11, 2020, the U.S. Department of Housing and Urban Development informed the City of Gary of a second allocation (CDBG-CV3) in the amount of \$392,891 of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19) as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136. **Total award to the City of Gary in 2020, for Community Development Block Grant CARES Act funding, was \$2,367,193.** There are additional projects in the pipeline that are being considered for CDBG-CV1 and CV3 funding in 2022.

Emergency Solutions Programs Grant CARES Act (ESG-CV1) – 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).

ESG-CV1 funding of \$977,666 was awarded to the Continuum of Care of NWI to administer a Rapid Re-housing and Homelessness Prevention Program due to their experience with providing assistance to the homeless and those 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. ESG-CV1 funding of \$19,500 was awarded to the Community Development Department for administration costs.

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 first round funding and was 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.

On June 9, 2020, the U.S. Department of Housing and Urban Development informed the City of Gary of a second allocation of Emergency Solutions Grants Program (ESG-CV2) funds that were being awarded to the City in the amount of \$1,093,079 as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136. These special ESG-CV2 funds are to be used to prevent, prepare for, and respond to the coronavirus (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. There are currently a few projects in the pipeline that are being considered for ESG-CV2 funding in 2022.

### STATE OF INDIANA HARDEST HIT FUND FORECLOSURE PREVENTION NETWORK PROGRAM

The Department of Community Development through the HUD-Approved Counseling Agency received \$100,000 from the State of Indiana's Hardest Hit Fund Program for years 2019, 2020, and 2021 from the Indiana Housing Community Development Authority (IHCDA) to assist homeowners facing foreclosure. A 10-year forgivable lien is placed on the property for homeowners that receive monetary assistance through the program. Property must be the homeowner(s) primary resident and if property is refinanced or transfer the property within the designated 10-year timeframe, repayment of funds will be pro-rated for repayment to the program, otherwise the lien will be released in 10 years, no fund repayment back to the program and lien released. The maximum amount of assistance for any homeowner(s) is \$30,000. The program and funding for this program expired on June 30, 2021.

In 2021, IHCDA administered the following programs for homeowners facing foreclosure related to the COVID-19 Pandemic: Reinstatement/Monthly Assistance Program (MPAR). Homeowners that suffered an involuntary loss of income related to the pandemic, received or applied for unemployment benefits. Another service that was provided by the Counselors was Reinstatement (IFPN) of Mortgage and was available by assisting the homeowner with a loan modification or other resolution(s) which will place the homeowner back into Active status on their mortgage with the lender.

## GOALS/STRATEGIES

The City focused most of its efforts on achieving most of the goals and strategies, outlined by our consultants, in its 2021-2025 Consolidated Strategic Plan and 2021 Annual Action Plan which are listed below.

1	<b>Goal Name</b>	Housing – High Priority
	<b>Goal Description</b>	<p>Housing goal aim to support opportunities for housing development which expands diversity of housing choice, rehabilitation and development of modern mixed uses for diverse income groups.</p> <ul style="list-style-type: none"> <li>• Provide direct and indirect assistance to expand homeownership</li> <li>• Support homeownership opportunities, education and financial literacy</li> <li>• Promote diversity of housing stock through new construction for homeowners and renters, including for those with special needs.</li> </ul>
2	<b>Goal Name</b>	Affordable Housing – High Priority
	<b>Goal Description</b>	<p>A high priority need exists to maintain and improve housing conditions for homeowners and renters in the City of Gary. The old age of current housing stock, requires assistance to existing homeowners to maintain their homes and provision of affordable housing to renters in the form of rehabilitation or construction of new housing.</p> <ul style="list-style-type: none"> <li>• Support development and rehabilitation of owner and renter-occupied housing units</li> </ul>
3	<b>Goal Name</b>	Community Development – High Priority
	<b>Goal Description</b>	<p>Non-housing community development priority aims to remove influences of blight and promote neighborhood livability. Priorities will be placed on strategies which support infrastructure and public facility improvements, redevelopment and activities which maintain the fabric of neighborhoods.</p> <ul style="list-style-type: none"> <li>• Foster neighborhood stability and enrichment by supporting code enforcement and removal of substandard structures.</li> <li>• Invest in infrastructure and public facility improvements to maintain neighborhoods quality of life.</li> <li>• Promote revitalization in strategic areas by supporting housing development, infrastructure improvements, spot demolition, code enforcement and other targeted actions.</li> </ul>
4	<b>Goal Name</b>	Public Services – High Priority
	<b>Goal Description</b>	<p>Availability of a safety net ensures community stability and wellbeing. Priority is placed to maintain an adequate level of public services that will support activities which promote self-reliance, assist people with special needs, assist families, and ensure housing choice in the community.</p> <ul style="list-style-type: none"> <li>• Support programs and services which ensure availability of a safety net for the underserved particularly for the youth, elderly, and those with special needs.</li> <li>• Increase local capacity to promote fair housing, outreach, and education.</li> </ul>
5	<b>Goal Name</b>	Homeless – High Priority
	<b>Goal Description</b>	<p>Eliminating the causes and risks of homelessness will reduce the incidents of homelessness. Strategies which provide support services, outreach, rapid rehousing and supportive housing will be primary actions under this goal.</p> <ul style="list-style-type: none"> <li>• Assist local organizations to provide services and supportive housing to the homeless, particularly victims of family violence.</li> <li>• Support Continuum of Care Network to maintain coordination and adequate safety net for the homeless families and individuals in the City.</li> <li>• Support services which ensure outreach, reduce risk of homelessness and support rapid rehousing.</li> </ul>

<b>6</b>	<b>Goal Name</b>	Planning and Administration – High Priority
	<b>Goal Description</b>	Provide program management and oversight HUD entitlement funds, CDBG, HOME, and ESG, and 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. <ul style="list-style-type: none"><li>• Ensure efficient and coordinated implementation of the Plan</li></ul>



## PRIORITY NEEDS – ALL GRANTS

Priority needs are the needs that will be addressed by the Goals outlined in the Five-Year Strategic Plan which are listed above. During 2021, all of the City's activities had a high priority need and were addressed with CDBG, CDBG-CV, HOME, ESG, and ESG-CV funds under the goals established in the 2021 Annual Action Plan with prior year funds. Due to the continuance of 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 – CDBG/HOME/ESG

**Goal 1 - Housing** was addressed through:

- CDBG continued funding of the Homeownership Opportunity Network program which provided 29 persons with homeownership education and counseling and providing 118 prospective homebuyers information over the telephone;
- HOME continued funding of the First Time Homebuyers Program which assisted 1 low-income homebuyer to purchase a home with down payment assistance, including housing counseling services, and 12 applications were processed;
- IHCDA Hardest Hit Funds by the Foreclosure Prevention Network program which Community Development received 232 referrals in 2021 and through the assistance of 2 Counselors, 79 homeowners received Hardest Hit Fund funding, 12 received trial/permanent loan modification assistance, 32 files were placed "ON HOLD", 5 files were declined, 24 files in process or under review, 30 borrowers sending their documents, 50 files were closed for non-response or other reasons.

**Goal 2 - Affordable Housing** was addressed through:

- CDBG continued funding of the Housing Repair, Senior Rehab, Emergency Repair, and Neighborhood 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. Due to the continuation of the COVID-19 pandemic, a halt on rehabilitation of some properties had to be instituted which affected the number of households provided rehabilitation services.
- CDBG continued funding of the Housing Rehab Administration program used for activity delivery costs directly related to carrying out the housing rehabilitation programs;
- HOME continued funding of the NWI Habitat for Humanity Field of Dreams project to increase the supply of affordable, decent, safe, accessible and sound housing through the new construction of 1 single family homes at 1828 Adams St. which was sold to a low income eligible household between 30-80% of the Median Family Income;
- HOME funding of the construction of the Broadway Lofts Apartments project located at 701-35 Broadway, Gary, Indiana which consists of 38 rental-housing units of which five 2-bedroom housing units shall be designated as HOME assisted units. This project received 2 payments in 2021 totaling \$932,545.51. Due to the continuance of the COVID-19 Pandemic, the revised project completion date is 6/30/2022. The project is 65% complete.

**Goal 3: Community Development** was addressed through:

- CDBG funding of the Neighborhood Facilities Improvements program for 3 community centers at Tolleston, Roosevelt, and Glen Ryan. The Roosevelt and Glen Ryan Community Centers are estimated to 25% complete. Improvements to the Tolleston Community Center will begin approximately in April, 2021.
- CDBG funding of the Gary Commission for Women public facility rehabilitation.
- CDBG funding of the Fire Emergency Rescue Equipment program for the purchase of a Ferrara Fire Apparatus Rescue Pumper mounted on a Ferrara Stock Cinder Chassis and the purchase of an Asphodel Sterling Pumper Tanker from Ferrara Fire Apparatus.

- CDBG continued funding of the Code Enforcement Program to remove and eliminate slum and blighting conditions which cited 370 properties. There were 332 residential properties that received citations and 38 of those citations were corrected by the owner. There were 38 commercial properties that received citations and 1 was corrected by the owner.
- CDBG continued funding of the Demolition Program to promote neighborhood revitalization strategies through the demolition and/or clearance of 73 unsafe commercial/residential structures which contained 55 housing units.
- ESG funding of the Gary Commission for Women public facility rehabilitation.

**Goal 4: Public Services** was addressed through:

- CDBG continued funding of the Gary Human Relations Commission by providing 54 persons with fair housing choice and employment rights counseling through education, outreach, enforcement of and compliance with the Fair Housing Act; by providing 200 residents with information and updates in various areas of discrimination by conducting insurance, disability awareness, and fair housing events for the public; and by distributing appropriate outreach material to 130 housing service providers, businesses, non-profits, public officials, city departments, and the general public.
- CDBG continued funding of the Gary Health Department's Sexually Transmitted Diseases Program by providing 1,148 persons with promotion of healthy living through education, prevention, protection, and intervention of sexually transmitted diseases.
- CDBG continued funding of the Gary Health Department's Lead Poisoning Prevention Program by providing 107 persons with lead poisoning prevention case management;
- CDBG continued funding of the Gary Youth Services Bureau's Out of School Time Program by providing 7 youth with after-school activities.
- CDBG funding of the CR Works Gary Bots program by providing 103 persons with afterschool Robotics and STEM tutoring activities at My Safari Academy.
- CDBG-CV funding of the Church of God in Christ for a Food Pantry Program by providing 174 households, containing 600 persons, food and other household necessities to families in low- to moderate- income areas of the City.
- CDBG-CV funding of the Food Bank of NWI by providing 213 persons with food/groceries during the COVID-19 pandemic.
- CDBG-CV funding of the Gary Public Library for Personal Protective Equipment and cleaning supplies for the three (3) library branches in the City of Gary where an estimated 77,670 persons benefited.
- CDBG-CV funding of Meals on Wheels of NWI for meal delivery to 789 Gary seniors, disabled, and vulnerable residents to allow them to stay in their homes; for PPE 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.
- CDBG-CV funding of the Gary Health Department for an Outreach Program by providing testing to an estimated 800 low to moderate income persons, administering vaccines to an estimated 300 persons, by providing public health and education and surveillance, outreach services that will decrease the barriers of transportation to receive care, and provide equipment, supplies, and materials necessary to carry out the services. Program will begin in 2022.
- CDBG-CV funding of the Catholic Charities of the Diocese of Gary, Inc. for a Utility Assistance Program beginning in 2022, to prevent homelessness due to COVID-19 by providing utility assistance to an estimated 100 eligible low to moderate income Gary households who reside in the City of Gary Corporate City Limits. Program will begin in 2022.
- CDBG-CV funding of the Gary Community Development Department for a Mortgage Assistance Program beginning in 2022, to prevent homelessness due to COVID-19 by providing mortgage assistance, up to a maximum of \$10,000, to an estimated 10 eligible low to moderate income households to alleviate the housing burden to those that have lost their employment income as a result of the COVID-19 pandemic. Program will begin in 2022.

**Goal 5: Homeless** was addressed through:

- CDBG continued funding of the Gary Commission for Women for the operations of an emergency shelter for victims of domestic violence and homeless persons. Since the shelter has been closed for renovation, the agency was able to provide services over the telephone to 1,721 callers which included: 104 received Outreach Materials and information seeking, 330 received referrals to other shelters, 24 received assistance with Protective Orders, 31 dropped off donations, 346 crisis calls, 485 provided resources or referrals, 272 received advocacy, 129 donation inquiries.
- ESG continued funding of the Crisis Center, Inc. Alternative House program for the operations of an emergency shelter for runaway/homeless youth which provided shelter services to 137 youth ages 10-18.
- ESG continued funding of the Rebuilding the Breach Ministries Lydia House program for the operations of an emergency shelter for homeless single women with no children which provided shelter services to 19 homeless women without children.
- ESG funding of the Continuum of Care Network of NWI for a rapid rehousing program which provided services to 30 persons by providing assistance with case management for housing stability and housing search and placement, rental assistance, security deposit, and utility deposit.
- ESG continued funding of the Continuum of Care Network of NWI for a homeless prevention program which provided services to 8 persons by providing assistance rental arrears.
- ESG-CV funding of the Continuum of Care of NWI for a rapid rehousing program which provided 24 households which included 89 total persons with financial assistance to include security deposits, rental assistance, case management services, and other eligible services as needed to keep individuals and families from experiencing homelessness due to the COVID-19 emergency.
- ESG-CV funding of the Continuum of Care of NWI for a homeless prevention program which provided 30 households, which included 85 total persons, with financial assistance to include security deposits, rental assistance, case management services, and other eligible services as needed to keep individuals and families from experiencing homelessness due to the COVID-19 emergency.

**Goal 6: Planning and Administration** was addressed through:

- CDBG, HOME, and ESG continued funding for program management and oversight for the operations of the CDBG, HOME, and ESG grants.

## 2021 ACCOMPLISHMENT NARRATIVE

The 2021 accomplishments would not have been possible had not it been for Community Development partnering with various public service agencies in the community, city departments, and several programs administered in-house. Services provided by these public service agencies, city departments, and in-house programs included improvements to 3 community centers; fire station emergency equipment; public facility rehab; emergency shelter operating funds; fair housing and employment rights counseling services-public education and outreach; an afterschool 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; code enforcement; clearance and demolition; emergency shelter services for runaway youth; emergency shelter services for homeless single women with no children; financial assistance and housing relocation and stabilization services to eligible homeless households; and construction of housing for income eligible 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.

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 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:**

- Rehabilitation began on Glen Ryan and Roosevelt Community Centers. Rehabilitation of the Tolleston Community Center is expected to begin in April, 2021;
- Rehabilitation continued at the Gary Commission for Women public facility;
- Fire Emergency Rescue Equipment was purchased for the Gary Fire Department which included a Ferrara Fire Apparatus Rescue Pumper mounted on a Ferrara Stock Cinder Chassis and an Asphodel Sterling Pumper Tanker;
- 1,565 persons were assisted with public services;
- 1,721 callers received information from the Gary Commission for Women outreach materials and information seeking, referrals to other shelters, assistance with Protective Orders, 31 dropped off donations, 346 crisis calls, 485 provided resources or referrals, 272 received advocacy, 129 donation inquiries. 29 households were assisted with pre- and/or post-purchase homeownership counseling and 118 prospective homebuyers were provided information over the telephone;
- 18 Gary income eligible homeowners received rehabilitation grants under the Emergency Repair, Housing Repair, and Senior Rehab Programs;
- 29 persons received homeownership education and counseling and 118 prospective homebuyers were provided information over the telephone;
- 73 structures, containing 55 housing units, were cleared and/or demolished; asbestos was removed from 3 structures; 1 fuel tank was removed; and 433 structures were inspected.
- 370 properties received code violations of which 332 were residential and 38 were commercial.

### **With the assistance of Community Development Block Grant CDBG-CV (CARES Act) funds:**

- 174 families, total of 600 persons, in low to moderate income areas of the City received food and other household necessities.
- 213 low to moderate income persons received food/groceries.
- 3 Gary Public Library branches received Personal Protective Equipment and cleaning supplies and an estimated 77,670 persons benefited.

- 789 low-income Gary seniors, disabled persons, and vulnerable residents received an estimated 113,916 meals to allow them to stay in their homes; PPE equipment to provide this service; partial equipment cost to produce frozen meals for supplemental nutrition on weekends; hazard pay; and wellness checks and socialization program for clients due to the COVID-19 pandemic.

**With the assistance of HOME Investment Partnerships Grant funds:**

- 1 property was completed by Habitat for Humanity at 1828 Adams St. and sold to a low income eligible household.
- 16 very low-income families received assistance with rent and/or security deposits through the Rental Assistance Program (TBRA)
- 1 income eligible household was provided with down payment assistance through the First-Time Homebuyer's Program for the purchase of a home in the City of Gary
- Construction of the 38 unit Broadway Lofts Apartments project located at 701-35 Broadway, Gary, Indiana is 65% complete.

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

- Rehabilitation of the Gary Commission for Women public facility continued.
- Emergency shelter services were provided to 137 homeless/runaway youth ages 10-18.
- Emergency shelter services were provided to 19 homeless single women without children.
- Rapid Re-Housing assistance services were provided to 18 households containing 30 persons in the form of financial assistance and housing relocation and stabilization services.

**With the assistance of Emergency Solutions Grants ESG-CV (CARES Act) Program funds:**

- 24 households containing 89 persons received rapid rehousing program services in the form of financial assistance and housing relocation and stabilization services.
- 30 households containing 85 persons received homelessness prevention program services in the form of financial assistance and homelessness prevention services.

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

- IHEDA Hardest Hit Funds, through the Foreclosure Prevention Network program, provided Community Development with 232 referrals in 2021 and through the assistance of 2 Counselors, 79 homeowners received Hardest Hit Fund funding, 12 received trial/permanent loan modification assistance, 32 files were placed "ON HOLD", 5 files were declined, 24 files in process or under review, 30 borrowers sending their documents, 50 files were closed for non-response or other reasons.

## 2021 ACTIVITIES UNDERTAKEN

The activities undertaken are a continued effort to address priority needs as identified in the City's five-year Consolidated Strategic Plan (2021-2025). The City of Gary's 2021 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 2021 program year with the support of entitlement funding through CDBG, HOME, ESG funds, CDBG-CV, and ESG-CV funding. Most activities expended remaining prior year funds due to the continuance of COVID-19. Program funding leveraged approximately \$14 million of additional private/public resources.

	PROJECTS/ACTIVITIES	2021 Annual Action Plan Funding	2021 Annual Action Plan Funding Expended in 2021	Funds Expended in 2021 from Prior Year Funding	Total Expended in 2021	2021 Accomplishments	
						Proposed	Actual
	<b>COMMUNITY DEVELOPMENT BLOCK GRANT</b>	<b>\$3,464,302</b>	<b>\$0</b>	<b>\$3,276,728.31</b>	<b>\$3,276,728.31</b>		
	<b>PUBLIC FACILITIES &amp; INFRASTRUCTURE IMPROVEMENTS</b>						
1	<b>Neighborhood Facilities Improvements</b> 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.	\$300,000	\$0	\$80,000	\$80,000	10,000	0
2	<b>Fire Emergency Rescue Equipment</b> CDBG funds will be used for the purchase of turn-out gear which is personal protective equipment (PPE) used by the firefighters and the purchase of a Heavy Duty Rescue Pumper, a Tanker Pumper, and emergency rescue hand tools and saws needed by the Gary Fire Department. This activity will benefit the entire City of Gary.	\$0	\$0	\$707,849	\$707,849	77,670	77,670
2	<b>Gary Commission for Women Public Facility Rehab</b> CDBG funds will be used for the rehabilitation of a public facility. Approximately 200 persons will be assisted.	\$115,000	\$0	\$170,851.25	\$170,851.25	200	0
	<b>PUBLIC SERVICES</b>						
3	<b>Gary Commission for Women (Shelter Operations)</b>	\$150,000	\$0	\$62,825.39	\$62,825.39	200	0

PROJECTS/ACTIVITIES	2021 Annual Action Plan Funding	2021 Annual Action Plan Funding Expended in 2021	Funds Expended in 2021 from Prior Year Funding	Total Expended in 2021	2021 Accomplishments	
					Proposed	Actual
CDBG funds will be used for the operations of 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.						
<b>4 Gary Health Department (Sexually Transmitted Diseases)</b>	\$41,101	\$0	\$20,272.11	\$20,272.11	1,000	1562
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.						
<b>5 Gary Health Department (Lead Poisoning Prevention)</b>	\$29,500	\$0	\$12,289.92	\$12,289.92	200	107
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.						
<b>6 Gary Human Relations (Fair Housing &amp; Employment Rights Counseling Services/Public Education &amp; Outreach)</b>	\$85,000	\$0	\$67,241.56	\$78,909.89	110	54
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 110 persons will benefit from this activity.						
<b>7 Homeownership Opportunity Network (HON)</b>	\$30,000	\$0	\$23,499.18	\$23,499.18	20	29

	PROJECTS/ACTIVITIES	2021 Annual Action Plan Funding	2021 Annual Action Plan Funding Expended in 2021	Funds Expended in 2021 from Prior Year Funding	Total Expended in 2021	2021 Accomplishments	
						Proposed	Actual
	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 post counseling. Approximately 20 individuals will benefit from this activity.						
8	<b>City of Gary Youth Services Bureau (Out of School Time Program)</b>	\$0	\$0	\$15,923.06	\$15,923.06	275	7
	CDBG funds will be used for the operation of an Out of School Time 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.						
9	<b>CR Works (Gary Bots Program)</b>	\$0	\$0	\$44,824.50	\$44,824.50	300	103
	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.						
	<b>HOUSING</b>						
10	<b>Housing Repair Program</b>	\$201,285	\$0	\$11,280	\$11,280	13	2
	CDBG funds will provide rehabilitation grants City-wide 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						



	PROJECTS/ACTIVITIES	2021 Annual Action Plan Funding	2021 Annual Action Plan Funding Expended in 2021	Funds Expended in 2021 from Prior Year Funding	Total Expended in 2021	2021 Accomplishments	
						Proposed	Actual
	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. Approximately 13 income eligible households will be benefit from this activity.						
11	<b>Emergency Repair Program</b> 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 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.	\$80,906	\$0	\$37,575	\$37,575	13	7
12	<b>Senior Rehab Program</b> 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	\$165,035	\$0	\$134,303	\$134,303	8	10

PROJECTS/ACTIVITIES	2021 Annual Action Plan Funding	2021 Annual Action Plan Funding Expended in 2021	Funds Expended in 2021 from Prior Year Funding	Total Expended in 2021	2021 Accomplishments	
					Proposed	Actual
<p>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.</p>	\$115,233	\$0	\$77,749	\$77,749	2	0
<p><b>13 Neighborhood Rehab Program</b> 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.</p>	\$380,256	\$0	\$336,826.11	\$336,826.11	N/A	N/A
<p><b>14 Housing Services Administration</b> Funding will provide for costs associated with the administration &amp; operations of the Community Development housing programs.</p>						
<b>CLEARANCE &amp; DEMOLITION</b>						
<p><b>15 Gary Dept. of Commerce Redevelopment Division (Demolition)</b> 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.</p>	\$400,000	\$0	\$633,818.61	\$633,818.61	30	73
<b>OTHER</b>						
<p><b>16 Neighborhood Conservation/Code Enforcement</b> 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.</p>	\$231,233	\$0	\$174,204.22	\$174,204.22	600	370

	PROJECTS/ACTIVITIES	2021 Annual Action Plan Funding	2021 Annual Action Plan Funding Expended in 2021	Funds Expended in 2021 from Prior Year Funding	Total Expended in 2021	2021 Accomplishments	
						Proposed	Actual
17	<b>Temporary Property Management</b> CDBG funds will be used towards temporary management costs for grass mowing at the old Franklin School property acquired at 600 E. 35th Ave. until final disposition of the property occurs.	\$10,000	\$0	\$9,500	\$9,500	N/A	N/A
	<b>SECTION 108</b>						
18	<b>Section 108 Loan Interest/Repayment</b> Payment of interest/repayment of Section 108 Loan.	\$436,893	\$0	\$0	\$0	N/A	N/A
	<b>ADMINISTRATION &amp; PLANNING</b>						
19	<b>General Administration</b> Funding provides for the overall program administration of the CDBG program.	\$652,860	\$0	\$585,894.76	\$585,894.76	N/A	N/A
20	<b>Continuum of Care Network of NWI, Inc.</b> 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.	\$40,000	\$0	\$58,333.31	\$58,333.31	N/A	N/A
	<b>SUBTOTAL CDBG EXPENDITURES</b>		\$0	\$3,276,728.31	\$3,276,728.31		

**2020 CDBG-CV CARES ACT FUNDING**

2020 PROJECTS/ACTIVITIES		2020 Annual Action Plan Funding	Total Expended in 2021	2021 Accomplishments	
				Proposed	Actual
<b>COMMUNITY DEVELOPMENT BLOCK GRANT CARES ACT</b>		<b>\$2,367,193</b>	<b>\$193,155.10</b>		
<b>CDBG-CV PUBLIC SERVICES</b>					
1	<b>Gary Public Library</b> CDBG-CV funds will be used to prevent the spread of COVID-19 by providing PPE and cleaning supplies to the three (3) library branches in the City of Gary.	\$27,697.00	\$27,697.00	76,600	77,670
2	<b>The Church of God in Christ Inc. of Gary IN Food Pantry</b> CDBG-CV funds will be used to prevent the spread of COVID-19 by providing food and other household necessities to approximately 100 persons.	\$9,800.00	\$5,590.52	200	600
3	<b>Food Bank of Northwest Indiana</b> CDBG-CV funds will be used for a Senior Food Box Delivery and Pantry Pack – Victims of Domestic Violence Food Box Delivery program to prevent the spread of COVID-19 by providing food/groceries, to an estimated 1,812 senior/disabled residents of 5 Gary locations and also to an estimated 20 victims (women/children) of domestic violence in the care Gary Commission for Women to help sustain them during the COVID-19 crisis and beyond.	\$70,000.00	\$0.00	1,812	233
4	<b>Edgewater Health Covid-19 Testing &amp; Prevention Primary Care</b> CDBG-CV funds will be used to prevent the spread of COVID-19 by providing PPE and additional cleaning products to 12 medical services personnel and purchase of ID NOW COVID-19 Rapid Testing equipment. Estimated 500 elderly, severely disabled adults, victims of domestic violence, illiterate adults, homeless persons, and persons with HIV/Aids will benefit.	\$92,932.00	\$0.00	500	0
5	<b>Edgewater Health Covid-19 Adult Residential &amp; Homeless Preparedness</b> CDBG-CV funds will be used to prevent the spread of COVID-19 by providing PPE for staff and additional cleaning products for the prevention of COVID-19 at 2 locations. Estimated 83 elderly, severely disabled adults, victims of domestic violence, illiterate adults, homeless persons, and persons with HIV/Aids will benefit.	\$43,780.00	\$0.00	83	0
6	<b>Meals on Wheels of NWI</b> CDBG-CV funds will be used for a Meal Delivery program to prevent and respond to COVID-19 by delivering meals through 12/31/2021 to 903 Gary seniors, disabled, and	\$317,101.00	\$151,281.00	903	798

	2020 PROJECTS/ACTIVITIES	2020 Annual Action Plan Funding	Total Expended in 2021	2021 Accomplishments	
				Proposed	Actual
	vulnerable residents to allow them to stay in their homes; for PPE 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.				
7	<b>Gary Health Department</b> CDBG-CV funds will be used for an Outreach Program to prevent, prepare, and respond to COVID-19 by providing testing to an estimated 800 low to moderate income persons, administering vaccines to an estimated 300 persons, providing incentives to encourage vaccinations, providing public health education and surveillance, providing community outreach services that will decrease the barriers of transportation to receive care, and provide equipment, supplies, and materials necessary to carry out the services. Program will begin in 2022.	\$476,820	\$0	800	0
8	<b>Catholic Charities of the Diocese of Gary, Inc.</b> CDBG-CV funds will be used for a Community Outreach Utility Assistance Program to prevent homelessness due to COVID-19 by providing utility assistance to an estimated 100 eligible low to moderate income Gary households who reside in the City of Gary Corporate City Limits. Funds will assist with up to 6 consecutive months of utility payments to the utility company (NIPSCO, American Water, Gary Sanitary District). Households must be residing in the property, have had difficulty paying their utilities as a result of the COVID-19 pandemic through job loss, reduction of job hours, closure of employer, etc. Eligible applicants must provide proof of income before and after the COVID-19 related financial hardship, proof of job loss, reduction of job hours, closure of employer business, proof of past due utility bills that occurred after March 6, 2020, and cannot have accepted any other emergency utility assistance funding for the same period being requested. Program will begin in 2022.	\$150,000	\$0	100	0
9	<b>City of Gary Community Development</b> CDBG-CV funds will be used for a Mortgage Assistance Program to prevent homelessness due to COVID-19 by providing mortgage assistance, up to a maximum of \$10,000, to an estimated 10 eligible low to moderate income households to alleviate the housing burden to those that have lost their employment income as a result of the COVID-19 pandemic. Funds will assist with up to 3 consecutive months	\$100,000	\$0	10	0

	2020 PROJECTS/ACTIVITIES	2020 Annual Action Plan Funding	Total Expended in 2021	2021 Accomplishments	
				Proposed	Actual
	of mortgage payments to financial institutions. Households requesting assistance must reside in their property, have had difficulty paying their mortgage as a result of the COVID-19 pandemic through job loss, reduction of job hours, closure of employer, etc. and the property must be located in the City of Gary Corporate City Limits. Eligible applicants must provide proof of income before and after the COVID-19 related financial hardship, provide proof of mortgage arrearage that occurred after March 6, 2020, and cannot have accepted any other emergency mortgage assistance funding for the same period being requested, such as Indiana Housing & Community Development Authority (IHCDA) mortgage relief. Program will begin in 2022.				
	<b>CDBG-CV ADMINISTRATION</b>				
10	CDBG-CV General Administration	\$197,430.00	\$8,586.58	N/A	N/A
	CDBG-CV funds will be used for administrative costs to prevent, prepare for, and respond to the COVID-19 pandemic				
	<b>TOTAL CDBG-CV EXPENDITURES IN 2021</b>		<b>\$193,155.10</b>		
	<b>TOTAL CDBG AND CDBG-CV EXPENDITURES IN 2021</b>		<b>\$3,469,883.41</b>		

**HOME INVESTMENT PARTNERSHIPS PROGRAM**

	PROJECTS/ACTIVITIES	2021 Action Plan Funding	2021 Action Plan Expended in 2021	Funds Expended in 2021 from Prior Year Funding	Total Expended in 2021	2021 Accomplishments	
						Proposed	Actual
	<b>HOME INVESTMENT PARTNERSHIPS PROGRAM</b>	<b>\$687,054</b>	<b>\$0</b>	<b>\$1,128,813.93</b>	<b>\$1,128,813.93</b>		
	<b>ADMINISTRATION</b>						
1	<b>Administrative Reserve</b> HOME funds will be used for the operations and administration of the HOME Program.	\$0	\$0	\$49,714.20	\$49,714.20	N/A	N/A
2	<b>CHDO SET A-SIDE</b> 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.	\$103,059	\$0	\$0	\$0	2	0
	<b>AFFORDABLE HOUSING (NEW CONSTRUCTION)</b>						
3	<b>Habitat for Humanity of NWI (Field of Dreams Project)</b> 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.	\$150,000	\$0	\$109,957.78	\$109,957.78	2	1
4	<b>Broadway Lofts (MVAH Holding, LLC)</b> Additional funding will provide for the new construction of 38 units located in one three-story building, for low to moderate income households. Project will be located at 701-35 Broadway, Gary. Project was delayed due to the COVID-19 pandemic.	\$0	\$0	\$932,545.51	\$932,545.51	38	0
5	<b>Al Thomas Senior Project</b> Funding will be used toward the rehabilitation of a 170-unit senior building located at 100 West 11th Avenue. This project will serve senior households with incomes at	\$423,995	\$0	\$0	\$0	170	0

	PROJECTS/ACTIVITIES	2021 Action Plan Funding	2021 Action Plan Expended in 2021	Funds Expended in 2021 from Prior Year Funding	Total Expended in 2021	2021 Accomplishments	
						Proposed	Actual
	30% - 60% AMI. The unit mix will consist of 8-Efficiency units, 161-One Bedroom units, and 1-Two Bedroom unit.						
	<b>RENTAL ASSISTANCE</b>						
5	<b>Rental Assistance Program (TBRA)</b> 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.	\$0	\$0	\$32,396.38	\$32,396.38	12	16
	<b>HOMEOWNERSHIP</b>						
6	<b>First-Time Homebuyers Program</b> 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.	\$10,000	\$0	\$3,500	\$3,500	3	1
	<b>TOTAL HOME EXPENDITURES IN 2021</b>			\$1,128,113.87	\$1,128,113.87		



**EMERGENCY SOLUTIONS GRANT FUNDING**

	PROJECTS/ACTIVITIES	2021 Action Plan Funding	2021 Action Plan Funding Expended in 2021	Funds Expended in 2021 from Prior Year Funding	Total Expended in 2021	2021 Accomplishments	
						Proposed	Actual
	<b>EMERGENCY SOLUTIONS GRANT</b>	<b>\$286,220</b>	<b>\$0</b>	<b>\$224,328.89</b>	<b>\$224,325.89</b>		
	<b>EMERGENCY SHELTER (OPERATIONS)</b>						
1	<b>Crisis Center, Inc.</b> 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.	\$115,000	\$0	\$128,000	\$128,000	300	137
2	<b>Gary Commission for Women Public Facility Rehab</b> ESG funds will be used for the rehabilitation of a public facility. Approximately 200 persons will be assisted.	\$0	\$0	\$27,247.75	\$27,247.75	200	0
3	<b>Rebuilding the Breach Ministries (Lydia House)</b> 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.	\$29,650	\$0	\$19,160.56	\$19,160.56	24	19
4	<b>Brothers' Keeper, Inc.</b> ESG funds will be used for the operations of Brothers' Keeper, an emergency shelter to homeless men. It is estimated that 300 homeless persons will be assisted.	\$27,082	\$0	\$0	\$0	300	0
	<b>HOMELESSNESS PREVENTION</b>						
5	<b>Continuum of Care of NWI (Homelessness Prevention)</b> 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.	\$68,022	\$0	\$11,479.83	\$11,479.83	100	8

	PROJECTS/ACTIVITIES	2021 Action Plan Funding	2021 Action Plan Funding Expended in 2021	Funds Expended in 2021 from Prior Year Funding	Total Expended in 2021	2021 Accomplishments	
						Proposed	Actual
	<b>RAPID RE-HOUSING</b>						
6	<b>Continuum of Care Network (Rapid Re-Housing)</b> 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.	\$0	\$0	\$12,271.68	\$12,271.68	80	30
	<b>DATA COLLECTION (HMIS)</b>						
7	<b>Continuum of Care Network (Data Collection - HMIS)</b> ESG funds will be used for data collection and entry into the HMIS system.	\$25,000	\$0	\$6,721.96	\$6,721.96	N/A	N/A
8	<b>Administration</b> ESG funds will be used for the overall administration of the ESG program including planning, monitoring, fiscal management, accounting, and auditing services.	\$21,466	\$0	\$19,444.11	\$19,444.11	N/A	N/A
<b>TOTAL ESG EXPENDITURES IN 2021</b>					<b>\$224,325.89</b>		

**EMERGENCY SOLUTIONS GRANT CARES ACT (ESG-CV)**

2020 PROJECTS/ACTIVITIES		2020 Annual Action Plan Funding	Total Expended in 2021	2021 Accomplishments	
				Proposed	Actual
<b>EMERGENCY SOLUTIONS GRANT CARES ACT (ESG-CV)</b>		<b>\$997,166</b>			
<b>RAPID REHOUSING</b>					
1	<b>Continuum of Care of NWI</b> Funding will provide for financial assistance, housing relocation and stabilization services and short- and/or medium-term rental assistance as needed to help keep individuals or families from experiencing homelessness due to the COVID-19 emergency. Eligible costs include utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, and landlord-tenant mediation. It is estimated that 30 persons will be assisted.	\$269,235	\$55,418.82	30	89
<b>HOMELESS PREVENTION</b>					
2	<b>Continuum of Care of NWI</b> Funding will provide financial assistance, housing relocation and stabilization services and short- and/or medium-term assistance as needed to help keep individuals and families from experiencing homelessness due to the COVID-19 emergency. Eligible costs include utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, and landlord-tenant mediation. It is estimated that 145 persons will be assisted.	\$628,215	\$25,252.92	145	85
<b>ADMINISTRATION</b>					
3	<b>Continuum of Care of NWI</b> ESG funds will be used for the overall administration of the ESG-CV program.	\$80,216	\$23,683.03	N/A	N/A
4	<b>Department of Community Development</b> ESG funds will be used for administrative expenses of the ESG-CV program including planning, monitoring, fiscal management, accounting, and auditing services.	\$19,500	\$6,670.34	N/A	N/A
		<b>TOTAL ESG-CV EXPENDITURES IN 2021</b>	<b>\$111,025.11</b>		
		<b>TOTAL ESG AND ESG-CV EXPENDITURES IN 2021</b>	<b>\$335,351.00</b>		

## OVERVIEW OF 2021 ACHIEVEMENTS BY HUD CATEGORY

The following is an overview of the City's achievements in PY 2021, by HUD category and amount expended with prior year funds, from current and prior year projects funded through CDBG, HOME, ESG funds, CDBG-CV, ESG-CV, Hardest Hit Funds (HHF), and Indiana Foreclosure Prevention Network (IFPN).

### **Acquisition and Disposition - \$643,318.61**

- In PY 2021, CDBG temporary management costs in the amount of \$9,500 were incurred for grass mowing at the old Franklin School property acquired at 600 E. 35th Ave. until final disposition of the property occurs.
- In PY 2021, 73 properties were cleared and/or demolished with CDBG funds which contained 55 housing units and included activity delivery costs for a total expenditure of \$633,818.61 in CDBG funds.

### **Public Facilities & Infrastructure Improvements - \$958,700.25**

- In PY 2021, rehabilitation began on Glen Ryan and Roosevelt Community Centers for a total expenditure of \$80,000 in CDBG funds. Rehabilitation of the Tolleston Community Center is expected to begin in April, 2021;
- In PY 2021, rehabilitation continued at the Gary Commission for Women public facility for a total expenditure of \$170,851.25 in CDBG funds and \$27,247.75 in ESG funds.
- In PY 2021, Fire Emergency Rescue Equipment was purchased for the Gary Fire Department which included a Ferrara Fire Apparatus Rescue Pumper mounted on a Ferrara Stock Cinder Chassis and an Asphodel Sterling Pumper Tanker for a total expenditure of \$707,849 in CDBG funds.

### **Public Services - \$475,508.95**

- In PY 2021, approximately 1,833 persons were assisted with public services in a variety of areas: youth services, lead screening services, and health services for a total expenditure of \$93,309.59 in CDBG funds.
- In PY 2021, due to the shelter being closed for renovation, services were provided over the telephone to 1,721 callers which included: 104 received Outreach Materials and information seeking, 330 received referrals to other shelters, 24 received assistance with Protective Orders, 31 dropped off donations, 346 crisis calls, 485 provided resources or referrals, 272 received advocacy, 129 donation inquiries for a total expenditure of CDBG funds in the amount of \$62,825.39.
- In PY 2021, 54 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 \$78,909.89.
- In PY 2021, 29 persons were assisted with housing counseling services (pre-homeownership and post-homeownership counseling) for a total expenditure of \$23,499.18.
- In PY 2021, a total of \$32,396.38 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.
- In PY 2021, a total of 600 persons in low- to moderate- income areas of the City were provided food and other household necessities for a total expenditure of \$5,590.52 in CDBG-CV funds.
- In PY 2021, a total of 213 persons were provided with food and groceries with no expenditure in 2021, however expenditure has been made in 2022 and will be reported in 2022.
- In PY 2021, a total of 77,670 persons were provided with services through the Gary Public Library branches which were provided Personal Protective Equipment and cleaning supplies for a total expenditure of \$27,697 in CDBG funds.
- In PY 2021, a total of 789 Gary seniors, disabled, and vulnerable residents were provided meal delivery and a wellness check and socialization program due to the COVID-19 pandemic to allow them to stay in their homes for a total expenditure of \$151,281 in CDBG-CV funds.

### **Housing - \$1,817,940.62**

- In PY 2021, 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 \$109,957.78 from prior year HOME funds.
- In PY 2021, construction of the Broadway Lofts Apartments commenced consisting of 38 newly constructed affordable rental-housing units for a total expenditure of \$932,545.51 from prior year HOME funds. This project is expected to be completed by June, 2022.
- In PY 2021, 1 affordable housing unit was produced with HOME funds through the Down Payment Assistance Program for a total expenditure of \$3,500.00 from prior year funds.
- In PY 2021, a total of 18 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 \$183,158.00. Total expenditure for the Rehabilitation Administration of these programs was \$336,826.11, making it a total expenditure of \$519,984.11 from prior year funds.
- In PY 2021, 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 \$77,749.00.
- In PY 2021, the City evaluated and/or reduced lead-based paint hazards in 18 properties.
- In PY 2021, 370 properties received code violation citations of which 332 were residential properties that and 38 of those citations were corrected by the owner. 38 commercial properties received code violation citations and 1 was corrected by the owner for a total expenditure from prior year funds in the amount of \$174,204.22.
- In PY 2021, 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 2021 on Saturdays from 9:00 a.m. – 5:00 p.m. No grant funds were expended for this service.
- In PY 2021, 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 (IHCA) 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 - \$285,553.52**

- In PY 2021, rehabilitation continued at the Gary Commission for Women public facility for a total expenditure of \$27,247.75 in ESG funds.
- In PY 2021, 137 runaways, homeless, or troubled youth benefited from emergency short-term shelter services through the Crisis Center's Alternative House for a total ESG expenditure of \$128,000.00 from prior year funds.
- In PY 2021, 19 homeless women without children benefited from shelter and support services for a total expenditure of \$19,160.56.
- In PY 2021, 30 persons benefited from rapid re-housing services, through financial assistance and/or housing relocation and stabilization services, through the Continuum of Care of NWI for a total ESG expenditure \$12,271.68 from prior year funds.
- In PY 2021, 8 persons benefited from homelessness prevention services, through financial assistance and/or housing relocation and stabilization services, through the Continuum of Care of NWI for a total expenditure of \$11,479.83 from prior year funds.
- In PY 2021, a total expenditure of \$6,721.96 was made through the Continuum of Care of NWI for the data collection and entry into the HMIS system.

- In PY 2021, 89 persons benefited from rapid re-housing services, through financial assistance and/or housing relocation and stabilization services, through the Continuum of Care of NWI for a total ESG-CV expenditure of \$55,418.82.
- In PY 2021, 85 persons benefited from homelessness prevention services, through financial assistance and/or housing relocation and stabilization services, through the Continuum of Care of NWI for a total ESG-CV expenditure of \$25,252.92.

**General Administration - \$752,326.33**

- In PY 2021, \$752,326.33 was expended in administrative costs for the operations of the CDBG, CDBG-CV, HOME, ESG and ESG-CV 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), CARES-Act funds (CDBG-CV and ESG-CV), and the Indiana Foreclosure Prevention Network funds has made progress in specific objectives and outcomes through the following activities:

### Public Facilities & Infrastructure Improvements

	Units Completed
<b>Availability/Accessibility of Suitable Living Environment</b>	
Provide for fire emergency rescue equipment	1
<b>TOTAL</b>	<b>1</b>

**Public Services**

<b>Availability/Accessibility of Decent Housing</b>	<b>Units Completed</b>
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.	54
<b>SUB TOTAL</b>	<b>54</b>
<b>Availability/Accessibility of Suitable Living Environment</b>	<b>Units Completed</b>
Provide education, prevention, protection, and intervention of sexually transmitted diseases.	1,148
Provide supervised education on nutrition, recreation, fitness, academic support, mentoring, planting and gardening to youth.	7
Provide middle school age students and their parents afterschool Robotics and STEM tutoring	103
Provide lead testing, monitoring, and documentation of lead levels to children and/or adults for possible lead poisoning.	107
Provide food and other household necessities to persons in low to moderate income areas of the City to respond to COVID-19.	600
Provide senior-disabled residents at 5 locations with a Food Box Delivery program to respond to COVID-19.	213
Provide meal delivery and wellness check/socialization programs to Gary seniors, disabled, and vulnerable residents to respond to COVID-19.	789
Provide personal protective equipment and cleaning supplies to 3 library branches to respond to COVID-19.	77,670
<b>SUB TOTAL</b>	<b>80,637</b>
<b>Affordability of Suitable Living Environment</b>	<b>Units Completed</b>
Provide potential and existing homebuyers with housing counseling services relating to homeownership loan products.	29
Provide potential homebuyers with Pre-Purchase Educational Workshops as a HUD Counseling Agency	49
<b>SUB TOTAL</b>	<b>78</b>
<b>TOTAL</b>	<b>80,715</b>

**Owner-Occupied Housing**

<b>Availability/Accessibility of Decent Housing</b>	<b>Units Completed</b>
Provide homeowners with housing rehabilitation assistance.	2
Provide homeowners with emergency rehabilitation assistance.	6
Provide senior homeowners with housing rehabilitation assistance	10
Provide homeowners with the evaluation and/or reduction of lead hazards	18
Provide homeowners facing foreclosure with assistance	35
<b>SUB TOTAL</b>	<b>71</b>
<b>Affordability of Decent Housing</b>	<b>Units Completed</b>
Provide new construction of affordable housing	1
Provide down payment assistance to qualifying first time homebuyers	1
<b>SUB TOTAL</b>	<b>2</b>
<b>TOTAL</b>	<b>73</b>



**Rental Housing**

	<b>Units Completed</b>
<b>Affordability of Decent Housing</b>	
Provide rental assistance to households with critical and/or emergency housing needs	<b>16</b>

**Homeless**

	<b>Units Completed</b>
<b>Affordability of Decent Housing</b>	
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.	119
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.	93
<b>SUB TOTAL</b>	<b>212</b>
<b>Availability/Accessibility of Suitable Living Environment</b>	<b>Units Completed</b>
Provide emergency shelter services to homeless women without children	19
Provide emergency shelter services to runaway, homeless, or troubled youth.	137
<b>SUB TOTAL</b>	<b>156</b>
<b>TOTAL</b>	<b>368</b>

**Clearance/Demolition and Code Enforcement**

	<b>Units Completed</b>
<b>Sustainability of Suitable Living Environment</b>	
Provide for the clearance and/or demolition of unsafe structures.	73
Provide for the support for the removal of blighting conditions in deteriorated areas of the city.	370
<b>TOTAL</b>	<b>443</b>