

City of Hammond Indiana  
PY2024 CAPER Report  
DRAFT

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## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

2024 was the third year of the City's 2022-2026 Consolidated Plan. The tables below provide a summary of the City's accomplishments by the goals and objectives outlined in the Consolidated Plan. Some of the highlights of the program year include:

- The City completed the rehabilitation of 12 housing units. Of these, one home received emergency repair assistance, and 11 received ramps to improve accessibility.
- The City provided down payment assistance to 6 first-time homebuyers through the Homebound Program. Increased homeownership helps stabilize neighborhoods and assisted the income-eligible households in accumulating wealth.
- The City partners with United Neighborhoods, Inc., a qualified non-profit housing developer, to acquire, rehabilitate, and resell single family units. This program acquires substandard properties, makes necessary renovations, and markets the properties to income-qualified homebuyers. UNI has three properties in the pre-development stage, including 1008 Bauer Street, 5517 Sohl Avenue, and 5521 Sohl Avenue. Construction is expected to begin July 2025 with an estimated completion date of December 2025.
- The City supported the work of local non-profit agencies providing public services to low and moderate income households. A total of 7,898 persons received public service benefits.
- The City continued administration of its Homeless Prevention and Rapid Re-Housing programs. During the program year, the City assisted 11 households to transition from living in a shelter into stable permanent housing and prevented homelessness for 61 households.
- The City also continued the Tenant Based Rental Assistance Program. The City was able to assist 176 households during the program year.
- In addition the three rental assistance programs, the City continued to fund the operations of two emergency shelters that serve the City, including Claude Street Shelter and Haven House. Between the two shelters, 141 persons were served during the program year.
- The City's economic development program provided technical assistance to 13 businesses.

Many of the City's HOME, CDBG, and ESG-funded programs are still progressing and effectively addressing their stated goals. The tables below summarize the City's proposed versus actual goals and lists the percent accomplished to date.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Program Year Budget	Indicator	5 Year Plan	Program Year
Affordable Housing Development	\$396,948 HOME	Homeowner Housing Units	1 of 15 (6%)	0 of 2 (0%)
Community Development Facilities	\$852,845 CDBG	Persons Served	77,980 of 50,000 (> 100%)	0 of 3,000 (0%)
Community Development Services	\$311,500 CDBG	Persons Served	16,265 of 13,550 (> 100%)	7,898 of 2,660 (>100%)
Economic Development and Redevelopment	\$150,000 CDBG	Businesses assisted	21 of 50 (42%)	13 of 15 (87%)
		Buildings Demolished	0 of 15 (0%)	0 of 2 (0%)
Homebuyer Programs	Carry over funds	Homebuyers Assisted	11 of 100 (11%)	6 of 5 (>100%)
Homeless Prevention	\$60,000 ESG	Households Assisted	114 of 150 (76%)	## of 7 (> 100%)
Housing Rehabilitation	\$335,000 CDBG	Homeowner Units Rehabilitated	34 of 65 (52%)	12 of 22 (54%)
Planning, Admin and Fair Housing	\$420,499 CDBG \$83,150 HOME \$13,713 ESG	Other	N/A	N/A
Rapid Re-Housing	\$9,125 ESG	Households Assisted	15 of 15 (100%)	## of 2 (> 100%)
Support Homeless Shelters	\$100,000 ESG	Homeless Persons Provided Overnight Shelter	379 of 500 (75%)	141 of 100 (> 100%)
Tenant Based Rental Assistance	\$100,000 HOME	Households Assisted	263 of 150 (>100%)	176 of 20 (> 100%)

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City's priorities, as described in the 2022-2026 Consolidated Plan, can be organized into the five categories listed below. Of the five, the City efforts are mainly focused on addressing the affordable housing and community development priorities.

**Affordable Housing priorities**

The largest portion of the City's Consolidated Plan budget is focused on affordable housing. In the program year, the City rehabilitated 12 housing units using CDBG. The City also assisted 6 homebuyers acquire their homes. The City's CHDO, United Neighborhoods Inc., has three single family developments in pre-development stages with construction expected to begin in the next few months. The City budgeted money for up to 10 rental units to be constructed during the planning process. No rental units have yet been awarded, but the City is currently in discussion with developers for the construction of rental housing units in Memorial Park.

**Homeless priorities**

The City continued administration of its Homeless Prevention and Rapid Re-Housing programs. During the program year, the City assisted 11 households transition from living in the shelter to stable, permanent housing and prevented homelessness for 129 persons from 61 households. The City also continued administering the Tenant Based Rental Assistance Program. The City was able to assist 176 households during the program year.

In addition the three rental assistance programs, the City continued to fund the operations of two emergency shelters that serve the City, including Claude Street Shelter and Haven House. Between the two shelters, 141 persons were served during the program year.

**Non-homeless Special Needs priorities**

The Consolidated Plan cited a general priority to assist the elderly, the disabled and those individuals at risk of homelessness. In the program year, the City continued to offer its Disability Ramp Program that made modifications to the homes of elderly and disabled homeowners, allowing them to remain in their homes despite mobility issues. 11 ramps were installed during the program year. The City also provided public service grants to Meals on Wheels and We Care from the Heart. These organizations served 214 seniors and disabled residents who need help with everyday living tasks.

**2 Additional Priorities**

**Non-housing Community Development priorities**

The Consolidated Plan cited a significant demand for social and public services. The City saw an increased demand for job training, day care, and youth activities. In the program year, the City funded a variety of

services that focused mostly on services for families with children. Services such as the Youth Sports programs provided safe environments for the children in low-income families while the parents in those families greater flexibility in pursuing economic opportunities. The City also supported services that helped at-risk households, included the Greater Hammond Food Pantry, Hammond Legal Aid, and We Care from the Heart. The City has decided to use subrecipients to administer day care and after school care going forward.

The City used CDBG funds to move forward with the expansion of its Sportsplex. The development of the Sportsplex was originally funded with Section 108 Loan funds secured with the City's CDBG allocation. The development has proven to be a popular community resource and the City is in the process of expanding the facility to better meet the City's recreational needs.

#### Public Housing priorities

Public Housing was identified as a low priority in terms of addressing the needs of public housing with the funds covered by this plan (CDBG, HOME, and ESG). This was based on the ability of the City's Housing Authority to obtain sufficient funds to address its own needs. The Housing Authority is not considered to be troubled.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	ESG
White			
Black or African American			
Asian			
American Indian or American Native			
Native Hawaiian or Other Pacific Islander			
<b>Total</b>			
Hispanic			
Not Hispanic			

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

### Narrative

Please note that the table above does not include a category for “Multi-Racial” persons. A total of 203 multi-racial persons were served by CDBG-funded programs.

**CR-15 - Resources and Investments 91.520(a)****Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year <sup>1</sup>
CDBG	public - federal	2,535,078	2,944,698
HOME	public - federal	755,350	560,696
ESG	public - federal	184,787	172,086

**Table 3 - Resources Made Available****Narrative**

The City received \$151,800 in HOME program income and \$76,176 in CDBG program income during the program year. All income was generated from home rehabilitation loans.

The City of Hammond has **one hundred seventy two (172) CDBG** loans with an outstanding balance of approximately **\$1,114,857.41**. Most of the outstanding balance is on deferred loans which are not payable until the house is sold or transferred.

The City of Hammond has **three hundred forty nine (349) HOME** loans with an outstanding balance of approximately **\$4,529,847.42**. Most of the outstanding balance is on deferred loans which are not payable until the house is sold or transferred.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
2nd and 3rd District of Hammond	0	0	
HAMMOND CITYWIDE	100	100	
JACOB'S SQUARE	0	0	

**Table 4 – Identify the geographic distribution and location of investments****Narrative**

The population of the City of Hammond is slightly less than 80,000. Of this total, more than 50% or about 44,000 are considered to have incomes below 80% of the area median income (low and moderate). Among census tracts, 10 tracts have a majority low and moderate income population which ranges from the low of 52% (Census Tract 218) to the high of 90% (Census Tract 206).

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<sup>1</sup> Expenses include funds programmed in prior years and therefore may exceed the amounts made available during the program year.



During the program year, the City budgeted Business Assistance program as an area based activity, This program serves a specific clientele instead of a specific geographic area. While the City has not formally adopted specific target areas for its HUD-funded programs, the City has adopted redevelopment areas, including the downtown area, Interstate Plaza and the Gateway Redevelopment area.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City did not utilize any publicly owned land or property to address the needs identified in the plan.

The City is required to match each dollar of ESG funds with other funds that will be used for ESG-eligible activities. The City required its shelter partners to provide match from other sources when receiving HESG funds from the City. The City will also use HESG-eligible expenses related to its delivery of prevention and rehousing as to meet the match requirement.

The City is required to provide match of 25% of every HOME dollar expended on housing projects. The City will require its development partners to provide match when receiving funds for their projects.

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

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

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

Table 6 – Match Contribution for the Federal Fiscal Year

## HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
1,137,314.19	151,800.56	425,303.19	377,449.04	863,811.56

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			

Dollar Amount	0	0	0
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**Table 8 - Minority Business and Women Business Enterprises**

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

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

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

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

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

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	2	0
Number of Non-Homeless households to be provided affordable housing units	34	182
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>36</b>	<b>182</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	29	176
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	1	0
Number of households supported through Acquisition of Existing Units	5	6
<b>Total</b>	<b>36</b>	<b>182</b>

**Table 12 – Number of Households Supported**

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

**PLEASE NOTE:** The numbers provided here include HOME-funded TBRA, HOME-funded Homebuyer, and HOME-funded development. CDBG-funded Emergency Repair and Ramp Program accomplishments are **NOT** included in the tables above as they do not meet the HOME definition of affordable housing.

HOME TBRA assisted 176 units and HOME Homebuyer assisted 6 units. No HOME-funded developments were completed during the program year. The City has not met its stated goals in terms of housing development and the homebuyer program. The City's CHDO partner, UNI, has three projects in pre-development and expect to begin construction in the near future. The homebuyer program has been limited based on market dynamics. Market demand has caused dramatic increases in housing. Coupled with relatively high mortgage rates, low income buyers struggle to find units within their price range.

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

Going forward, the City will continue its Tenant- Based Rental Assistance program. The City feels that the Homebuyer program is typically successful, but the ability for LMI buyers to find affordable homes in decent condition may be limited if prices continue to increase.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual	ESG Actual
Extremely Low-income			
Low-income			
Moderate-income			
<b>Total</b>			

**Table 13 – Number of Households Served**

**Narrative Information**

By definition, households that have “worst case needs” are renter households with the following characteristics:

- incomes less than 50% of the area median income;
- do not receive federal housing assistance; and
- pay more than half of their income on housing (including rent and utilities); or
- live in severely inadequate housing with one or more serious physical problems related to heating, plumbing, and electrical systems, or maintenance.

The City’s ESG-funded Prevention and Rapid Rehousing served 72 households that would be considered worst-case needs.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

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

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

- The SERVICE PROVIDER must offer to assess and prioritize a client's need in the following areas as part of the admissions process: childcare, education services, employment services, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment, and transportation.
- Per CPD Notice 21-08, HUD issued a waiver of the ESG requirement in 24 CFR 576.401(e)(1) that housing stability case managers meet not less than once per month with each program participant receiving homelessness prevention or rapid rehousing assistance. The City of Hammond has made Case Management available to all rental assistance participants and encouraged participation in these services throughout the entire 2022 program year through our SUBRECIPIENT InnerMission.

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

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

The City continued to support homeless shelters in the City through the subsidy of their operating costs, including Haven House and Claude Street Shelter. The City assisted 141 persons during the program year.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City has a number of rental assistance programs that help families avoid homelessness and help those who become homeless find a home quickly (i.e. rehousing). The City is also using its HOME funds to provide tenant based rental assistance to those who are at-risk of homelessness. The City assisted 176 families with HOME-funded TBRA.

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

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

The City offers case management as a part of its rental assistance programs. The goal of the program is to help expedite individuals or households to self-sufficiency by providing a variety of social services and one-on-one counseling. The City supports local shelters to provide emergency housing to households that are also homeless, at risk of homelessness, and/ or domestic violence victims. The City is working to move all households into permanent housing situations and prevent households from becoming homeless through the Rapid Rehousing and Homeless Prevention programs.

The City also coordinates with other community stakeholders to address the needs of specific homeless populations. The City partners with School-City Hammond to identify families with children and unaccompanied youth.

To transition homeless to independent living and shorten the period of homelessness, the City's Rapid Rehousing program provides short- or medium-term rental assistance as necessary to help homeless households move as quickly as possible into permanent housing and achieve stability in that housing. The City

began to administer the Rapid Rehousing Program with its own staff during the 2020 program year.



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

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

The City works closely with the Hammond Housing Authority. The Housing Authority is considered well managed by HUD and does not have the 'troubled' designation. The City is working with the housing authority to ensure its residents are served by the programs offered by the City.

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

The City's Planning and Development staff continue to partner with the Hammond Housing Authority to coordinate services and program delivery for families of low and moderate income. Both agencies are involved with the collaborative efforts such as the Continuum of Care.

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

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

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

The Hammond Public Housing Authority is not considered troubled.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

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

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

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

- Demand for owner occupied housing rehabilitation funding far exceeds available financial resources.
- Difficulty saving for down payments and closing costs in combination with rental obligations and other economic factors. In response, the City offers the Homebound program in order to assist income-eligible buyers with the purchase of their first home.
- Many homes affordable to low income households require minor to major repairs to make them habitable. The repairs generally need to be funded at the time of purchase adding to the expense of first-time home ownership. The City offers several rehabilitation programs in order to address this need.
- Limited supply of quality affordable rental housing for households with incomes between 0 to 50% of area median income, particularly those with income below 30% of area median income. The City's TBRA program can assist a portion of this demographic.
- Poor or unacceptable credit histories of applicants and poor records of employment among many applicants.
- Very low income individuals particularly persons making the transition from homelessness to permanent housing, persons with special supportive housing needs, and very low income individuals in need of housing assistance. In response, the City offers varied levels of services to these groups through its Case Management Program administered by InnerMission.

The lack of public transportation for extremely low income households, including homeless, severely limits the number of economic opportunities as many jobs are located in neighboring communities that requires car ownership. The City provided We Care From the Heart, an agency that provides supportive services and advocacy through case management, with a transport van to provide needed transportation for Hammond

low- and moderate-income senior, disabled, and homeless residents.

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

All of the City's housing programs funded with HOME and CDBG comply with the lead paint requirements of 24 CFR Part 35. Most of the CDBG-funded housing activities require lead safe work practices. The HOME-funded rehabilitation, based on the amount of rehabilitation required to bring the unit up to code, required abatement. The City did not take any lead-based paint remediations or education efforts outside of the HUD funded programs.

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

As outlined in the Consolidated Plan, the City's approach to alleviate poverty will be to engage in several activities with the intent of sustaining adequate level of services while promoting self-sufficiency. To this end, the City will fund activities that promote self-reliance by encouraging education and training; establish opportunities for new development, redevelopment and job creation; support provision of services (i.e., daycare) which promote training, education and encourage employment; expand availability of the affordable housing; and provide direct assistance to individuals at risk and with severe needs.

The Department's main focus is to alleviate poverty through economic development and redevelopment. This included assisting businesses with CDBG to expand economic development within the City.

In the public service area, the City funded several social services agencies which supported working families. Most of these families are low and very low income families. These services range from after school program to parenting needs of young mothers. Funded programs include:

- YMCA Day Care / Afterschool Program
- Mental Health America Parents as Teachers
- Youth Sports Programs
- Big Brothers Big Sisters
- Hammond Legal Aid
- Northshore Health Services
- We Care From the Heart Social Services
- Meals on Wheels
- Community Services of NWI Food Pantry
- New Hope Too Food Pantry
- InnerMission Case Management
- Utility Assistance Program

In terms of housing, the City provided TBRA assistance to families with the aim of creating self-sufficiency. The City also provided homelessness prevention and rapid rehousing to help families experiencing homelessness or on the brink of homelessness to re-establish housing and to start building toward stability.

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

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

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

The Department of Planning and Development constantly engage the community in an effort to build new partnerships with local non-profits, faith-based groups, for-profits, and other governmental institutions. Efforts include neighborhood meetings, meetings with local businesses, and special events such as the Prayer Breakfast.

The Department's staff also strengthens existing relationships with non-profits through monitoring and technical assistance. The Department's monitoring efforts are described in more detail below.

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

- Coordinated with the Housing Authority regarding the management of its units and affordable housing units near their complexes.
- Coordinated with the Continuum of Care to better serve homeless persons in Hammond, including taking committee roles with Balance of State
- Coordinated with UNI about the future development of Jacobs Square and Memorial Park.

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

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

**Performance Measures:**

- Ten Fair Housing Complaint investigations each year.
- Develop specific recommendations for Homebound program
- Systemic testing of mortgage lending and/or steering of African American homebuyers.

**Accomplishments in Program Year:**

- Hammond Human Relations Commission provided information and referral services throughout the year. HHRC conducted 10 cases. Three of the cases resulted in compensation for clients.
- The City has implemented a review of lending terms obtained by buyers. If the quoted rate on documents received by the lender is considerably higher than the rates being received for other buyers participating in the program, Homebound staff will recommend to the buyer to consider other lending alternatives and also notify

the Hammond Human Relations Commission. In the program year, one loan was flagged as being potentially predatory.

- The City has not conducted any systemic testing for mortgage lending during the program year.

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

Performance Measures:

- Creation of credit repair program / Individual Development Accounts (IDA)
- Systemic testing of mortgage lending.

Accomplishments in Program Year:

- The City continues to coordinate with the Lake County Housing Taskforce. The Northwest Indiana Reinvestment Alliance, in partnership with Northwest Indiana Community Action, have implemented an IDA program and financial literacy that is available throughout the County.
- The City has not conducted any systematic mortgage lending testing in the program year.

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

Performance Measures:

- Increase availability of public services within the RECAP

Accomplishments in the Program Year

- The City instructed CDBG public service agencies to ensure that their services were marketed to households within the RECAP. A large portion of the housing within the RECAP is subsidized and reserved for seniors and disabled households. As such, programs such as We Care From the Heart, Greater Hammond Food Pantry, Meals on Wheels, and New Hope Too Food Pantry are needed.

#### **Goal 04. Encourage Redevelopment and Private Investment**

Performance Measures:

- Development of 3 new housing units within targeted areas

Accomplishments in Program Year:

- The City is working on development of single family homes in the RECAP. Plans are underway for the development of 13 new affordable units in the Douglas Pointe neighborhood within the next program year. By adding single-family homes to this area, the City hopes to reduce the concentrations of poverty by adding these housing units. Construction should begin sometime in 2023 or 2024. This City is also working to redevelop Jacobs Square, which is adjacent to the RECAP.

#### **Goal 05. Site selection and mobility policies**

Performance Measures:

- Revised policy on site selection and source of income discrimination.

Accomplishments in the Program Year

- The City has not formally adopted new policies in regard to site selection. However, the City is currently

focusing its time and resources on the development of Douglas Pointe, which is located within the RECAP, and Jacobs Square, which is adjacent to the RECAP. These sites were selected for development in part to leverage additional investments in these areas and to reduce the concentration of poverty. The City also completed a housing study that will guide future housing development in the RECAP and in the downtown area.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

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

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

The City funded the in-house Tenant Based Rental Assistance Program with HOME funds. For the rehabilitation program, the City conducted regular site visits and inspections for all construction and rehabilitation projects that are funded to assure compliance with codes and other regulatory requirements. For homebuyer programs, the City will work with the CHDO to ensure that the homes remain owner-occupied during the affordability period.

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

### **Results of Monitoring:**

The City's monitoring efforts are incorporated throughout the administration of the grant-funded programs. In this way, the City hopes to identify and avoid compliance issues before they become serious. During PY2023, the City performed on-site and virtual desk monitoring reviews of each subrecipient's pay requests, participant files, policies and procedures, and financial management practices. The City did not find any significant issues with the use of CDBG funds.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

A draft of this report will be made available for public review and comment beginning June 12, 2024 on the City's website:

<https://www.gohammond.com/departments/planning-and-development/community-development/>

The City will solicit written comments from June 6th to June 30th. The City will hold a public hearing on the CAPER on June 17th. To date the City has not recieved any public comments. The complete document remains available for review at the Department of Planning and Development at City Hall, 5925 Calumet Avenue.

The City makes efforts to include all members of the public in the planning and reporting process, including outreach to non-English speaking residents and persons with disabilities. Hammond has analyzed its non-English speaking population and found that Spanish is the only language that has a significant number of speakers. Given this, the City partners with the Hammond Hispanic Community Committee. To accommodate persons with disabilities, the City holds all public hearings in locations accessible to persons with mobility impairments and will make reasonable accommodations to other persons, upon request.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

2024 represents the third year of the City's updated Consolidated Plan. The updated plan outlines the City's strategies for the program years 2022 through 2026. There have been no major changes in the City's objectives since the development of the plan.

The City has experienced capacity issues in recent years, both internally and with its non-profit partners. As a result, the City changing the delivery of some programs, but the program objectives are essentially the same.

The City certifies that

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

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

No

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



## **CR-50 - HOME 24 CFR 91.520(d)**

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Hammond does not currently have any HOME-funded rental development projects. The City will work with its Code Enforcement department to inspect TBRA assisted units during PY2024.

## **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

In the program year, the City did not work with any contractors directly as all funds were provided to UNI (CHDO) or directly to homebuyers. Below is a summary of the City's policies for when the City does HOME procurement:

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

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

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

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

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

The City received \$151,800 in HOME program income during the program year. All income was generated from home rehabilitation loans. The funds were used to reduce the amount of funds drawn from the City's Treasury account, and therefore the expenditures were applied to HOME-funded projects and administration. For a summary of the owner characteristics of the units assisted, please refer to Table 3 for race and ethnicity information and Table 14 for income data.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The City's federally funded housing programs assisted 6 homebuyers purchase their homes and assisted 176 families at risk of homelessness achieve stable permanent housing.

**CR-58 – Section 3****Identify the number of individuals assisted and the types of assistance provided**

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 15 – Qualitative Efforts - Number of Activities by Program****Narrative**

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

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

#### For Paperwork Reduction Act

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

##### Basic Grant Information

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

##### ESG Contact Name

Prefix	Mrs
First Name	OWANA
Middle Name	J
Last Name	MILLER
Suffix	
Title	Community Development Director

##### ESG Contact Address

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

##### ESG Secondary Contact

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

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

**Program Year Start Date** 04/01/2024  
**Program Year End Date** 03/31/2025

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

**Subrecipient or Contractor Name:** HAVEN HOUSE

**City:** Hammond

**State:** IN

**Zip Code:** 46325, 0508

**DUNS Number:** 779940923

**UEI:**

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

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

**ESG Subgrant or Contract Award Amount:** 50,000

**Subrecipient or Contractor Name:** INNER MISSION

**City:** Hammond

**State:** IN

**Zip Code:** 46325, 0706

**DUNS Number:** 966622701

**UEI:**

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

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

**ESG Subgrant or Contract Award Amount:** 50,000