

HOUSING AND COMMUNITY DEVELOPMENT FOURTH YEAR ACTION PLAN (2023)



Including:

2023 Community Development Block Grant Action Plan for the
City of South Bend

2023 Emergency Solutions Grant Action Plan for the
City of South Bend

2023 HOME Investment Partnerships Program Action Plan for the
St. Joseph County Housing Consortium

Executive Summary

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

1. Introduction

The City of South Bend, Indiana is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) Program and Emergency Solutions Grant (ESG) Program. The City of South Bend is the Participating Jurisdiction (PJ) of the St. Joseph County Housing Consortium. In compliance with HUD regulations, the City of South Bend has prepared this Program Year 2023 Action Plan for the period of January 1, 2023 through December 31, 2023. This plan is a strategic plan for the implementation of the Consortium's HOME Program for affordable housing within St. Joseph County and the City's CDBG and ESG Programs for housing, community and economic development, emergency shelter, and rapid rehousing within the City of South Bend.

The 2023 Action Plan is the fourth year of the 2020-2024 Five-Year Consolidated Plan. The five-year plan establishes goals and outlines specific initiatives the City and the Consortium will undertake to address needs and priority objectives. This will be accomplished by promoting: the rehabilitation and construction of decent, safe, sanitary, and affordable housing; creating a suitable living environment; removing slums and blighting conditions; affirmatively furthering fair housing; improving public services; expanding economic opportunities; and principally benefitting low- and moderate-income persons.

This Action Plan is a collaborative effort of the St. Joseph County Housing Consortium, the City of South Bend, the community at large, social service agencies, housing providers, community development agencies, economic development groups, and other stakeholders. The planning process was accomplished through public meetings, stakeholder discussions, statistical data, and review of the City's Comprehensive Plan and other community plans.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following strategies, goals, and priorities have been identified for the St. Joseph County Housing Consortium's 2023 program year, and will utilize HOME Investment Partnerships funds:

HOUSING STRATEGY - HSS

Goal: Improve, preserve, and expand the supply of affordable housing for low-moderate income households in the City of South Bend and the unincorporated areas of St. Joseph County.

Objectives:

- **HSS-1 Homeownership Assistance** - Develop homeownership opportunities
- **HSS-2 Housing Construction** - Develop new affordable housing, both rental and homeowner
- **HSS-4 Fair Housing** - Affirmatively further fair housing by promoting fair housing choice
- **HSS-6 Housing Education** - Educate homeowners, tenants, and new homebuyers
- **HSS-7 Rental Assistance** - Fund tenant-based rental assistance

In addition, the City of South Bend proposes the following strategies for its Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) programs:

HOMELESS STRATEGY - HOM

Goal: Improve the living conditions and services for persons experiencing homelessness in the City of South Bend.

Objectives:

- **HOM-1 Housing** - Develop housing opportunities for persons experiencing or at-risk of becoming homeless
- **HOM-2 Operations/Support** - Promote support services for the homeless
- **HOM-3 Homeless Prevention** - Promote anti-eviction and fair housing programs
- **HOM-4 Permanent Supportive Housing** - Promote the development of permanent supportive housing options
- **HOM-5 Shelter Housing** - Support the development and operations of shelters for persons who are homeless or victims of domestic violence.

SPECIAL NEEDS STRATEGY - SNS

Goal: Improve, preserve, and expand facilities for persons with special needs and the disabled in the City of South Bend.

Objectives:

- **SNS-1 Housing** – Support increasing the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, and persons with other special needs

- **SNS-2 Social Services** - Promote social service programs and facilities for the elderly, persons with disabilities, and persons with other special needs

HOUSING STRATEGY - HSS

Goal: Improve, preserve, and expand the supply of affordable housing for low- and moderate-income persons and families in the City of South Bend.

Objectives:

- **HSS-1 Homeownership Assistance** - Develop homeownership opportunities
- **HSS-2 Housing Construction** - Develop new affordable housing, both rental and sales housing
- **HSS-3 Housing Rehabilitation** - Preserve existing owner and renter occupied housing
- **HSS-4 Fair Housing** - Affirmatively further fair housing by promoting fair housing choice
- **HSS-6 Housing Education** - Educate homeowners, tenants, and new homebuyers
- **HSS-7 Rental Assistance** - Fund tenant-based rental assistance

3. Evaluation of past performance

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

The City of South Bend has a good performance record with HUD. Each year the City prepares its Consolidated Annual Performance and Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the City of South Bend's Community Investment office and online at the City's website.

The FY 2021 CAPER, which was the second CAPER for the FY 2020-2024 Five-Year Consolidated Plan, was approved by HUD in a letter dated May 4, 2022. In the FY 2021 CAPER, the City of South Bend expended 100.00% of its CDBG funds to benefit low- and moderate-income persons. The City expended 7.86% of its funds during the FY 2021 CAPER period on public service, which is below the statutory maximum of 15%. The City expended 17.98% of its funds during the FY 2021 CAPER period on administration and planning, which is below the statutory maximum of 20%. The City's drawdown ratio was 2.05 as of November 2, 2021. This was not within HUD's timeliness limit of a drawdown ratio of 1.5.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of South Bend has followed its Citizen Participation Plan in the planning and preparation of the 2023 Action Plan. The City of South Bend and St. Joseph County Housing Consortium held its first public hearing on the needs of the community and its residents on July 12, 2022. This provided residents, agencies, and organizations with the opportunity to discuss the City's CDBG, HOME, and ESG programs and to provide suggestions for future CDBG, HOME, and ESG program priorities and activities.

A display ad was published September 29, 2022 in the South Bend Tribune, the local newspaper with highest circulation, to notify the public that copies of the draft 2023 Action Plan were available for review. In addition, notification of the availability of the draft 2023 Action plan was published on El Puente's website, the local Spanish language news source. The draft 2023 Action Plan was on public display at the following locations:

- The St. Joseph County Public Library (all branches)
- Mishawaka Public Library (all branches)
- Walkerton Public Library
- New Carlisle-Olive Township Public Library
- City of South Bend Department of Community Investment
- City of South Bend Office of the Clerk
- City of Mishawaka Department of Community Development

The City of South Bend updated its Citizen Participation Plan to include provisions for public display and public comment during a declaration of a state of emergency by the Governor of Indiana. These provisions shortened display periods for plans and substantial amendments to 5 days, allowed for virtual public meetings, and the requirement that plans be emailed to any resident that requests them.

A more detailed analysis and description of the citizen participation process is contained in Section PR-15 Citizen Participation.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of South Bend and St. Joseph County Housing Consortium held Public Hearings on Wednesday, July 12, 2022 in Mishawaka and South Bend. No comments were received from the public at either hearing.

A second round of Public Hearings was scheduled for October 11, 2022 to receive comments from the public on the draft 2023 Action Plan. No comments were received.

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

All comments and suggestions received have been accepted and incorporated into the draft planning document.

7. Summary

The City of South Bend followed its Citizen Participation Plan by providing residents and stakeholders with the opportunity to participate in the planning process. The St. Joseph County Housing Consortium prepared and developed a thorough and comprehensive draft 2023 Action Plan based on the input received.

A substantial amendment prompting application of the City's citizen participation process, including public notice and comment periods, will apply when any of the following changes are made to this Plan:

1. Modifications to the budgets of existing planned activities that exceed 28 percent of the total grant budget - this includes reallocations of anticipated funding among existing planned activities and initial allocations of unanticipated receipts (e.g. program income, returned funds, or supplemental federal allocations) to existing planned activities;
2. Addition of an activity not previously part of this Plan; or
3. Change of the planned end-use of a site assisted under this Plan.

PR-05 Lead & Responsible Agencies - 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	SOUTH BEND	
CDBG Administrator	SOUTH BEND	Department of Community Investment
HOPWA Administrator		
HOME Administrator	SOUTH BEND	Department of Community Investment
ESG Administrator	SOUTH BEND	Department of Community Investment
HOPWA-C Administrator	SOUTH BEND	Community Development

Table 1 – Responsible Agencies

Narrative

The administering lead agency for CDBG, ESG, and HOME funding is the City of South Bend through its Department of Community Investment (DCI). DCI staff prepare the Five-Year Consolidated Plan, Annual Action Plans, Environmental Review Records (ERR), and the Consolidated Annual Performance and Evaluation Reports (CAPERs), process pay requests, and perform contracting, monitoring, and oversight of the program on a day to day basis.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Staff of the City of South Bend and the St. Joseph County Housing Consortium held regular meetings with non-profits, social service agencies, community and economic development organizations, the local Region 2.a Planning Council of the Balance of State, City department representatives, and St. Joseph County department representatives. These meetings discuss issues and help to identify needs, gaps in the system, and programmatic goals for Program Year 2023. Input from the meetings was used in the development of specific strategies and priorities for the Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of South Bend and the St. Joseph County Housing Consortium work with the following agencies to enhance coordination:

- **The Housing Authority of South Bend** - Improvements to public housing communities.
- **Social Services Agencies** - funds to improve services to low- and moderate-income persons.
- **Housing Providers** - funds to rehabilitate and develop affordable housing and provide housing opportunities for low- and moderate-income households.
- **Community and Economic Development Agencies** - funds to improve services to low- and moderate-income persons, and workforce development.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Indiana Balance of State Continuum of Care (CoC) addresses the needs of homeless persons and persons at risk of becoming homeless. St. Joseph County is a separate region within the Balance of State CoC that encompasses only St. Joseph County. The region has utilized Coordinated Entry since January of 2018 to determine the needs of homeless individuals and families and offer housing programs best suited to their needs. Persons who are homeless or at-risk of becoming homeless are evaluated using the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) and placed in appropriate housing as available. In addition to the VI-SPDAT's prioritization metrics, the Region 2.a. Planning Council chose to also prioritize veterans and domestic violence survivors. Placement rates of homeless individuals and families in St. Joseph County have increased since the adoption of Coordinated Entry.

The Point-In-Time Count for sheltered and unsheltered homeless persons is completed on a designated date once a year, in the month of January. The results of the statewide counts are available to the public on the Indiana Balance of State CoC website (<https://www.in.gov/ihcda/indiana-balance-of-state-continuum-of-care/point-in-time-and-housing-inventory-chart/>).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

ESG - The Center for the Homeless, the YWCA, Youth Service Bureau, AIDS Ministries/AIDS Assist, and Life Treatment Centers have received ESG funds through the City of South Bend. The Department of Community Investment issues an RFP for ESG-funded projects on behalf of the City. The process is competitive and seeks projects that provide emergency shelter, essential services, and/or rapid re-housing for the homeless.

Develop Performance Standards and Evaluate Outcomes - The Indiana Balance of State CoC's written standards focus on a "Housing First Model" and follow the best practices of that model. The written standards utilize several strategies to increase the number of people who exit Emergency Shelter, Transitional Housing, and Rapid Re-housing into Permanent Housing. Evaluations of these standards will be based on the length-of-time of being homeless and measures the amount of time an individual or family resides in emergency shelter, transitional housing, or rapid re-housing. The CoC seeks to make progress on preventing evictions, targeting individuals and families based on risk, and influencing housing developers in the area to create Permanent Supportive Housing.

HMIS - The Indiana Balance of State CoC and the HMIS Lead work together to assess data quality. This includes working on the Annual Homeless Assessment Report (AHAR), the Point-In-Time (PIT) count, project reviews/ranking, and working with programs for individuals, while completing their Annual Performance Reports (APRs). The system ensures data quality by requiring many of the universal data elements upon enrolling a participant into a program. Additionally, the system has an alert system with exit date reminders. The workflow of data entry has been updated to improve data quality. The HMIS Lead supports users by staffing a Help Desk and providing training opportunities. Agency users can run self-reports to assess their program's data quality. ESG subrecipients are required to use the HMIS system unless they are victim services providers. CoC-funded organizations are motivated to provide good data quality because the Indiana Balance of State CoC has moved toward a data-driven project review and ranking system. Projects with poor data quality are more likely to show poor outcomes, impacting their funding.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of South Bend, Department of Community Investment
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City reviewed its programs and funded activities to ensure they met the goals and objectives as outlined in the City's Five-Year Consolidated Plan
2	Agency/Group/Organization	Housing Authority of South Bend
	Agency/Group/Organization Type	Housing PHA Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City had conversations with the Housing Authority of South Bend to determine the housing needs of its low-income residents. The City reviewed its applications for funding and awarded activities that met the goals and objectives as outlined in the City's Five-Year Consolidated Plan to address these housing needs.
3	Agency/Group/Organization	MISHAWAKA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Mishawaka is a participating member of the St. Joseph County Housing Consortium. The City reviewed its program and funded activities that met the goals and objectives as outlined in the City's Five-Year Consolidated Plan to address these housing needs.
4	Agency/Group/Organization	OAKLAWN PSYCHIATRIC CENTER, INC.
	Agency/Group/Organization Type	Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion in person and at regular Regional Planning Council meetings. Housing and community development priorities; social service needs.
5	Agency/Group/Organization	HOPE Ministries
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion in person and at regular Regional Planning Council meetings. Housing and community development priorities; social service needs.
6	Agency/Group/Organization	YOUTH SERVICE BUREAU
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion at regular Regional Planning Council meetings. Housing and community development priorities; social service needs.
7	Agency/Group/Organization	ST. MARGARET'S HOUSE
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion at regular Regional Planning Council meetings. Housing and community development priorities; social service needs.

8	Agency/Group/Organization	Center for the Homeless, Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion in person and at regular Regional Planning Council meetings. Housing and community development priorities; social service needs.
9	Agency/Group/Organization	St. Joseph County Public Library
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion at regular Regional Planning Council meetings. Housing and community development priorities; social service needs.
10	Agency/Group/Organization	AIDS MINISTRIES/AIDS ASSIST
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion at regular Regional Planning Council meetings. Housing and community development priorities; social service needs.
11	Agency/Group/Organization	Upper Room Recovery
	Agency/Group/Organization Type	Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion at regular Regional Planning Council meetings. Housing and community development priorities; social service needs.
12	Agency/Group/Organization	Growth and Opportunity Division, DCI
	Agency/Group/Organization Type	Other government - Local Planning organization Business and Civic Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion at regular DCI Team Lead meetings. Housing, economic development and community development priorities.
13	Agency/Group/Organization	Dismas House of South Bend
	Agency/Group/Organization Type	Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion at regular Regional Planning Council meetings. Housing and community development priorities; social service needs.
14	Agency/Group/Organization	Neighborhoods Division, DCI
	Agency/Group/Organization Type	Housing Other government - Local Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Economic Development Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion in person and at regular meetings. Housing and community development priorities; social service needs.
15	Agency/Group/Organization	Notre Dame Economic Justice Clinic
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and phone discussions. Housing and community development priorities; social service needs.
16	Agency/Group/Organization	St. Joseph County Department of Health
	Agency/Group/Organization Type	Housing Services - Housing Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Community Development Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and phone discussions. Housing and community development priorities; social service needs.
17	Agency/Group/Organization	466 Works
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings and phone conversations. Housing and community development priorities.
18	Agency/Group/Organization	Housing Matters LLC
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and phone conversations. Housing and community development priorities; social service needs.

19	Agency/Group/Organization	NEAR NORTHWEST NEIGHBORHOOD, INC.
	Agency/Group/Organization Type	Housing Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Lead-based Paint Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and phone conversations. Housing and community development priorities.
20	Agency/Group/Organization	SOUTH BEND HERITAGE FOUNDATION
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings and phone conversations. Housing and community development priorities; social service needs.

21	Agency/Group/Organization	La Casa de Amistad
	Agency/Group/Organization Type	Civic Leaders Services-Advocacy
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and phone conversations. Housing and community development priorities; social service needs.
22	Agency/Group/Organization	Our Lady of the Road
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and phone conversations. Housing and community development priorities; social service needs.

23	Agency/Group/Organization	Cross Community
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and phone conversations. Housing and community development priorities.
24	Agency/Group/Organization	Broadway Christian Parish United Methodist Church
	Agency/Group/Organization Type	Services-homeless Services-Employment Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions at regular Regional Planning Council meetings. Housing and community development priorities; social service needs.
25	Agency/Group/Organization	United Religious Community
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions at regular Regional Planning Council meetings. Housing and community development priorities; social service needs.
26	Agency/Group/Organization	Veterans Administration
	Agency/Group/Organization Type	Housing Services-homeless Services-Health Services-Employment Health Agency Publicly Funded Institution/System of Care Other government - Federal Veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions at regular By-Name and Regional Planning Council meetings. Housing and community development priorities; social service needs.
27	Agency/Group/Organization	Far Northwest Neighborhood Association
	Agency/Group/Organization Type	Housing Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and phone conversations. Housing and community development priorities.
28	Agency/Group/Organization	Southeast Organized Area Residents
	Agency/Group/Organization Type	Regional organization Civic Leaders Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and phone conversations. Housing and community development priorities; social services needs.
29	Agency/Group/Organization	Transpo
	Agency/Group/Organization Type	Regional organization Public Transit
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings and phone conversations. Economic and community development priorities.
30	Agency/Group/Organization	Community Homebuyers Corporation
	Agency/Group/Organization Type	Housing Services - Housing Private Sector Banking / Financing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings. Housing and community development priorities.
31	Agency/Group/Organization	enFocus Inc
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In-person meetings to determine locations for public broadband access locations in low-moderate income South Bend neighborhoods.
32	Agency/Group/Organization	St. Joseph Area Plan Commission
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources
	What section of the Plan was addressed by Consultation?	Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In-person consultations regarding potential project locations and impacts on flood-prone areas, public lands, and water resources.

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

All agency types were consulted during the planning process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Indiana Balance of State Continuum of Care	The local CoC is incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Annual and Five-Year Capital Plans	Housing Authority of South Bend	The Housing Authority of South Bend is the lead agency providing public housing assistance in the City of South Bend. The goals of the County, City, and the Housing Authority are complementary.
City of Mishawaka	City of Mishawaka	The City of Mishawaka's Five-Year Consolidated Plan and Annual Action Plans are incorporated into the St. Joseph County Housing Consortium's Five-Year Consolidated Plans and Annual Action Plans.

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

The City of South Bend (in its PJ role with the St. Joseph County Housing Consortium) has followed its adopted Citizens Participation Plan to develop this Annual Action Plan.

The FY 2020-2024 Consolidated Plan and FY 2023 Annual Action Plan have the following components that require and encourage citizen participation: discussions with various stakeholders; a public needs hearing; and a public hearing to gather comments on the draft plan on public display. Through input obtained through the citizen participation process, the St. Joseph County Housing Consortium develops the Annual Action Plan to best serve low- and moderate-income households and to attain the goals set forth in the Five-Year Consolidated Plan.

The City of South Bend updated its Citizen Participation Plan to include provisions for public display and public comment during a declaration of a State of Emergency by the Governor of Indiana. These provisions shortened display periods for plans and substantial amendments to five (5) days, allowed for virtual public hearings and meetings, and stipulated that plans be emailed to all residents that request them.

A notice was published in the South Bend Tribune, on the website of El Puente, and a copy of the 2023 Action Plan was made available on the City of Mishawaka and City of South Bend's websites and public libraries. The 2023 Action Plan incorporates recommendations for funding as well as public comments received. Comments are accepted for thirty days after the plan is available and are considered when developing the final plan. Two public hearings one in Mishawaka and South Bend are held during the public comment period at different times of the day to accommodate a variety of schedules.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Public Outreach</p>	<p>City of South Bend and Mishawaka representatives were present at the public hearings on July 12, 2022, to begin the application process for the development of the action plan.</p>	<p>No comments or concerns were received during the public hearing comment period.</p>	<p>No comments were received from the public.</p>	
2	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Public Outreach</p>	<p>City of South Bend and Mishawaka representatives were present at the public hearings on October 11, 2022, for the proposed PY 2023 Action Plan public comment period.</p>	<p>No comments or concerns were made during the public hearing comment period.</p>	<p>No comments were received.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Notice was advertised for request for public comments on the 2023 Action Plan made available.</p>	<p>No comments were received.</p>	<p>No comments were received.</p>	<p>www.southbendin.gov</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Public Outreach</p>	Notice was advertised for funding request applications made available.	No comments were received from the public. Applications for funding were submitted for consideration to the City of South Bend.	No comments were received from the public.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The expected resources are for the January 1, 2023 through December 31, 2023 program year. The St. Joseph County Housing Consortium anticipates receiving \$1,084,058 in HOME funds in PY 2023. The City of South Bend anticipates receiving \$2,317,662 in CDBG funds and \$100,00 in program income for a total of \$2,860,991. The City of South Bend anticipates receiving \$210,014 in ESG funds in PY 2023. These funds will be used to address the following priority needs:

- Housing
- Public Services
- Public Facilities and Infrastructure
- Emergency Shelter Operations
- Rapid Rehousing
- Economic Development
- Administration, Planning, and Management

The accomplishments of these projects/activities will be reported in the FY 2023 CAPER.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,317,662	100,000	443,329	2,860,991	0	All activities receiving South Bend's CDBG funding generally target specific and complementary geographies and activities. In 2023, South Bend will continue targeting the Near Northwest, Near West Side, and Southeast Neighborhoods through partnerships with three CDCs. These areas show relatively low incomes and high concentrations of poverty, high rates of residential vacancy and abandonment, and a high incidence of sub-prime loans. The target areas were also selected for review in the City 2017 Analysis of Residential Market Potential. These are neighborhoods that are seeing increased redevelopment activity and have greater market potential.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,084,058	5,000	447,342	1,536,400	0	2023 HOME funding will support housing programs such as Permanent Supportive Housing Development, acquisition/rehabilitation/resale, new home construction, homeownership assistance, and tenant-based rental assistance throughout St. Joseph County. The HOME program will exceed the 25% match requirements through private funding, project sponsors and banked match.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	210,014	0	0	210,014	0	Based on agreement with the Region 2a Homeless Council, 2023 ESG funding will be allocated as follows: up to 7.5% for program administration; no less than 32.5% for rapid re-housing; and, no more than 60% of funds will be spent on operations and essential services and for emergency shelters.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In addition to the entitlement funds, the St. Joseph County Housing Consortium and the City of South Bend anticipate the following Federal resources may be available to local non-profit organizations to undertake the housing strategies identified in the Five-Year Consolidated Plan.

- HOME Investment Partnerships American Rescue Plan Program (HOME-ARP)

- Coronavirus Aid, Relief, and Economic Security (CARES) Act
- Supportive Housing Program
- Low-Income Housing Tax Credit Program (LIHTC)
- Section 8 Rental Assistance Program
- Public Housing Capital Fund Program

Private and non-Federal resources that may be available to the St. Joseph County Housing Consortium and the City of South Bend in FY 2023 to address needs identified in the FY 2020-2024 Five-Year Consolidated Plan are listed below.

- **Private Banks & Credit Unions** – The City partnership with local banks and credit unions to operate the Community Homebuyers Corporation. This program leverages private equity to assist low- and moderate-income individuals to purchase houses in which they may not be able to obtain a traditional mortgage.
- **Indiana Housing & Community Development Authority** – The IHDCA runs programs that assist individuals with first time homeownership and other housing purchases by providing funding for Veterans, rent-to-own, mortgage credits, and homebuyer subsidies.
- **Department of Health & Human Services** – Through the Family & Youth Service Bureau, the City of South Bend has leveraged funds through the Runaway and Homeless Youth Program to support street outreach, emergency shelters, longer-term transitional living, and maternity group home programs to serve and protect young people.
- **Federal Home Loan Bank Affordable Housing Program (AHP)** – Congress has mandated that ten (10%) of the Federal Home Loan Bank's (FHLB) profits be allocated to provide affordable housing. The FHLB encourages its members to work with public agencies and non-profit housing development organizations in creating highly leveraged affordable housing initiatives. Both sales and rental housing are eligible. Two (2) member banks of the Community Homebuyers Corporation are also member banks of the Federal Home Loan Bank.

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

Vacant City-owned lots targeted for infill housing in CDBG target areas, as well as low-moderate income neighborhoods throughout the City may be used to address identified needs.

Discussion

If the City of South Bend does not receive the anticipated amounts of CDBG and/or ESG funding, the following adjustments will be made:

- DCI CDBG Activity Delivery will be reduced; and/or
- CDBG Rental/Rehab activity will be reduced; and/or
- CDBG Demolition/Rental Construction activity will be reduced; and/or
- CDBG New Construction Rental activity will be reduced; and/or
- ESG Emergency Shelter activity will be reduced.

If the St. Joseph County Housing Consortium does not receive the anticipated amount of HOME funding, the following adjustments will be made:

- DCI HOME Administration activity will be reduced; and/or
- HOME Homeownership Assistance will be reduced; and/or
- HOME New Construction activity will be reduced; and/or
- Oaklawn TBRA will be reduced.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HSS-1 Homeownership Assistance	2020	2024	Affordable Housing	Low- and Moderate-Income Areas	Housing Priority	CDBG: \$200,000 HOME: \$200,000	Direct Financial Assistance to Homebuyers: 17 Households Assisted
2	HSS-2 Housing Construction	2020	2024	Affordable Housing	Low- and Moderate-Income Areas	Housing Priority Community Development Priority	CDBG: \$1,235,705 HOME: \$679,000	Rental units constructed: 25 Household Housing Unit Homeowner Housing Added: 8 Household Housing Unit
3	HSS-3 Housing Rehabilitation	2020	2024	Affordable Housing	Low- and Moderate-Income Areas	Housing Priority Community Development Priority	CDBG: \$200,000	Homeowner Housing Rehabilitated: 17 Household Housing Unit
4	HSS-7 Rental Assistance	2020	2024	Affordable Housing	Low- and Moderate-Income Areas	Housing Priority	HOME: \$160,000	Tenant-based rental assistance / Rapid Rehousing: 27 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	HOM-1 Housing	2020	2024	Homeless	Low- and Moderate-Income Areas	Housing Priority Homeless Priority	CDBG: \$80,000 ESG: \$82,486	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted HIV/AIDS Housing Operations: 20 Household Housing Unit
6	HOM-5 Shelter Housing	2020	2024	Homeless	Low- and Moderate-Income Areas	Housing Priority	ESG: \$126,729	Homeless Person Overnight Shelter: 2000 Persons Assisted
7	CDS-2 Community Facilities	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas	Community Development Priority	CDBG: \$38,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
8	CDS-3 Public Service	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas	Homeless Priority	CDBG: \$179,835	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
9	CDS-7 Public Safety	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Areas	Community Development Priority	CDBG: \$90,000	Public service activities other than Low/Moderate Income Housing Benefit: 45000 Persons Assisted
10	APM-1 Management	2020	2024	Administration	Low- and Moderate-Income Areas	Administration, Planning, and Management Priority	CDBG: \$380,986 HOME: \$42,170 ESG: \$2,000	Other: 3 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	APM-2 Planning	2020	2024	Administration	Low- and Moderate-Income Areas	Administration, Planning, and Management Priority	CDBG: \$10,000	Other: 1 Other

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	HSS-1 Homeownership Assistance
	Goal Description	Promote and assist in developing homeownership opportunities for low- and moderate-income persons & families.
2	Goal Name	HSS-2 Housing Construction
	Goal Description	Promote and assist in the development of new affordable housing, both rental and homeowner.
3	Goal Name	HSS-3 Housing Rehabilitation
	Goal Description	Promote and assist in the preservation of existing owner and renter occupied housing stock.
4	Goal Name	HSS-7 Rental Assistance
	Goal Description	Promote and assist with tenant-based rental assistance for severely mentally ill individuals.
5	Goal Name	HOM-1 Housing
	Goal Description	Promote and/or develop housing opportunities for persons experiencing homelessness or are at-risk of becoming homeless.

6	Goal Name	HOM-5 Shelter Housing
	Goal Description	Support the development and operations of shelters for persons who are homeless or victims of domestic violence.
7	Goal Name	CDS-2 Community Facilities
	Goal Description	Support and improve parks, recreational centers, and public and community facilities within the City of South Bend.
8	Goal Name	CDS-3 Public Service
	Goal Description	Improve and increase public service programs for youth, elderly, disabled, and target income populations throughout the City.
9	Goal Name	CDS-7 Public Safety
	Goal Description	Support and improve public safety through crime prevention and community policing.
10	Goal Name	APM-1 Management
	Goal Description	Provide planning, program management and oversight for the administration of federally funded programs.
11	Goal Name	APM-2 Planning
	Goal Description	Promote and assist in developing homeownership opportunities for low- and moderate-income persons & families.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Listed below are the FY 2023 CDBG and ESG activities for the City of South Bend and the 2023 HOME activities for the St. Joseph County Housing Consortium:

#	Project Name
1	DCI CDBG Administration
2	Affirmatively Furthering Fair Housing
3	Community Homebuyers Corporation
4	DCI Activity Delivery
5	SBHF Activity Delivery
6	NNN Activity Delivery
7	South Bend Mutual Homes New Construction - Rental
8	SBHF Rental Rehab Duplex
9	466 Works New Construction 3 SF Homes
10	NNN New Construction SF Home
11	SBHF New Construction Rental Units (Hoose Ct)
12	Rebuilding Together
13	CFH PSH Scattered Site Operations
14	CFH Coordinated Entry
15	SBPD Foot Patrols
16	LTC Elevator Upgrade
17	NNN Community Center Parking Lot Paving
18	ESG23 South Bend
19	NNRO New Construction SF Home
20	Habitat Homebuyer Assistance
21	SBHF New Construction 22 Scattered Site rentals (SB Resi)
22	Oaklawn TBRA
23	DCI HOME Administration

Table 4 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	DCI CDBG Administration
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	APM-1 Management APM-2 Planning
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$380,986
	Description	Overall program administration of the CDBG Programs including: staff salaries, wages, and benefits; related costs to administer the programs including supplies, materials, mailings, etc.; monitoring and oversight; advertising and public hearing costs; planning activities and the preparation of the Annual Action Plan, Consolidated Annual Performance and Evaluation Report, etc.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Administration - NA
	Location Description	Activities will take place in the City of South Bend's Department of Community Investment, 227 W. Jefferson Blvd., South Bend, IN 46601.
	Planned Activities	Overall program administration of the CDBG Programs; monitoring and oversight; planning activities and the preparation of the Annual Action Plan, Consolidated Annual Performance and Evaluation Report, etc.
2	Project Name	Affirmatively Furthering Fair Housing
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	APM-2 Planning
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$10,000
	Description	Activities to affirmatively further fair housing
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	Administration and Planning - NA
	Location Description	Throughout the City of South Bend; specific addresses not applicable
	Planned Activities	Fair housing investigation; trainings and workshops for landlord, tenants, homeowners
3	Project Name	Community Homebuyers Corporation
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-1 Homeownership Assistance
	Needs Addressed	Housing Priority
	Funding	CDBG: \$200,000
	Description	Provides mortgage reduction and closing cost assistance for first-time low- and moderate-income homebuyers
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately eight (8) low-moderate income first-time homebuyers
	Location Description	Locations throughout the City of South Bend; specific addresses TBD
	Planned Activities	Mortgage reduction and closing cost assistance
4	Project Name	DCI Activity Delivery
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HOM-1 Housing
	Needs Addressed	Housing Priority
	Funding	CDBG: \$80,000
	Description	Subsidize staff costs directly related to CDBG housing activities
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 low-moderate income households
	Location Description	Throughout the City of South Bend; specific addresses TBD
	Planned Activities	Program coordination; application intake; housing inspection; housing counseling
5	Project Name	SBHF Activity Delivery
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority
	Funding	CDBG: \$90,000
	Description	Subsidize SBHF staff costs directly related to housing services
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	One (1) low-moderate income homebuyer; 55 low-moderate income tenants
	Location Description	Northeast neighborhood; McKinley Ave
	Planned Activities	Marketing, application processing, income qualifying, property closings
6	Project Name	NNN Activity Delivery
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$70,000
	Description	Subsidize NNN staff costs directly related to homeowner services
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	One (1) low-moderate income homebuyers
	Location Description	Near Northwest Neighborhood (CT 6)
	Planned Activities	Marketing, application processing, income qualifying, property closing
7	Project Name	South Bend Mutual Homes New Construction - Rental
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority
	Funding	CDBG: \$173,280
	Description	Subsidize development cost for building new construction single-family house that will be rented to low-mod renters.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	One (1) low-moderate income renters
	Location Description	324 Cottage Grove Avenue, South Bend
	Planned Activities	Housing construction; construction oversight
8	Project Name	SBHF Rental Rehab Duplex
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$50,000
	Description	Subsidize development costs to rehab a duplex to rent to low-mod income renters.
	Target Date	12/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	Two (2) low-moderate income renters
	Location Description	LaSalle Avenue neighborhood
	Planned Activities	Housing construction, construction oversight
9	Project Name	466 Works New Construction 3 SF Homes
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority
	Funding	CDBG: \$416,175
	Description	Subsidize development cost for building three (3) new construction single-family homes that will be sold to low-mod homebuyers
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Three (3) low-moderate income homeowners
	Location Description	Census Tracts 29 and 30
	Planned Activities	Construction activities; construction oversight
10	Project Name	NNN New Construction SF Home
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority
	Funding	CDBG: \$170,000
	Description	Subsidize development cost for building one (1) new construction single-family homes that will be sold to low-mod homebuyers
	Target Date	12/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	One (1) low-moderate income homebuyers
	Location Description	Census Tract 6
	Planned Activities	Housing construction; construction oversight
11	Project Name	SBHF New Construction Rental Units (Hoose Ct)
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority
	Funding	CDBG: \$316,250
	Description	Subsidize development cost for building two (2) new construction single-family units that will be rented to low-mod renters
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Two (2) low-moderate income renters
	Location Description	Hoose Court neighborhood
	Planned Activities	Housing construction; construction oversight
12	Project Name	Rebuilding Together
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-3 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$150,000
	Description	Provide major home repairs for low-moderate income homeowners
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	15 low-moderate income homeowners
	Location Description	LaSalle Park and Kennedy Park Neighborhoods, Lincolnway West gateway
	Planned Activities	Moderate/major home repairs; housing inspection
13	Project Name	CFH PSH Scattered Site Operations
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	CDS-3 Public Service
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$129,835
	Description	Subsidize staff costs associated with PSH case management
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 homeless households
	Location Description	Throughout the City of South Bend
	Planned Activities	Case management
14	Project Name	CFH Coordinated Entry
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	CDS-3 Public Service
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$50,000
	Description	Subsidize staff cost associated with managing Coordinated Entry program
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 homeless households

	Location Description	Throughout the City of South Bend
	Planned Activities	Coordinated Entry program coordination
15	Project Name	SBPD Foot Patrols
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	CDS-7 Public Safety
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$90,000
	Description	Subsidize staff cost associated with public safety foot and bike patrols in low-mod neighborhoods
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 45,000 residents and businesses
	Location Description	Low-moderate income neighborhoods in South Bend
	Planned Activities	Community policing patrols
16	Project Name	LTC Elevator Upgrade
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	CDS-2 Community Facilities
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$38,000
	Description	Subsidize cost of replacing or repairing homeless shelter elevator
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 homeless individuals in a treatment facility
	Location Description	1402 S. Michigan St., South Bend, 46613
17	Planned Activities	Reconstruction/rehabilitation
	Project Name	NNN Community Center Parking Lot Paving

	Target Area	Low- and Moderate-Income Areas
	Goals Supported	CDS-2 Community Facilities
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$75,000
	Description	Subsidize cost to repair and repave two (2) parking lots that serve the NNN Community Center
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	4000 individuals in the immediate neighborhood and around the city.
	Location Description	1005-1013 Portage Ave, South Bend
	Planned Activities	Parking lot improvement
18	Project Name	ESG23 South Bend
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HOM-1 Housing HOM-5 Shelter Housing APM-1 Management
	Needs Addressed	Homeless Priority
	Funding	ESG: \$210,014
	Description	Subsidize the costs of operating emergency homeless shelters; provide case management and rent/utility assistance for individuals and families transitioning out of homelessness; subsidize the cost of DCI's administration of the ESG program.
	Target Date	3/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 homeless individuals, and/or individuals escaping domestic violence
	Location Description	Throughout the City of South Bend
	Planned Activities	Shelter operations; rapid-rehousing; admin.
19	Project Name	NNRO New Construction SF Home

	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority
	Funding	HOME: \$209,000
	Description	Subsidize development cost for building one (1) new construction single-family home that will be sold to a low-mod homebuyer
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	One (1) low-mod income homebuyers
	Location Description	718 or 724 Turnock, South Bend
	Planned Activities	Housing Construction; construction oversight
20	Project Name	Habitat Homebuyer Assistance
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-1 Homeownership Assistance
	Needs Addressed	Housing Priority
	Funding	HOME: \$200,000
	Description	Provide direct homebuyer assistance to Habitat partner families purchasing homes in the Fields of Highland
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Nine (9) low-moderate income homebuyers
	Location Description	Fields of Highland, Mishawaka
21	Planned Activities	Down payment assistance
	Project Name	SBHF New Construction 22 Scattered Site rentals (SB Resi)
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Priority

	Funding	HOME: \$470,000
	Description	Subsidize development costs for building twenty-two (22) new construction scattered site, permanent supportive housing to rent to homeless or other vulnerable population.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Twenty-Two (22) low-moderate income households in need of supportive services
	Location Description	Scattered sites throughout South Bend
	Planned Activities	Housing Construction; construction oversight
22	Project Name	Oaklawn TBRA
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	HSS-7 Rental Assistance
	Needs Addressed	Housing Priority
	Funding	HOME: \$160,000
	Description	Provide tenant-based rental assistance for severely mentally ill Oaklawn clients
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 27 extremely low income Oaklawn clients
	Location Description	Throughout St. Joseph County
	Planned Activities	Rental assistance
23	Project Name	DCI HOME Administration
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	APM-1 Management
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	HOME: \$42,170

	Description	Subsidize staff costs associated with administering the St. Joseph Co. Housing Consortium HOME grant
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Administration - NA
	Location Description	City of South Bend Department of Community Investment, 227 W. Jefferson Blvd., South Bend IN 46601
	Planned Activities	Grant administration; planning; environmental reviews; reporting

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The following information provides a profile of the population, age, and racial/ethnic composition of the City of South Bend. This information was obtained from the U.S. Census Bureau website, <https://www.census.gov/quickfacts/southbendcityindiana>. The 2020 U.S. Census Bureau Survey was used to analyze the social, economic, housing, and general demographic characteristics of the City of South Bend.

POPULATION:

The City of South Bend's overall population as reported in the 2020 U.S. Census Bureau survey was 103,453. Between 2010 and 2020, the population increased 2.26% from 101,168 to 103,453.

AGE:

The City of South Bend's age of population:

- Median Age in the City is 33.3 years old
- Youth under age 18 account for 27.2% of the population
- Adults between the ages of 18 and 64 account for 60.0% of the population
- Seniors age 65 and over account for 12.8% of the population

RACE/ETHNICITY:

Racial/ethnic composition of the City of South Bend from the 2020 U.S. Census Bureau Survey:

- 61.7% are White
- 26.6% are Black or African American
- 0.4% are American Indian or Alaska Native
- 1.5% are Asian
- 0.1% are Native Hawaiian and Other Pacific Islander
- 4.2% are Other
- 4.2% are Two or more races
- 15.7% of residents identified as Hispanic or Latino

INCOME PROFILE:

At the time of the 2020 U.S. Census Bureau Survey, median household income in the City of South Bend

was \$40,265. The poverty rate among South Bend residents is 23.6%.

The City of South Bend will provide CDBG funds to activities principally benefitting low/mod income persons and areas in the City.

Geographic Distribution

Target Area	Percentage of Funds
Low- and Moderate-Income Areas	70

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

No less than 70% of all the City of South Bend's CDBG funds that are budgeted for activities will principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG and HOME funds were used by the City for the 2023 Program Year:

- The public services activities are for social service organizations whose clientele are considered lower income or in certain cases, a limited clientele with a presumed low- and moderate-income status.
- The public facilities activities are either located in a low- and moderate-income census tract/block group, have a low- and moderate-income service area benefit, or have clientele over 51% low- and moderate-income.
- The housing activities have income eligibility criteria; therefore, the income requirement limits funds to low- and moderate-income households throughout the City.

The proposed Activities/Projects under the FY 2023 CDBG and HOME Program Year are located in areas with the highest percentages of low- to moderate-income persons and those block groups with a percentage of minority persons above the average for the City of South Bend.

The HOME funds will be used for administration and for housing projects. These funds will be targeted to low-income persons and projects designed to provide affordable housing to low-moderate income persons and are usually located in low- and moderate-income areas. 2023 HOME funds will be targeted toward the development of Permanent Supportive Housing that will benefit persons experiencing homelessness, but may not be located in a low-moderate income geography. In addition, HOME funds will provide tenant-based rental assistance to Extremely Low Income clients of Oaklawn Psychiatric Center.

The PY 2023 ESG funds will be used for emergency shelter, rapid re-housing, and administration. Funding will also be used for operating expenses and essential services for homeless individuals and organizations that serve the homeless. The disbursement is based on need of each shelter or agency, not by geographic area.

Discussion

The City is allocating its CDBG funds to areas or projects/activities which predominantly benefit low- and moderate-income persons to rehabilitate or construct new housing for low- and moderate-income households; and to projects/activities that benefit the low- and moderate-income population.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	87
Non-Homeless	30
Special-Needs	0
Total	117

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	71
The Production of New Units	29
Rehab of Existing Units	17
Acquisition of Existing Units	0
Total	117

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

CDBG Funds:

- Community Homebuyers Corporation – Mortgage Reduction – 8 units
- South Bend Heritage Foundation Rental Rehabilitate one duplex – 2 units
- 466 Works New Construction Single-Family Homes – 2 units
- Near Northwest Neighborhood New Construction Single-Family Homes – 1 unit
- South Bend Heritage Foundation New Construction Rental Single-Family Homes – 2 units
- South Bend Mutual Homes New Construction Rental Single-Family Home – 1 unit
- Rebuilding Together – Owner-Occupied Home Repair Program – 15 units

HOME Funds

- Northeast Neighborhood Revitalization Organization New Construction Single-Family Home - 2 units
- Habitat for Humanity Homebuyer Assistance - 9 units
- South Bend Heritage Foundation New Construction Permanent Supportive Housing – 22 units
- Oaklawn – Tenant-Based Rental Assistance – 27 units

ESG Funds

- YWCA – Rapid Re-Housing TBRA – 7 units
- Youth Service Bureau – Rapid Re-Housing TBRA – 5 units
- AIDS Ministries/AIDS Assist - Rapid Re-Housing TBRA - 15 units

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

According to their Five-Year and Annual Plan for 2018-2022, the Housing Authority of South Bend's progress in meeting their mission and goals states that HASB will attain and maintain high performer status in both of its housing programs. The HASB has struggled to form Resident Councils and Resident Advisory Boards. The Housing Authority of South Bend has strategized recruiting more Section 8 Housing Choice landlords. Demand among public housing residents for Section 8 Housing Choice Vouchers has increased.

The Housing Authority of South Bend has the following units:

- Monroe Circle – 91 units
- Rabbi Albert M. Shulman Complex – 127 units
- Laurel Court – 42 units
- South Bend Ave – 20 units
- LaSalle Landing – 24 units
- WestScott/Quads – 179 units
- Harber Homes – 54 units
- Edison and Twyckenham – 39 units
- Scattered Sites – 238 units

Total – 814 units

There are sixty-two (62) units that are considered accessible in the Housing Authority of South Bend's public housing inventory.

The waiting list for the South Bend Housing Authority's Public Housing Units is closed. There are currently 534 households on the list as of December 2022.

The Housing Authority of South Bend administers 2,188 Section 8 Housing Choice Vouchers as of December 2022. Demand for a quality Section 8 Housing rental exceeds the supply of decent, affordable rental units. There are 1,007 families/individuals on the Housing Choice Voucher waiting list as of December 2022. The waiting list is currently closed for all unit sizes.

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

The Housing Authority of South Bend has organized its fourteen (14) developments of 326 buildings into

four Asset Management Planning (AMP) units. HASB submitted its Five-Year Plan Update for its FY 2018 through FY 2022 Public Housing Capital Fund Program Grant, along with its complete Five-Year Plan on June 1, 2018. The Capital Fund Grant award for FY 2019 was \$2,215,480. The Housing Authority of South Bend has determined that the current housing is worth preserving and will not be converted to RAD. However, improvements are needed on all public housing properties, for which HASB plans to utilize its Capital Fund.

The major work items for the Housing Authority of South Bend's properties are as follows: replacement of showers, furnaces, doors, exterior lighting, boilers, window blinds, ceiling panels, potable water tanks, roofs, retaining walls, air conditioners, and central air; addition of exterior lighting, gas line metering, security cameras, and automatic sprinkling; repairs of fencing, fire pumps, and retaining walls; landscaping; repaving parking lots; refurbishing elevator cabs and the day care; upgrading plumbing; painting units; and general rehab work.

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

The Housing Authority of South Bend currently has no resident councils. The Housing Authority has attempted to create them for five (5) years, but the councils cannot sustain themselves once the participation of Housing Authority officials ends. Participation in the Family Self-Sufficiency program is high. There are over 60 participants that are involved in the Family Self-Sufficiency program, which has a community service component and cultivates involvement in this regard.

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

The Housing Authority of South Bend will receive 2022 CDBG funding to assist with the relocation of tenants resulting in the demolition of rental units in the Rabbi Shulman Complex. Additionally, the City of South Bend is partnering financially to support the demolition and new development planned by the Housing Authority.

Discussion

The Housing Authority of South Bend will continue to modernize its public housing properties and encourage new landlords to participate in the Section 8 Program and modernize rental housing to meet Federal code standards.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The purpose of the Five-Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City South Bend, IN. The following goals and objective for the City of South Bend's Homeless Strategy have been identified for the Five-Year period of FY 2020 through FY 2024.

- **HOM-1 Housing** - Promote and assist in developing housing opportunities for persons and families experiencing homelessness, and those who are at-risk of becoming homeless.
- **HOM-2 Operations/Support** - Promote and assist in program support services for the homeless.
- **HOM-3 Homeless Prevention** - Promote and assist in anti-eviction and prevention of unfair housing practices which may contribute to homelessness.
- **HOM-4 Permanent Supportive Housing** - Promote and assist in the development and supportive service provisions of permanent supportive housing options.
- **HOM-5 Shelter Housing** - Support and assist in the development and operations of shelters for persons who are homeless or victims of domestic violence.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Prior to joining the IN Balance of State the St. Joseph County CoC the Region 2a Planning Council voted to support the requirement of Coordinated Entry for all providers serving the homeless and adopted the use of the VI-SPDAT as an assessment tool. The 2022 Point In Time (PIT) Count for St. Joseph County was conducted in January and resulted in numbers that were lower than the 2021 PIT Count. After discussions with local service providers, a concern was raised that the numbers aren't accurately gathered.

The 2020 PIT for St. Joseph County reported a total of 291 homeless individuals and 243 homeless households. There were 109 persons in transitional housing, and 182 persons that were housed in emergency shelter. There were 18 homeless and 0 chronically homeless families with children. There were 22 unaccompanied youths that were homeless in 2021; none of the unaccompanied youth were chronically homeless. Of the 291 homeless individuals reported, 21 (9%) were considered chronically homeless. There were 24 homeless Veterans, and none were considered chronically homeless.

Families with children – The PIT count for 2021 reported 18 homeless households with children in St. Joseph County, for a total of 64 persons.

Veterans and their families – The Center for the Homeless has a Veterans Annex that specifically serves homeless Veterans in the region. Homeless Veterans often require additional services, with mental health services being the need most commonly cited. The number of homeless Veterans in St. Joseph County has decreased from 47 in 2020 to 24 in 2021. The Veterans' Administration (VA) leads the monthly By Name List meetings, and efforts to track and report with the goal of meeting functional zero.

Unaccompanied youth – Teens aging out of foster care, and young adults in the 18-24 transition stage can be hard to locate. Many of them are staying with friends and family temporarily but are technically homeless. Unaccompanied youth may also move between different shelters. There were 16 unaccompanied youth counted in the 2020 Point In Time count, and 22 unaccompanied youth counted in 2021 for St. Joseph County.

Organizations that received CoC funding in St. Joseph County have adopted Coordinated Entry to better evaluate the needs of homeless individuals seeking services. Weather Amnesty Days has created an opportunity for providers to communicate with the homeless, through service providers that do not have their own resources to create events. The development of a Low Barrier Intake Center to provide a centralized location for outreach, intake, and assessment of the homeless in the region is being discussed.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Point In Time count for 2020 reported 52 homeless households with children in St. Joseph County, for a total of 153 persons. Numbers were lower in 2021 at 18 homeless households and 64 persons.

Of the homeless households with children in 2021, 0 were unsheltered, but 6 households were in emergency shelters. The number of individuals in emergency shelter among all homeless populations was 182. There were 109 total persons in transitional housing.

The Center for the Homeless assists in coordinating homeless individuals and families, including Veterans, with services for adult self-sufficiency, children's support, developmental services, and mental health care. The Center for the Homeless has a Veterans Annex to assist this population. Life Treatment Centers assists in accommodating homeless Veterans, offering 24 beds.

AIDS Ministries/AIDS Assist has programs for education, which includes awareness and prevention of HIV/AIDS, testing, and the distribution of the PrEP pill to reduce the risk of HIV/AIDS in at-risk individuals. All programs are available to homeless individuals, and AMAA receives funding for housing for homeless individuals or individuals at-risk of homelessness.

Youth Service Bureau provides a variety of housing and outreach programs for area youth that are homeless or at-risk of homeless. These programs include street outreach, a drop-in center for intake, a young mothers' program, and youth development services.

Oaklawn Psychiatric Center provides services for adults and children with mental health needs. Oaklawn conducts outreach for its targeted population. All listed agencies participated in the development of Coordinated Entry for St. Joseph County.

The City of South Bend, along with service providers Hope Ministries and Center for the Homeless, have conducted a weather amnesty program based on specific timeframe of October 1 to May 1 the last four years. Weather Amnesty provides a warm sleeping site from 8 p.m. to 8 a.m. daily. Morning and/or afternoon warming centers are provided by various agencies.

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 Indiana Balance of State CoC's written standards focus on a Housing First Model and follow the best practices of that model. The written standards utilize several strategies to increase the number of people that exit Emergency Shelter, Transitional Housing, and Rapid Re-housing to Permanent Housing destinations. Evaluations of these standards will be based on the length-of-time homeless of an individual or family in Emergency Shelter, Transitional Housing, or Rapid Re-Housing. The CoC will seek to make progress on the turnover rate of individuals and families, the targeting of individuals and families based on risk, and the number of positive exits into Permanent Housing.

A Working Group on Chronic Homelessness released a report in 2017 that analyzed the gaps in care for homeless individuals and families and proposed policies to address the gaps. The report recommended data sharing among homeless service providers, "Community ID Cards" for those utilizing homeless care, an intake center, and the construction of Permanent Supportive Housing. A recent Mayor's Homeless Implementation Group is continuing efforts of support and taken up the pursuit of an intake center, a temporary (weeks) location for those individuals experiencing homelessness as they prepare for placement in permanent supportive housing. The Implementation Group supports this concept, in combination with the development of PSH units, as the stay was discussed as a matter of weeks in anticipation of movement to units. It has also been discussed as an additional location for Coordinated Entry already under contract for design and development with the Center for the Homeless housing the position.

The focus to pursue additional PSH units has continued. A new project, Hope Avenue, is currently open and moving in 22 residents. Plans are being discussed for another project resulting from a team attending the 2021 Psh Institute.

A proposal for 54 affordable units, 13 of which would be PSH, has a City commitment of funding, and

was awarded IHCD Tax credit funding. Another PSH proposal with City and IHCD support, for a total of 22 scattered site single family units, is being developed.

St. Joseph County has a number of emergency shelters and transitional homes, but these are full because residents cannot be moved to Permanent Supportive Housing due to a limited supply. Permanent Supportive Housing can be placed throughout the region, provided that supportive services are close by or readily accessible through public transit. Due to the fact that PSH has faced resistance from the public when it has been proposed for construction in the past, the City is funding an educational / PR campaign about homelessness and the housing need. The final product will include a new website with videos of persons with lived experiences, materials for a PowerPoint that can be used for presentations, and brochures.

In the City of South Bend there are over 100 VASH Vouchers. They are administered through the Housing Authority of South Bend and the VA Hospital Annex in Mishawaka. Life Treatment Centers has been successful in transitioning Veterans from its shelters through the VASH program at a 75-76% success rate. Additionally, the HASB has prioritized 100 of its vouchers to be available for persons experiencing homelessness.

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

The Indiana Balance of State CoC has prioritized Rapid Rehousing in response to the changes in Federal funding. However, given the large number of evictions and foreclosures in the City of South Bend, the CoC would like to expand by creating homelessness prevention programs. Individuals and families that are evicted or foreclosed face barriers to returning to a secure rental or homeownership state. For this reason, preventing an eviction or foreclosure is more desirable than addressing the need after the person becomes homeless.

Discharge policies at local hospitals are designed to prevent those leaving the hospitals from being referred to the Center for the Homeless. The Center for the Homeless provides emergency shelter and transitional housing for the homeless, along with supportive services. The Regional Planning Council understands that the City and federal funding requires their participation in Coordinated Entry and HMIS but also encourages those providers who do not receive federal dollars to do the same.

Dismas House serves ex-offenders and provides them with housing in St. Joseph County. Dismas House provides food and mentorship for ex-offenders. Dismas House supports its residents in finding permanent housing, but struggles to place residents in decent housing. Most landlords will not rent to

ex-offenders and the ex-offenders will only be able to find permanent housing with a slum lord that does not care about their tenants. Space is limited and sex offenders are not allowed to stay in Dismas House.

Youth Service Bureau assists children in the region with transitional housing, emergency shelter, and other related supportive services. The Youth Service Bureau has tracked students that lack stability and who move between multiple schools, which contributes to the academic gaps in the City, leading to future unemployment and homelessness. Children without support systems frequently “couch-surf” and are difficult to reach with services.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The Analysis of Impediments to Fair Housing Choice, prepared in 2019 and completed on December 16, 2019, identified the following impediments to fair housing:

- **Impediment 1: Fair Housing Education and Outreach** - There is a need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities, and the disabled population.
- **Impediment 2: Quality Rental Housing vs. Affordability** - St. Joseph County has a limited supply of rental housing that is decent, safe, and affordable and 41.8% of all households are cost overburdened and spend 30% or more of their monthly income on housing.
- **Impediment 3: Lack of Quality Affordable Homeowner Housing** - There is a lack of resources for low- and moderate-income households to purchase a home. Many houses that are available for purchase are in need of substantial rehabilitation work.
- **Impediment 4: Continuing Need for Accessible Housing Units** - As an older built-up environment, there is a lack of accessible housing units in St. Joseph County. 53.2% of the County's housing units were built over 60 years ago and do not have accessibility features, while 13.7% of the County's population is classified as disabled.
- **Impediment 5: Economic Issues Affecting Housing Choice** - There is a lack of economic opportunities in the County which prevents low-income households from increasing their income and choosing to live outside areas of concentrated poverty.
- **Impediment 6: Impacted Areas of Concentration** - There are specific areas throughout the County where the concentration of low-income persons and minorities exceeds 70% of the area's population

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The St. Joseph County Housing Consortium did not identify any negative effects of its public policies that serve as barriers to affordable housing in its most recent Analysis of Impediments to Fair Housing Choice. The City of South Bend revised and updated its Zoning Ordinance and Land Development and Use Controls. These documents are consistent with the Fair Housing Act, Section 504, and the Americans with Disabilities Act. There are no other public policies that restrict fair housing.

The St. Joseph County Housing Consortium prepared a new Analysis of Impediments to Fair Housing Choice for 2020-2024. The St. Joseph County Housing Consortium is committed to affirmatively

furthering fair housing.

During its FY 2023 CDBG, HOME, and ESG Program Year the St. Joseph County Housing Consortium and the City of South Bend propose to fund activities/projects that affirmatively further fair housing. This includes funding for:

- Affordable second mortgages or mortgage reduction for first-time homebuyers
- Education and outreach for fair housing choice
- Housing counseling services
- Project financing and related costs for affordable housing developments.

Discussion

A full list of the Impediments to Fair Housing Choice and related strategies to overcome these impediments can be found on the City of South Bend's website: <https://southbendin.gov/>.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of South Bend developed the following actions to:

- address obstacles to meeting underserved needs,
- foster and maintain affordable housing,
- reduce lead-based hazards,
- reduce the number of poverty-level families,
- develop institutional structures, and
- enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Despite efforts made by the City of South Bend and social service providers, a number of obstacles to meet underserved needs remain. With funding resources scarce, lack of resources becomes the greatest obstacle for the City of South Bend to meet its underserved needs. Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, and agencies. Through its planning efforts, the City will use its limited resources to address the greatest needs and improve the quality of life for its residents. The following obstacles must be overcome to meet underserved needs:

- Lack of decent, safe, and affordable owner and renter housing.
- High cost of construction and rehabilitation work.
- Aging in place population that requires accessibility improvements.
- Major rehabilitation of the City's aging housing stock.
- High eviction rates and foreclosure rates leading to vacant properties.
- Low wages in the service and retail sector job market

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the City of South Bend proposes the following Five-Year Goals and Strategies:

- **HSS-1 Homeownership Assistance** - Promote and assist in developing homeownership opportunities for low- and moderate-income persons & families.
- **HSS-2 Housing Construction** - Promote and assist in the development of new affordable housing, both rental and sales housing.
- **HSS-3 Housing Rehabilitation** - Promote and assist in the preservation of existing owner and renter occupied housing stock in the City of South Bend.
- **HSS-4 Fair Housing** - Affirmatively further fair housing by promoting fair housing choice

throughout the City of South Bend.

- **HSS-5 Lead-Based Paint** - Promote and assist in addressing lead-based paint in owner and renter occupied housing stock in the City of South Bend.
- **HSS-6 Housing Education** - Promote and assist in educating homeowners, tenants, and new homebuyers in best practices for purchase and upkeep, affordable housing rentals, and foreclosure and eviction prevention.
- **HSS-7 Rental Assistance** - Provide funds for tenant based rental assistance to make housing affordable to low- and moderate-income persons and families.

The City of South Bend will continue to work with its Human Rights Commission during this program year to provide education and outreach and conduct activities to affirmatively further fair housing

Actions planned to reduce lead-based paint hazards

The revised Federal lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities – rehabilitation, tenant based rental assistance, and property acquisition – supported by the CDBG and HOME programs. The St. Joseph County Housing Consortium and the City of South Bend will comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

The St. Joseph County Housing Consortium and the City of South Bend will ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitor owners for compliance with ongoing lead-based paint maintenance activities, when applicable.

The St. Joseph County Housing Consortium and the City of South Bend will ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- The staff will properly determine whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soil.
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.

The home purchaser receives the required lead-based paint pamphlet and notices

Actions planned to reduce the number of poverty-level families

According to the 2020 U.S. Census Bureau Survey, approximately 23.6% of South Bend's residents live in poverty. Female-headed households with children are particularly affected by poverty at 39.5%, and 37.3% of all youth under the age of 18 were living in poverty.

The City's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development, including job-training services for low-income residents. In addition, the City's is going to continue to partner with local social service organizations that target low-income residents.

Planned economic development and anti-poverty programs include:

- Job-training services through South Bend Career Pathways.
- Developing small businesses.
- Encouraging entrepreneurship among women and minorities.
- Incubating start-ups that begin at Notre Dame.
- Development of new commercial/industrial facilities.
- Homeless prevention services.
- Promotion of new job opportunities.

Actions planned to develop institutional structure

The City of South Bend works with the following agencies to enhance coordination:

- **City of South Bend – Department of Community Investment** - oversees the CDBG and ESG programs, and the HOME program on behalf of the St. Joseph County Housing Consortium.
- **Housing Authority of South Bend** - oversees the improvements to public housing communities, Section 8 Housing Choice Voucher Program and the development of scattered site housing.

- **Social Services Agencies** - the City provides funds to address the needs of low- and moderate-income persons.
- **Housing Providers** - the City provides funds to rehabilitate and develop affordable housing for low- and moderate-income families and individuals.
- **Indiana Balance of State CoC Region 2a Planning Council** - oversees the Continuum of Care Network for St. Joseph County.

As part of the CDBG application planning process, local agencies, and organization are invited to submit proposals for CDBG funds for eligible activities. These groups participate in the planning process by attending the public hearings, informational meetings, and completing survey forms.

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

Public Institutions: The City will act as a clearinghouse and facilitator for many of the activities described in the annual action plan. As the local unit of government, the City is empowered to apply for and administer certain types of grants. Support from the City, expressed as a certification of consistency or some other instrument, may be all that is required for some activities. Other activities will involve the more direct participation of the City for funding, acquisition of land or buildings, or in convening meetings of various agencies to iron out differences or strategies on how to seize opportunities. The City will continue to administer the CDBG and ESG programs, and the HOME program on behalf of the St. Joseph County Housing Consortium.

The Housing Authority of South Bend administers public housing and Section 8 Rental Assistance Programs in the City. This Authority is responsible for the management and maintenance of public housing units. The Housing Authority will continue its efforts to modernize these public housing units in order to provide decent, affordable housing in the City.

Non-Profit Organizations: Non-profit housing agencies play a role in the implementation of this plan. Through the construction of new housing, and the rehabilitation of existing units, these agencies access financing sources such as the Low Income Housing Tax Credit, the Federal Home Loan Bank, and charitable contributions that increase the supply of affordable housing. While some groups focus on the rehabilitation of single units for resale to first time homebuyers, others have attempted to create assisted rental developments.

The City of South Bend works closely with its neighborhood organizations and CDCs to undertake housing development and rehabilitation projects in the City. Two (2) of the CDCs are certified CHDOs and receive funding through the St. Joseph County Housing Consortium to develop additional housing in the City.

Social service agencies are a link between the provision of housing and the population it is intended to

serve. The agencies work directly with providers of services to persons with special needs including: mental health, elderly, drug and alcohol addiction and families that are at-risk of becoming homeless. Although these agencies cannot provide housing, they can direct housing efforts where needed and are integral in the planning of housing and services for target populations. The current five (5) emergency shelters will continue to provide shelter for the homeless.

Private Industry: Several lending institutions cooperate with the City and the St. Joseph County Housing Consortium to provide funding for downpayment assistance and second mortgages. Those lending institutions play an important role by providing financial partnerships that would not otherwise be available to low- and moderate-income households.

Discussion

To ensure compliance with applicable requirements, all CDBG, HOME and ESG subrecipients are desktop-monitored multiple times throughout the calendar year. This monitoring occurs with each claim for reimbursement that is submitted to the Department of Community Investment. All subrecipients also receive feedback and/or guidance via email and phone communication, and in-person meetings with DCI staff throughout the year. In addition, Community Investment staff conduct a number of on-site monitoring visits of sub-grantees every year to review their internal systems. As part of the monitoring visit, DCI staff meet with appropriate members of the sub-grantee staff to review procedures, client files, financial records and other pertinent data. In addition, any new sub-recipient is monitored in its first year of funding.

Subgrantees are selected for on-site monitoring based on factors such as delayed projects, slow draws, compliance concerns, staff turnover, and/or other concerns that may be identified through desktop monitoring. The audits are performed by three DCI staff members that review accounting procedures and program rules. On-site monitoring visits are in addition to the desk audits completed when reviewing subrecipient claims, constant communication on projects via phone and email, and various meetings to discuss program issues. Each claim for payment submitted by a subrecipient requires a progress report relevant to the goals stated in the Scope of Services.

The monitoring process is not a “one-time” event. The process is an on-going system of planning, implementation, communication, and follow-up.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City of South Bend receives an annual allocation of CDBG funds. The questions below have been completed as they are applicable.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	100,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	100,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

The St. Joseph County Housing Consortium does not intend to use any other forms of investment other than those described in 24 CFR 92.205(b).

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

See policies regarding resale/recapture in the Attachments.

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

See policies regarding resale/recapture in the Attachments.

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

The St. Joseph County Housing Consortium does not intend to refinance any existing debt for multifamily housing that will be rehabilitated with HOME Funds

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Emergency Solutions Grant (ESG)

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

The Regional Planning Council (RPC) agrees that any client is eligible to receive assistance up to 12 months within a 3-year period as determined by the certification process required for all ESG clients. In December 2014 the RPC agreed to extend the time period for youth to a maximum of 24 months. The RPC anticipates this timeframe to be of assistance, and believes it supports the rapid re-housing emphasis of the program. It is the case manager's responsibility to document client need and ensure that ESG is the most appropriate assistance for the client. Any potential client must go through a detailed intake process in order to determine and document eligibility to participate in the program. Case managers will consistently reevaluate the need for assistance during the 12 month period. All sub-grantees are expected to provide support to clients for the full time necessary to stabilize that client and provide for the likelihood of a positive housing outcome after assistance.

Also approved by the RPC in December 2014 was the option for an agency to tier the rent assistance over the 12-month period. For example, 100% assistance would be provided for the first three (3) months, 75% for months four (4) through six (6), 50% for months seven (7) through nine (9), and 25% for the remaining three months of the period. This scale may be adjusted for youth that are eligible for 24 months of assistance.

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

The RPC started implementing coordinated entry in 2017. Agencies agreed to the use of the VI-SPDAT to coordinate with the Balance of State's use of the assessment tool. Specific days/times and locations were agreed upon for outreach. Monthly meetings occur to review and update the list with referrals being made as appropriate.

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

The City of South Bend has the final decision-making authority on the selection of proposals to be funded. Proposals will be evaluated and preference given to those which address the following:

- Priority is given to agencies that are actively involved in the Regional Planning Council;
- Allow for the use of ESG Program funds so that as many homeless individuals and families as possible will be assisted;
- Demonstrate a commitment to the project in terms of time, effort, resources, etc.;
- Include a realistic, detailed financial package that documents the ability of the applicant entity to match the Emergency Solutions Grant funds and demonstrates the ability to leverage financing from

other sources. (Expenditures should be explained);

- Describe the nature and extent of the (documented) unmet homeless need within the applicant's jurisdiction and detailed extent to which the proposed activities address the need;
- Provide the ability of the applicant entity to carry out the proposed activities within the 2023 program year;
- Demonstrate effectiveness in serving the homeless, including the ability to establish, maintain, and/or improve the self-sufficiency of homeless individuals;
- Timeliness of reimbursement requests/draw requests will be considered for currently or previously funded entities; and,

It is a HUD policy that, within the framework of constitutional church-state guidelines, faith-based organizations should be able to compete on an equal footing with other organizations for Federal funding. Accordingly, organizations that are faith-based are eligible, on the same basis as any other organization, to participate in HUD programs and activities, and therefore the City of South Bend's HUD-funded programs and activities.

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

The City, along with the Regional Planning Council, has as their combined agenda the development of a long-term plan to include homeless participation on the Continuum. All sub-grantees are required to involve program participants in the operation of their ESG-funded programs. This involvement can be in the form of a program participant's employment or volunteering in program activities such as construction, renovation, maintenance, general operation of facilities, and provision of services. For example, a shelter might involve participation in ongoing maintenance tasks or other operations of the facility such as staffing the reception desk. This involvement can include paid and/or volunteer work. One formerly homeless individual serves on the St. Joseph County Regional Planning Council.

5. Describe performance standards for evaluating ESG.

The City recognizes that performance standards will evolve over the next few years as ESG subgrantees improve their program outcomes through evaluation of HMIS data and through the integration of ESG services into the Continuum of Care. Implementation of the Emergency Solutions Grant will allow the City to gain baseline data about specific performance measures and performance standards.

When developing performance standards, the City will consider which data elements were required to be collected in HMIS for ESG, and additional data elements included in the March 2010 HMIS Data Standards. Discussion to date has included standards of housing stability; maintaining

income/employment; access to other resources assistance; and the ability of a client to not fall back into a homeless situation. The CoC will continue to be a consulting partner as the ESG performance standards are finalized.

The list below is from the 2012 Substantial Amendment related to ESG. The City is currently in discussion with the BoS regarding whether these may change so that South Bend's plans, goals, and processes coordinate with and support the broader BoS efforts.

Performance Measures for Homelessness Prevention: A reduction in the number of homeless households involving families with children (a priority need for homeless assistance within the local RPC community)

Expected Outcome: At least 35% of participants assisted will remain in permanent housing six (6) months after the last assistance provided under ESG.

Performance Measure for Homeless Rapid Rehousing: A reduction in the number of homeless households involving families with children, both sheltered and unsheltered (a priority need for homeless assistance within the local RPC community).

Expected Outcome: At least 35% of participants assisted will remain in permanent housing six (6) months after the last assistance provided under ESG.

The City of South Bend was designated a "Participating Jurisdiction" under the HOME Investment Partnership Program by forming the St. Joseph County Housing Consortium. The HOME Consortium consists of the Cities of South Bend and Mishawaka, and unincorporated areas of St. Joseph County.

Attachments

Citizen Participation Comments

County-City Building
227 W Jefferson Blvd, Suite 1400 S
South Bend, IN 46601

James Mueller, Mayor



Phone 311 inside City limits
Email federalgrants@southbendin.gov
Website Southbendin.gov

City of South Bend
Department of Community Investment

2023 Annual Action Plan Public Notices and Comments

**NOTICE OF AVAILABILITY OF
THE 2023 APPLICATION FOR HOME FUNDING AND
2023 REQUESTS FOR PROPOSALS FOR CDBG AND ESG FUNDING
TO DEVELOP THE 2023 ACTION PLAN
AND PUBLIC HEARING NOTICE**

Notice is hereby given that on July 1, 2022 the St. Joseph County Housing Consortium will have available the 2023 application for HOME Investment Partnership Program (HOME) funding for the cities of Mishawaka, South Bend and St. Joseph County and the 2023 Requests for Proposals (RFPs) for Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funding for the City of South Bend. The application and RFPs address housing and community development needs and strategies for the one-year use of HOME, CDBG and ESG funds.

HEARING TIMES AND LOCATIONS

Hearings to begin the application process for the development of the 2023 Action Plan will be held in two locations on **Tuesday, July 12, 2022**. In Mishawaka, the hearing will begin at 2:30 p.m. in the City Council Chambers, 1st floor, Mishawaka City Hall, 600 E. Third Street, Mishawaka, IN 46544. In South Bend, the hearing will begin at 5:30 p.m. in the Department of Community Investment conference room on the 14th floor of the County-City Building, 227 West Jefferson Blvd., South Bend, IN 46601. Both locations are handicapped accessible.

The HOME application, South Bend CDBG RFP and South Bend ESG RFP will be available at the public hearings and on the City of South Bend's web site at <https://southbendin.gov/department/community-investment/neighborhood-development/>.

If special arrangements are needed to accommodate any person so that they may participate in the public hearing, please contact jimmer@southbendin.gov.

EQUAL OPPORTUNITY

We are pledged to the letter and spirit of U.S. policy for the achievement of equal opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing and business opportunities because of race, color, religion, sex, gender identity, handicap, familial status, or national origin.

James A. Mueller
Mayor, City of South Bend

08-31046607

**AVISO DE DISPONIBILIDAD DE LA
SOLICITUD DE FINANCIACIÓN PARA EL
HOGAR DE 2023 Y SOLICITUD DE
PROPUESTAS 2023 PARA LA
FINANCIACIÓN DEL CDBG Y LA ESG PARA
DESARROLLAR EL PLAN DE ACCIÓN 2023
Y AVISO DE AUDIENCIA PÚBLICA**

PUBLIC NOTICES • AVISOS AL PÚBLICO

**AVISO DE DISPONIBILIDAD DE LA SOLICITUD DE
FINANCIACIÓN PARA EL HOGAR DE 2023 Y
SOLICITUD DE PROPUESTAS 2023 PARA LA
FINANCIACIÓN DEL CDBG Y LA ESG PARA
DESARROLLAR EL PLAN DE ACCIÓN 2023 Y AVISO
DE AUDIENCIA PÚBLICA**

July 1, 2022 • EL PUENTE STAR • Public Notice • Aviso al público, South Bend

Se notifica que el 1 de julio de 2022 el Consorcio de Vivienda del Condado de St. Joseph tendrá disponible la solicitud 2023 para la financiación del Programa de Asociación de Inversión en Vivienda (HOME) para las ciudades de Mishawaka, South Bend y el Condado de St. Joseph y las Solicitudes de Propuestas (RFP) 2023 para la financiación del Subsidio en Bloque para el Desarrollo de la Comunidad (CDBG) y el Subsidio para Soluciones de Emergencia (ESG) para la ciudad de South Bend. La solicitud y las RFP abordan las necesidades de vivienda y desarrollo comunitario y las estrategias para el uso de un año de los fondos de HOME, CDBG y ESG.

HORARIOS Y LUGARES DE LAS AUDIENCIAS

Las audiencias para iniciar el proceso de solicitud para el desarrollo del Plan de Acción 2023 se llevará a cabo en dos lugares el **martes, 12 de julio de 2022**. En Mishawaka, la audiencia comenzará a las 2:30 p.m. en el Salón del Consejo de la Ciudad, 1er piso, Ayuntamiento de Mishawaka, 600 E. Third Street, Mishawaka, IN 46544. En South Bend, la audiencia comenzará a las 17:30 horas en la sala de conferencias del Departamento de Inversión Comunitaria, situada en el piso 14 del County-City Building, 227 West Jefferson Blvd., South Bend, IN 46601. Ambos lugares son accesibles para discapacitados.

La aplicación HOME, South Bend CDBG RFP y South Bend ESG RFP estarán disponibles en las audiencias públicas y en el sitio web de la ciudad de South Bend en:

<https://southbend.in.gov/department/community-investment/neighborhood-development/>

Si se necesitan arreglos especiales para acomodar a cualquier persona para que pueda participar en la audiencia pública, por favor póngase en contacto con himmer@southbend.in.gov.

IGUALDAD DE OPORTUNIDADES

Estamos comprometidos con la letra y el espíritu de la política estadounidense para el logro de la igualdad de oportunidades en toda la nación. Fomentamos y apoyamos un programa de publicidad y marketing afirmativo en el que no existan barreras para la obtención de oportunidades de vivienda y negocio por motivos de raza, color, religión, sexo, identidad de género, discapacidad, situación familiar u origen nacional.

James A. Mueller • Alcalde, Ciudad de South Bend



PUBLIC HEARING

CITY OF SOUTH BEND

**PUBLIC HEARING FOR 2023 CDBG AND ESG RFPs, AND HOME APPLICATION PROCESS
TO DEVELOP THE 2023 ACTION PLAN**

July 12, 2022 2:30 p.m. Mishawaka City Hall, 600 E. Third St., Mishawaka

<u>Name</u>	<u>Organization</u>	<u>Email</u>
<u>Amy Meyer</u>	<u>City of South Bend</u>	<u>pmeyer@southbend.in.gov</u>
<u>Alyssa Aistott</u>	<u>City of South Bend</u>	<u>aaistott@southbend.in.gov</u>
<u>Long Timmer</u>	<u>CaSP</u>	<u>Himmer@southbend.in.gov</u>
<u>Laura Vramontes</u>	<u>City of Mishawaka</u>	<u>lvramontes@mishawaka.in.gov</u>
<u>Marilyn Jones</u>	<u>City of Mishawaka</u>	<u>mrmjms@mishawaka.in.gov</u>
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PUBLIC HEARING

**CITY OF SOUTH BEND
PUBLIC HEARING FOR 2023 CDBG AND ESG RFPs, AND HOME APPLICATION PROCESS
TO DEVELOP THE 2023 ACTION PLAN
July 12, 2022 5:30 p.m. County-City Building, 227 W. Jefferson Blvd., South Bend**

<u>Name</u>	<u>Organization</u>	<u>Email</u>
<u>Lory Timmer</u>	<u>CoSB</u>	<u>Himmer@southbend.in.gov</u>
<u>Fam Meyer</u>	<u>CoSB</u>	<u>pmeyer@southbend.in.gov</u>
<u>Alyssa Alstott</u>	<u>CoSB</u>	<u>aalstott@southbend.in.gov</u>
<u>Caleb Bauer</u>	<u>CoSB</u>	<u>cbauer@southbend.in.gov</u>
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**NOTICE OF AVAILABILITY
OF THE DRAFT 2023 ACTION PLAN FOR
THE ST. JOSEPH COUNTY HOUSING CONSORTIUM AND
THE CITY OF SOUTH BEND
PUBLIC HEARING NOTICE**

Notice is hereby given that the St. Joseph County Housing Consortium has available for public review and comment, copies of the proposed 2023 Action Plan for the City of South Bend and the St. Joseph County Housing Consortium. The 2023 Action Plan provides goals and strategies for the one-year use of Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grants (ESG) funds.

Beginning 09/30/2022 the 2023 Action Plan may be reviewed at the following locations in addition to the City of South Bend website (www.southbend.in.gov/departments/community-investment/neighborhood-development/):

- All branches of the St. Joseph County and Mishawaka Public Libraries
- The Walkerton and New Carlisle-Olive Township Public Libraries
- South Bend's Office of the Clerk
- South Bend's Department of Community Investment
- Mishawaka's Department of Community Development

Written comments may be submitted 10/01/2022 through 10/31/22 and will be considered when developing the Final Action Plan that will be submitted to the U.S. Department of Housing and Urban Development. Written comments for the St. Joseph County Housing Consortium and the City of South Bend may be submitted to: Manager, Neighborhood Grants, 227 W. Jefferson Blvd., Suite 1400S, South Bend, IN 46601 or jhuddleston@southbend.in.gov.

HEARING TIMES AND LOCATIONS

Public hearings will be held Tuesday, 10/11/2022 at two locations: in Mishawaka the hearing will begin at 2:30 pm at Mishawaka City Hall, Board of Public Works Room, 2nd floor, 100 Lincolnway West, Mishawaka, and in South Bend at 5:30 p.m. in the Department of Community Investment, 227 W. Jefferson Blvd., 14th Floor.

SPECIAL ASSISTANCE

Auxiliary aid or other services are available upon request at no charge. Please give reasonable advance request when possible. If special arrangements are necessary to accommodate any resident's participation in the public hearings, including translation services, contact South Bend's Department of Community Investment at (574) 235-5880 at least 72 hours prior to the hearing.

EQUAL OPPORTUNITY

We are pledged to the letter and spirit of U.S. policy for the achievement of equal opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing and business opportunities because of race, color, religion, sex, handicap, familial status, gender identity, or national origin.

James A. Mueller

Mayor, City of South Bend

Jordan V. Gathers

Chair, St. Joseph County Housing Consortium

SB 20230410

South Bend Tribune

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<http://www.southbendin.gov/departments/community-investment/neighborhood-development>



NOTICE OF AVAILABILITY OF THE DRAFT 2023 ACTION PLAN FOR THE ST. JOSEPH COUNTY HOUSING CONSORTIUM AND THE CITY OF SOUTH BEND PUBLIC HEARING NOTICE

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- Mishawaka's Department of Community Development

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HEARING TIMES AND LOCATIONS

Public hearings will be held Tuesday, 10/11/2022 at two locations. In Mishawaka the hearing will begin at 2:30 pm at Mishawaka City Hall, Board of Public Works Room, 2nd floor, 1604 University West, Mishawaka, and in South Bend at 5:30 pm at the Department of Community Investment, 227 W. Jefferson Blvd., 14th floor.

SPECIAL ASSISTANCE

Auxiliary aid or other services are available upon request at no charge. Please give reasonable advance request when possible. If special arrangements are necessary to accommodate any resident's participation in the public hearings, including translation services, contact South Bend's Department of Community Investment at (574) 293-5881 at least 72 hours prior to the hearing.

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James A. Mueller

Mayor, City of South Bend

Jordan V. Gaulters

Chair, St. Joseph County Housing Consortium

MS 10-001

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Thursday, September 29, 2022

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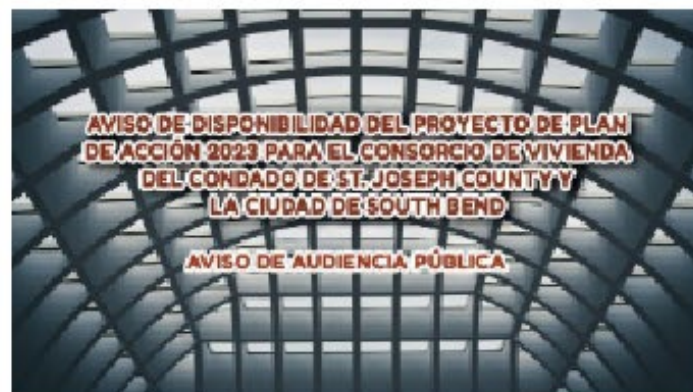


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PUBLIC NOTICE - AVISO PÚBLICO

AVISO DE DISPONIBILIDAD DEL PROYECTO DE PLAN DE ACCIÓN 2023 PARA EL CONSORCIO DE VIVIENDA DEL CONDADO DE ST. JOSEPH COUNTY Y LA CIUDAD DE SOUTH BEND

September 29, 2022 11:51 AM PST 10:47 PM EST Public Notice - Noticia pública, South Bend

AVISO DE AUDIENCIA PÚBLICA

Por la presente se notifica que el Consorcio de Vivienda del Condado de St. Joseph tiene disponible para revisión y comentario público, copias del Plan de Acción 2023 propuesto para la Ciudad de South Bend y el Consorcio de Vivienda del Condado de St. Joseph. El Plan de Acción 2023 proporciona objetivos y estrategias para el uso de un año de la subvención en bloque para el desarrollo de la comunidad (CDBG), el Programa de Asociación de Inversión en el Hogar (HOME) y los fondos de Soluciones de Emergencia (ESG).

A partir del 30/09/2022 el Plan de Acción 2023 podrá ser revisado en los siguientes lugares además del sitio web de la Ciudad de South Bend (www.southbend.in.gov/departamentosenmunicipio):

- Todas las sucursales de las Bibliotecas Públicas del Condado de St. Joseph y Mishawaka
- Las bibliotecas públicas de Walkerton y New Carlisle-Grove Township
- La Oficina del Secretario de South Bend
- Departamento de Inversión Comunitaria de South Bend
- Departamento de Desarrollo Comunitario de Mishawaka

Los comentarios por escrito se pueden presentar desde el 30/09/2022 hasta el 30/09/22 y se recibirán en cuenta cuando se desarrolle el Plan de Acción Final que se presentará al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos. Los comentarios por escrito para el Consorcio de Vivienda del Condado de St. Joseph y la Ciudad de South Bend pueden presentarse al: Manager, Neighborhood Grants, 227 W. Jefferson Blvd., Suite 1400S, South Bend, IN 46601 o jhuddleston@southbend.in.gov.

FECHAS Y LUGARES DE LAS AUDIENCIAS

Las audiencias públicas se llevarán a cabo el martes, 10/11/2022 en dos lugares: en Mishawaka la audiencia comenzará a las 2:00 pm en el Ayuntamiento de Mishawaka, Sala de la Junta de Obras Públicas, 2^a piso, 100 Lincolnway West, Mishawaka, y en South Bend a las 5:00 pm en el Departamento de Inversión Comunitaria, 227 W. Jefferson Blvd., piso 94.

ASISTENCIA GRATUITA

La ayuda auxiliar u otros servicios están disponibles si se solicitan con tiempo. Le rogamos que lo solicite con una antelación razonable cuando sea posible. Si es necesario hacer arreglos especiales para acomodar la participación de cualquier residente en las audiencias públicas, incluyendo servicios de traducción, comuníquese con el Departamento de Inversión Comunitaria de South Bend al (574) 331-5880 al menos 72 horas antes de la audiencia.

IGUALDAD DE OPORTUNIDADES

Estamos comprometidos con la lealtad y el espíritu de la política estadounidense para el logro de la igualdad de oportunidades en toda la nación. Fomentamos y apoyamos un programa de publicidad y marketing afirmativo en el que no admiten barreras para la obtención de oportunidades de vivienda y negocio por motivos de raza, color, religión, sexo, discapacidad, situación familiar, identidad de género u origen nacional.

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La Biblia comienza con experiencia ... No más lágrimas y llores. No más guerra (Isa. 26:18). No más muerte (Isa. 26:19). El mal se acabará (Isa. 27:1). Pero antes algunas de las bendiciones de Dios para toda la humanidad (Isa. 60:1). Al morir a la Biblia y volver a la Biblia, leemos la Escritura como el primer del mal y el día del Señor, la verdadera esperanza y consuelo de nosotros mismos para que todos lo aceptemos.

Los discursos sobre la Biblia y más se van a regir gratis de El Plan Nuevo de los Angeles. Coméntanos para obtener la Biblia de la Biblia.

Para obtener más información, visite www.biblia.org o llame al 1-800-222-2222.

Para obtener más información, visite www.biblia.org o llame al 1-800-222-2222.



PUBLIC HEARING

**2023 Application for HOME Funding
2023 Request for Proposals for CDBG & ESG Funding
2023 Action Plan for the City of South Bend and
the St. Joseph County Housing Consortium**

October 11, 2022 2:30 p.m. Mishawaka City Hall, Mishawaka

<u>Name</u>	<u>Organization</u>	<u>Email</u>
Jennifer Huddleston	COSB	juddleston@southbend.in.gov
Jim Meyer	COSB	jmeyer@southbend.in.gov
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Mariya Nelums Jones	Corai Redevelopment	mn-nelums@mishawaka.in.gov

PUBLIC HEARING

**2023 Application for HOME Funding
2023 Request for Proposals for CDBG & ESG Funding
2023 Action Plan for the City of South Bend and
the St. Joseph County Housing Consortium**

October 11, 2022 5:30 p.m. County-City Building, South Bend

<u>Name</u>	<u>Organization</u>	<u>Email</u>
<u>Jennifer Haddleton</u>	<u>COSB</u>	<u>jhaddleton@southbend.in.gov</u>
<u>Pamela C. Meyer</u>	<u>COSB</u>	<u>pmeyer@southbend.in.gov</u>
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County-City Building
227 W Jefferson Blvd, Suite 1400 S
South Bend, IN 46601

James Mueller, Mayor



Phone 311 inside City limits
Email [federalgrants@
southbendin.gov](mailto:federalgrants@southbendin.gov)
Website Southbendin.gov

City of South Bend

Department of Community Investment

RE: PUBLIC COMMENTS ON THE DRAFT 2023 ACTION PLAN

No comments were received from the public regarding the draft 2023 Action Plan.

Deed Restriction Guidelines and Deed Restriction Template



1527879

RECORDED AS PREPARED BY
11/20/2015 08:57:22AM
PAT. TO F. COUSIN
ST. JOSEPH COUNTY
RECORDED
PAGE 1 PAGE 120.10

STATE of Indiana)
St. Joseph) SS:
COUNTY)

**ST. JOSEPH COUNTY HOUSING CONSORTIUM RECAPTURE/RESALE GUIDELINES -
REVISED September 10, 2015**

REPLACES GUIDELINES Dated December 13, 2010 - Instrument #1304737

The HOME program requires that Participating Jurisdictions (PJs) utilize resale and/or recapture provisions to ensure continued affordability for low/moderate income homeowners. The written resale/recapture policies of the St. Joseph County Housing Consortium (the Consortium), which are submitted with its Consolidated Plan and Annual Action Plan, detail the specific circumstances under which these provisions will be used and how the City of South Bend, acting as PJ, will enforce the provisions for HOME funded ownership projects.

The Consortium has two programs which use HOME funds to assist homebuyers:

1. Down Payment Assistance (recapture provision); and
2. Acquisition and Rehabilitation (resale provision).

Under HOME **recapture** provisions, the period of affordability is based upon the total amount of direct HOME subsidy provided to the homebuyer that enabled the buyer to purchase the housing unit. Under HOME **resale** provisions, the period of affordability is based upon the total amount of HOME funds invested in the development of the housing unit to make it affordable for low/mod income buyers. The required minimum affordability periods are outlined below:

Total HOME Direct Subsidy or Investment per Housing Unit	Period of Affordability
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

A HOME deed restriction will be executed that accurately reflects the resale or recapture provisions at the time of sale. The executed deed restriction will be recorded with the St. Joseph County Recorder.

Recapture Policy

Under HOME recapture provisions, all or a portion of the HOME financial assistance provided directly to the homebuyer (direct subsidy) must be repaid if the buyer ceases to use the housing unit as their primary residence during the period of affordability noted above. Under the recapture provision the original homebuyer may sell the property to any willing buyer

during the period of affordability, and the PJ will recapture a portion of the HOME assistance provided to the original buyer. Should the homebuyer or homeowner breach the terms and conditions for any other reason, e.g. no longer occupies the property as his/her/their principal residence without having sold the property, the full amount of the direct subsidy is immediately due and payable.

In general, the St. Joseph County Housing Consortium forgives a portion of the direct HOME subsidy for each year a homebuyer occupies a home during the period of affordability. The remaining balance is equal to the amount of the original HOME direct subsidy less the forgiven portion. The percentage forgiven is determined by the years of affordability:

PERIOD OF AFFORDABILITY	PERCENT OF TOTAL SUBSIDY FORGIVEN
5 years	20% every year for 5 years
10 years	10% every year for 10 years
15 years	9.33% every year for 15 years
20 years	5% every year for 20 years

The amount of HOME funds subject to recapture under 24 CFR Part 92, Section 92.254, with respect to such Unit, will be determined as follows:

1. HOME funds expended for the development only of a specific affordable housing unit, with no additional HOME investment to assist the homebuyer, will not be recaptured upon the initial sale by the recipient of HOME funds of said unit, but will instead be subject to resale provisions.
2. The total HOME investment in the unit that is subject to recapture upon sale of the unit by the homeowner is that portion of the investment (direct subsidy) that reduced the buyer's investment from the fair market value (as determined by an independent appraisal of the after-rehab value) to an affordable price, enabling the buyer to purchase the unit.
3. The Consortium will not recapture an amount that exceeds the net sale proceeds from the sale of the property. Net proceeds are defined as the sales price minus superior loan repayment and any closing costs. The Consortium will recapture the outstanding balance based on the "Percent of Total Subsidy Forgiven" guidelines, however this amount will never be greater than the net sale proceeds. If there are no net sale proceeds the Consortium will recapture zero.

Resale Policy

The resale provision ensures that HOME-assisted units remain affordable over the entire affordability period. This method is utilized when HOME funds are provided directly to a developer to reduce development costs, thereby making the price of the home affordable to the buyer. Referred to as a "development subsidy", these funds are not repaid by the developer to the PJ, but remain with the property for the length of the affordability period.

The resale policy is explained to the prospective homebuyer(s) prior to signing a contract to purchase the HOME-assisted unit. The prospective homebuyer(s) sign an acknowledgement that they understand the terms and conditions applicable to the resale policy as they have been explained. This document is included with the executed sales contract. (See attached Notification for Prospective Buyers).

The resale policy is enforced through the use of a deed restriction signed by the homebuyer at closing. The deed restriction will specify:

1. The length of the affordability period;
2. That the home remain the buyer's principal residence throughout the affordability period; and
3. The conditions and obligations of the owner should the owner wish to sell before the end of the affordability period, including:
 - a. The owner must contact the developer if intending to sell the home prior to the end of the affordability period;
 - b. The subsequent purchaser must be at or below 80% of current South Bend-Mishawaka AMI and occupy the home as his/her primary residence for the remaining years of the affordability period; and
 - c. The sales price must be affordable to the subsequent purchaser. "Affordable" is defined as limiting the principal, interest, taxes and insurance (PITI) amount to no more than 30% of the new purchaser's gross monthly income.

The Consortium will ensure that the owner receives a fair return on his/her investment and that the home will continue to be affordable. "Fair return on investment" is defined as total homeowner investment, which is the total cash contribution plus approved capital improvements as described below:

1. The amount of the down payment;
2. The cost of capital improvements, documented with receipts provided by the homeowner, including but not limited to:
 - a. Any additions to the home such as a bedroom, bathroom or garage;
 - b. Replacement of heating, ventilation and air conditioning systems;
 - c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the owner and which were not installed through a federal, state or local funded grant program; and
 - d. Outgoing improvements such as a new driveway, walkway, retaining wall or fence.

Note: All capital improvements will be visually inspected to verify their existence. After inspection, the PJ will determine if the improvements qualify as capital improvements for the purpose of "Fair Return on Investment".
3. The percentage of change as calculated by the Housing Price Index (HPI) Calculator of the Federal Housing Finance Agency. The HPI Calculator can be found at <http://www.fhfa.gov/DataTools/Tools/Pages/HPI-Calculator.aspx> and projects what a house purchased at a point in time would be worth today if it appreciated at the average appreciation rate of all homes in the area. The calculation will be performed for the South Bend-Mishawaka Metropolitan Statistical Area (MSA).

The Consortium will ensure continued affordability to a range of buyers whose total household income does not exceed 80% AMI for the South Bend-Mishawaka MSA. Sale prices will be set such that the amount of principal, interest, taxes and insurance does not exceed 30% of the new buyer's annual income, yet provides a fair return on investment to the original buyer.

Note: In certain circumstances, such as a declining housing market where home values are depreciating, the original homebuyer may not receive a return on his/her investment because the home sells for less or the same price as the original purchase price.

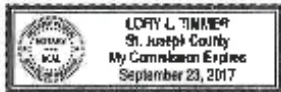
Adopted September 23, 2015 by the St. Joseph County Housing Consortium.

Pamela C. Meyer

Pamela C. Meyer, Director of Neighborhood Engagement
City of South Bend
Staff to the St. Joseph County Housing Consortium

Subscribed and sworn to before me this 23rd of September, 2015.

My Commission expires September 23, 2017



Lory L. Timmer
Notary Public

County of Residence St. Joseph

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Lory L. Timmer Lory L. Timmer

Prepared by: Lory L. Timmer

RECAPTURE AGREEMENT

THIS RECAPTURE AGREEMENT ("the Agreement") is dated as of the _____ day of _____, 20____, made by BUYER'S NAME(S) ("the Owner"), ORGANIZATION NAME (the "Seller") on behalf of the St. Joseph County Housing Consortium ("the Consortium").

WITNESSETH:

WHEREAS, the Owner is the owner of the fee estate of that certain real property commonly known as "property address", and all the improvements now or hereafter located thereon, legally described on Exhibit "A" attached to and made a part of this Agreement (the "Residence"); and

WHEREAS, the Consortium has received allocations under Title II of the Cranston Gonzalez National Affordable Housing Act, Public Law 101-625 (the "Act"), from the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, at the request of the Owner, the Consortium has agreed to provide to the Owner a loan for use as direct financial homebuyer assistance to the Owner in order to help the Owner meet the cost of purchasing the Residence in the amount of \$0000.00 (the "Loan"). In consideration of the foregoing, the Owner agrees to comply with the terms, conditions and covenants set forth below, and consents to be regulated and restricted by the Consortium as herein provided and as provided for in the rules, regulations, policies and procedures of HUD or the Consortium promulgated from time to time, all as the same may be amended and supplemented from time to time and as applicable.

NOW, THEREFORE, the parties agree as follows:

1. Incorporation. The foregoing recitals are made a part of this Agreement.
2. DEFINITIONS. As used in this Agreement:
 - A. "Consortium" is the Participating Jurisdiction which receives "HOME" Program funds.
 - B. "Seller" is the nonprofit entity that the Participating Jurisdiction provided HOME assistance to for the purpose of developing affordable housing.
 - C. "Owner" is owner of the fee estate of that certain real property commonly known as "property address".
 - D. HOME Investment Partnership Program ("HOME") is the program authorized by the United States Government, and administered by HUD through Title II of the Cranston-Gonzalez

National Affordable Housing Act, Public Law 101-625 (the "Act"), from the U.S. Department of Housing and Urban Development ("HUD").

- E. "Loan" is direct financial assistance of "F-DML" funds to the Owner in order to help meet the cost of purchasing the Residence.
- F. "HUD" means the Secretary of Housing and Urban Development or a person authorized to act on his/her behalf.
- G. "Recapture" means the repayment of all or part of the direct financial assistance provided to the Owner through the St. Joseph County Housing Consortium "HOME" Program.
- H. "Recapture Event" is an occurrence that triggers the repayment of all or part of the direct financial assistance provided to the Owner.

3. Recapture.

- a. As a condition to the making of the Loan, the Owner agrees to repay to the Consortium the Repayment Amount (as defined in subparagraph b. below) if one or more of the following events (each such event is called a "Recapture Event") occurs before the Termination Date (as defined in Paragraph 3 below):
 - i. The Owner sells, conveys or transfers title to the Residence and said sale, conveyance or transfer is either (A) not a Permitted Transfer (as hereinafter defined) or (B) the Owner fails to pay to the Consortium the Net Proceeds (as hereinafter defined) from the sale of the Residence;
 - ii. The Residence ceases to be the Owner's principal residence; or
 - iii. The Owner refinances the Residence in a manner such that is not a Permitted Refinancing (as defined below).

The following events (each such event is called a "Permitted Transfer") are **not** Recapture Events:

- iv. A transfer to a spouse as a result of a divorce;
- v. A transfer by operation of law to a surviving spouse upon the death of a joint tenant Owner;
- vi. A transfer by will;
- vii. A Permitted Refinancing; or
- viii. The sale of the Residence by the Owner to a household whose income does not exceed 80% of Area Median Income.

The term "Permitted Refinancing" means a refinancing that lowers the interest rate of the first mortgage loan on the Residence, decreases its term or lowers the monthly payment of the loan; it does **not** include a refinancing that increases the outstanding balance of the first mortgage loan, increases the interest rate on the loan or allows the Owner to receive money as a result of the refinancing. Any Permitted Refinancing must be approved by the Consortium, in writing, in advance, and the failure to so approve will result in such refinancing not being deemed to be an eligible Permitted Refinancing.

- b. If a Recapture Event occurs, the Owner shall pay to the Consortium the full amount of the Loan out only to the extent of Net Proceeds. If the Repayment Amount is greater than the Net Proceeds, the Owner must pay only the amount of the Net Proceeds; the amount of the Repayment Amount in excess of the Net Proceeds shall be forgiven. For purposes of this Paragraph 3.b, "Net Proceeds" means the proceeds of the sale or transfer of the Residence after payment of reasonable and customary closing costs and expenses less (i) the amount of any documented capital improvement costs to the Residence incurred by the Owner, and (ii) the Owner's initial contribution to the cost of acquiring the Residence.

4. **Covenants to Run with the Land; Self-Operative Termination Provision.**

This Agreement shall encumber the Residence and be binding on any future owner of the Residence and the holder of any legal, equitable or beneficial interest in it, based on the amount of investment and Periods of Affordability defined below in Table 1 for Five (5) years from the date of this Agreement (the "Termination Date"); provided, however, that if (a) **no Recapture Event occurs before the Termination Date**, or (b) **if any sale, conveyance or transfer of the Residence occurs due to a foreclosure, a deed in lieu of foreclosure, or the death of the Owner of the Residence**, or (c) **following the occurrence of a Recapture Event and the payment of the Repayment Amount to the Consortium in accordance with Section 3(b) of this Agreement**, this Agreement shall automatically terminate, shall be deemed to have been released and this release provision shall be self-operative without the need, necessity or requirement for the Consortium to record a written release or termination of this Agreement.

Table 1

HOME Required Affordability Period		
ACTIVITY	AVERAGE PER-UNIT OF HOME INVESTMENT	MINIMUM AFFORDABILITY PERIOD
Rehabilitation or Acquisition of Existing Housing	< \$15,000	5 years
	\$15,000 - \$40,000	10 years
	>\$40,000	15 years

5. **Event of Default.** The Owner's failure to make any payment due under this Agreement shall be a default hereunder ("Event of Default"). The Consortium shall give written notice of an Event of Default to Owner at the Residence. Upon an Event of Default the Consortium may:
- Declare the Loan immediately due and payable; and/or
 - Exercise such other rights or remedies as may be available to the Consortium hereunder or under any of the Loan Documents, at law or in equity.

The Consortium's remedies are cumulative and the exercise of one shall not be deemed an election of remedies, nor foreclose the exercise of the Consortium's other remedies. No delay on the part of the Consortium in exercising any rights hereunder, failure to exercise such rights or the exercise of less than all of its rights shall operate as a waiver of any such rights.

6. **Amendment.** This Agreement shall not be altered or amended without the prior written approval of the Consortium.
7. **Partial Invalidity.** The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.
8. **Gender.** The use of the plural in this Agreement shall include the singular; the singular shall include the plural; and the use of any gender shall be deemed to include all genders.
9. **Captions.** The captions used in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or the intent of the agreement.
10. **WAIVER OF A JURY TRIAL.** THE PARTIES WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER ON ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE LOAN OR THIS AGREEMENT.

(Signature Page Follows)

IN WITNESS WHEREOF, the Owner has executed this Receipt Agreement as of the date and year first above written.

OWNER:

BUYER NAME

OWNER:

2ND BUYER NAME IF APPLICABLE

STATE OF INDIANA)
) SS
COUNTY OF _____)

I, a Notary Public in and for said county and state, do hereby certify that "Buyer" is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 20 ____.

Notary Public

My commission expires: _____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Lory L. Timmer, City of South Bend, Department of Community Investment

EXHIBIT A

Legal Description

Description:

PIN: **PROPERTY IDENTIFICATION NUMBER, NOT TAX ID NUMBER**

Commonly known as:

STREET ADDRESS

South Bend, Indiana **ZIP**

RESALE AGREEMENT

A Resale Agreement ("Agreement") is made by and between **developer** ("Developer"), the developer of certain real estate located at **address, City, Indiana** in St. Joseph County, State of Indiana, more particularly described on "Exhibit A" attached hereto and incorporated herein by reference ("Real Estate"), and the undersigned, **owner** ("Owner"), the owner of the Real Estate pursuant to a deed recorded in the Office of Recorder, St. Joseph County, Indiana. The Developer makes this conveyance subject to the following restrictions assigned by the St. Joseph County Housing Consortium, an agency created by agreement of the City of South Bend, Indiana, the City of Mishawaka, Indiana, and the County of St. Joseph, Indiana, pursuant to I.C. 36-1-7.

WITNESSETH:

WHEREAS, the Owner is the owner of the certain real property commonly known as "**property address**", and all the Improvements now or hereafter located thereon, legally described on **Exhibit "A"** attached to and made a part of this Agreement (the "**Property**"; and

WHEREAS, the Consortium has received allocations under Title II of the Cranston Gonzalez National Affordable Housing Act, Public Law 101-625 (the "Act"), from the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, at the request of the Developer, the Consortium has agreed to provide to the Developer a development subsidy to help the Developer meet the cost of constructing the Property in the amount of \$53,982.00 (the "Subsidy"). In consideration of the foregoing, the Owner agrees to comply with the terms, conditions and covenants set forth below:

NOW, THEREFORE, the Owner agree as follows:

1. **Incorporation.** The foregoing recitals are made a part of this Agreement.
2. **DEFINITIONS.** As used in this Agreement:
 - A. "Consortium" is the Participating Jurisdiction which receives "HOME" Program funds.
 - B. "Developer" is the nonprofit entity that the Participating Jurisdiction provided HOME assistance to for the purpose of developing affordable housing.
 - C. "Owner" is owner of the certain real property commonly known as "**Property**".

- D. HOME Investment Partnership Program ("HOME") is the program authorized by the United States Government and administered by HUD through Title II of the Cranston-Gonzalez National Affordable Housing Act, Public Law 101-625 (the "Act"), from the U.S. Department of Housing and Urban Development ("HUD").
- F. "HUD" means the Secretary of Housing and Urban Development or a person authorized to act on his/her behalf.
- F. "Resale" means the provision that ensure that HOME assisted units remain affordable over the entire affordability period.
- G. "Affordability Period" means the amount of time the Property must remain affordable for low/mod income buyers based on the total amount of HOME funds invested in the development of the housing. The required minimum affordability periods are outlined below:

Total HOME Direct Subsidy or Investment per Housing Unit	Period of Affordability
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

Table 1.

3. **Resale.**

- A. The Resale method is utilized when HOME funds are provided directly to a developer to reduce development costs, thereby making the price of the home affordable to the buyer. These funds are not repaid by the Developer to the Consortium but remain with the property for the length of the affordability period.
3. To remain in compliance with the Resale Agreement, the Owner agrees to:
- Keep the Property as the Owner's principal residence throughout the affordability period of ____ years, through _____, 20____.
 - Should the Owner wish to sell the property before the end of the affordability period, the following conditions must be met:
 - The Owner must contact the Developer if intending to sell the home prior to the end of the affordability period;
 - The subsequent purchaser must be at or below 80% of current South Bend Mishawaka Area Median Income (AMI) and occupy the home as his/her primary residence for the remaining years of the affordability period; and
 - The sales price must be affordable to the subsequent buyer. "Affordable" is defined as limiting the principal, interest, taxes and insurance (PITI) amount to no more than 30% of the new buyer's gross monthly income.

4. **Covenants to Run with the Land; Self-Operative Termination Provision.**

This Agreement shall encumber the Residence and the holder of any legal, equitable or beneficial interest in it, based on the amount of investment and Periods of Affordability defined above in Table 1 for ____ years from the date of this Agreement (the "Termination Date"); provided, however, that

If (a) no Resale Event occurs before the Termination Date, or (b) if any sale, conveyance or transfer of the Residence occurs due to a foreclosure, a deed in lieu of foreclosure, or the death of the Owner of the Residence, this Agreement shall automatically terminate, shall be deemed to have been released and this release provision shall be self-operative without the need, necessity or requirement for the Consortium to record a written release or termination of this Agreement.

5. **Event of Default.** The Owner's failure to comply this Agreement shall be a default hereunder ("Event of Default"). The Consortium shall give written notice of an Event of Default to the Developer. Upon an Event of Default the Consortium may:
 - A. Declare the entire development subsidy immediately due and payable; and/or
 - B. Exercise such other rights or remedies as may be available to the Consortium. No delay on the part of the Consortium in exercising any rights hereunder, failure to exercise such rights or the exercise of less than all of its rights shall operate as a waiver of any such rights.
6. **Amendment.** This Agreement shall not be altered or amended without the prior written approval of the Consortium.
7. **Partial Invalidity.** The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.
8. **Gender.** The use of the plural in this Agreement shall include the singular; the singular shall include the plural; and the use of any gender shall be deemed to include all genders.
9. **Captions.** The captions used in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or the intent of the agreement.
10. **WAIVER OF A JURY TRIAL.** THE PARTIES WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER ON ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE LOAN OR THIS AGREEMENT.

(Signature Page Follows)

IN WITNESS WHEREOF, the Owner and Developer have executed this Resale Agreement as of the date and year first above written.

WITNESS:

OWNER:

Signature: _____

By: _____

Printed: _____

Title: _____

WITNESS:

2nd OWNER:

Signature: _____

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)

) SS:

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named _____, WITNESS to the foregoing instrument, and _____, and _____ OWNER(s), being by me duly sworn, did depose and say that he/she knows the Signor(s) to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Signor(s) execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

WITNESS my hand and seal this _____ day of _____, 20____.

Notary _____

A Resident of _____ County, Indiana

My Commission Expires: _____

This instrument was prepared by Lory L. Finner, Neighborhood Grants Manager, City of South Bend, 227 W. Jefferson Blvd., South Bend, Indiana 46601.

I affirm, under the penalties of perjury, that I have taken reasonable care to recast each Social Security number in this document, unless required by law, by Lory Finner.

EXHIBIT A

Legal Description

Description:

PIN: **PROPERTY IDENTIFICATION NUMBER, NOT TAX ID NUMBER**

Commonly known as:

STAFF ADDRESS
City, Indiana 7 P

ESG Standards

EMERGENCY SHELTER STANDARDS FOR ESG FUNDING

December 2019

Administration & Organizational Requirements:

1. The shelter shall not require clients to participate in religious services or other forms of religious expression.
2. The shelter shall not discriminate on the basis of race, religion, or national origin. Shelters serving families shall also not discriminate on the basis of the sex or age of the children or the size of the family, except where limited by facility.
3. The shelter's Board of Directors shall consist of voluntary (unpaid) members, with the possible exception of the agency's CEO or Director.¹
4. The shelter's Board of Directors shall meet at least on a quarterly basis and set overall policy for the shelter.
5. The shelter shall have a secure storage space for confidential documents relating to clients and personnel.
6. The shelter shall develop and implement procedures to ensure the confidentiality of records pertaining to any individuals provided family violence prevention or treatment services.
7. The shelter shall have a policy manual which includes the shelter's purpose, population, served, program description, non-discrimination policy and confidentiality statement.²
8. The shelter shall provide for an evaluation of the effectiveness of the services offered, at least annually. This evaluation should include client input that could take the form of a client exit survey or house meetings. It may also include board evaluation of programs/services, staff evaluation of programs/services, or an assessment completed by other shelter providers (e.g., coalition of providers).

Personnel Requirements:

1. The shelter shall have a table of organization of all paid staff working in the shelter. There shall be written position descriptions for each position type, which includes job responsibilities and qualifications.
2. The shelter shall have written policies for the selection of all paid personnel in conformance with the EEO (Equal Employment Opportunity) guidelines.
3. The shelter shall have adequate, trained, on-site staff coverage during all hours the shelter is open to residents, unless individual secured units are provided. "Trained, on-site staff" is

¹ Please note, if a shelter is part of a parent organization (e.g., the Salvation Army, etc.), it is not required to have a separate Board of Directors for the shelter.

² Please note, shelter programs that are part of a parent organization are not required to have a policy manual separate from the parent organization's policies if those policies include policies relevant to the shelter's operation as well as rights and responsibilities of the clients being served.

defined as persons having training in the areas listed below as **items 4 and 5 in the Personnel Requirements section** and **items 3 and 4 in the Health Requirements section**.

4. All shelter staff (including, direct service, finance, maintenance, volunteers, etc.) shall receive training in at least the following:
 - a. emergency evacuation procedures;
 - b. agency operation procedures.
5. All relevant direct service staff³ shall receive additional training in at least the following:
 - a. non-violent crisis intervention techniques;
 - b. referral procedures to relevant community resources; and
 - c. first aid procedures.

Facility Requirements:

1. The shelter shall comply with applicable local fire, environmental, health, and safety standards and regulations.
2. The shelter shall be clean and in good repair.
3. Each room or space within the shelter must have a natural or mechanical means of ventilation. The interior must be free of pollutants at a level that might threaten or harm the health of residents.
4. The shelter shall have reasonable access to transportation services (this could consist of being within walking distance to public transportation or coordinating transportation with another agency). But the shelter is not required to provide clients with transportation services.
5. The shelter shall provide a bed or crib for each guest except in extenuating “overflow” conditions. The shelter shall make provision for clean linens for each client. There shall be procedures to provide for the sanitizing of all linens and sleeping surfaces.
6. The shelter shall provide sufficient showers/baths, wash basins, and toilets, which are in proper condition for personal hygiene. These should be adequate for the number of people served.
7. The shelter shall provide private space to meet with clients. Private space is any space relatively free from regular interruptions and noise and provides clients with the assurance that the conversation will not be overheard by others in the shelter.
8. The shelter shall have laundry facilities available to clients or a system available for like services.

³ Please note, “relevant direct service staff” is defined as those staff members, such as case workers and shelter managers, who have daily, direct contact with clients, and who may be assisting them in resolving their crisis of homelessness. All direct service staff should have updated training in non-violent crisis intervention techniques and first aid procedures every *two years*. A specific number of training hours is not required. The adequacy of the “training” will be evaluated by review of direct service staff resumes, records that document continuing education in the areas listed in item 5, and performance appraisals for these areas.

9. The shelter shall have a fire safety plan, which includes at least the following:
 - a. posted evacuation plan;
 - b. fire drills that are conducted at least quarterly;
 - c. fire detection systems that conform to local building and fire codes;
 - d. adequate fire exits; and
 - e. adequate emergency lighting.
10. The shelter shall have adequate provision of the following services:
 - a. pest control services;
 - b. removal of garbage;
 - c. proper ventilation;
 - d. proper ventilation and heating/cooling systems; and
 - e. removal of garbage and other debris, ice, snow, and other hazards to keep clear all entrances, exits, steps, and walkways.
11. The shelter shall provide adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. Sufficient electrical sources shall be provided to permit the use of essential electrical appliances while assuring safety from fire.

Operational Requirements:

1. In addition to sleeping arrangements, the shelter shall provide the following basic needs:
 - a. humane care which preserves individual dignity;
 - b. a clean environment;
 - c. reasonable security; and
 - d. referrals to other agencies.
2. The shelter shall have written policies for the intake of clients and criteria for admitting people to the shelter.
3. The shelter shall maintain an attendance list which includes, at least, the name and sex of each person residing in the shelter.
4. The shelter shall post and read, or otherwise make known, the rules, regulations, and procedures of the shelter.
5. The shelter shall post and read, or otherwise make known, the rights and responsibilities of shelter clients that shall include a grievance procedure for addressing potential violations of their rights.
6. The shelter shall report child abuse and endangerment as required by law.
7. The shelter shall only require clients to perform duties directly related to daily living activities within the shelter.
8. The shelter shall provide access to a public or private telephone for use by shelter clients to make and receive calls. This should include one of the following:
 - a. access to a phone in staff areas;

- b. installation of private or pay phone for client use (with funds to use if the client lacks necessary income); or
 - c. coordinated services with another agency.
- 9. The shelter shall maintain records to document services provided to each client.
- 10. The shelter shall provide accommodations for shelter clients to store personal belongings. This can be defined as any place (a client's room, a closet, a locker, etc.) that provides reasonable security from theft or damage. "Personal belongings" include items such as clothing, personal hygiene products, radio, clock that can be consolidated into limited storage space.
- 11. The shelter shall provide a safe, secure environment and have policies to regulate access.
- 12. The shelter shall have a policy regarding the control of weapons.
- 13. The shelter shall encourage the involvement of clients in the decision-making processes of the shelter. This can be accomplished in a variety of ways, including: having resident advisory councils to give input into the operations of the shelter, having homeless or formerly homeless people on the board, or having homeless or formerly homeless people trained and hired as staff, etc.
- 14. The shelter shall allow current clients to use the shelter as a legal residence for the purpose of voter registration and the receipt of public benefits.
- 15. The shelter shall maintain a daily log to record at a minimum all unusual or significant incidents.
- 16. The shelter shall have written policies for consensual and nonconsensual searches.

Health Requirements:

- 1. At all times, the shelter shall have available first aid equipment and supplies in case of a medical emergency.
- 2. All staff on duty shall have access to a telephone. Emergency telephone numbers shall be posted conspicuously near the telephone.
- 3. The shelter shall assure that at least one staff person on duty is trained in emergency first aid procedures.
- 4. The shelter shall have a procedure for making referrals to appropriate medical providers.
- 5. The shelter shall have a written policy regarding the possession and use of controlled substances as well as prescription and over the counter medication.
- 6. The shelter shall have a written policy regarding the control of infectious diseases, such as HIV, tuberculosis, etc.
- 7. The shelter shall provide a locked space for the storage of medication. If a client can secure their prescription medication in her/his locked room that another client does not have access to and shelter policies allow for this, then this standard is void. If a client cannot secure their prescription medication, then the shelter should provide a means to secure the medication via a locked office, cabinet, etc.

Food Services Requirements:

1. Shelters providing food services shall make adequate provisions for the sanitary storage and preparation of foods.
2. Shelters providing food for infants, young children, and pregnant mothers shall make provisions to meet their nutritional needs.
3. Shelters shall provide, or arrange, food services to clients or make known nearby available services.

Fiscal Management Requirements:

1. There shall be an accounting system that is maintained in accordance with Generally Accepted Accounting Principles (GAAP).
2. The shelter shall have a record of accountability for client's funds or valuables the shelter is holding.
3. The shelter shall receive an annual independent audit or audit review.
4. The shelter shall have internal fiscal control procedures which are reviewed and approved by the Board of Trustees.

**Reviewed by Homeless Regional
Planning Council 12/12/19**

Recapture and Resale Examples

Recapture and Resale Guidelines Appendix

Recapture Example

Jane receives \$45,000 in HOME financial assistance as a direct subsidy to purchase a home. She lives in the home for 5 years and then is relocated due to work. Using the chart in the Recapture/Resale Guidelines to determine the period of affordability, it is determined that because Jane received more than \$40,000 in direct subsidy, the period of affordability for her home is 15 years. Using the chart in the Recapture portion of the above-mentioned guidelines, 9.33% will be forgiven on the subsidy Jane received every year she lived in the home because the period of affordability is 15 years. Therefore, 46.65% or \$20,992.50 of the subsidy will be forgiven. The amount Jane must pay back will be the difference between the total amount of the subsidy and the amount forgiven, \$24,007.50. That amount will get recaptured at the sale of the home. Jane can sell her home with no restrictions on the income limits of the purchaser.

Resale Example

Jack buys a home from a local neighborhood organization which used \$100,000 in HOME funds to construct the house. Using the chart listed in the Recapture/Resale Guidelines, it is determined that the home's period of affordability is 15 years. During year 10, Jack decides he wants to sell his home and downsize to a smaller unit. Jack must contact the neighborhood organization he purchased the home from to inform them of his decision to sell. The purchaser of the home must be at or below 80% of the current South Bend-Mishawaka AMI and must occupy the home for the remainder of the affordability period, in this case, 5 years. Also, the sales price must be affordable to the subsequent purchaser, which is no more than 30% of the new purchaser's gross monthly income.

According to the Guidelines, Jack will receive a fair return on his investments which include his down payment on the home, capital improvements so long as documented receipts can be provided, and a percentage of change as calculated by the Housing Price Index (HPI) Calculator of the Federal Housing Finance Agency. As a note, Jack may not receive a return on his investment if his home sells for less or the same price as the original price.

Grantee SF-424's and Certification(s)

County City Building,
227 W Jefferson Blvd, Suite 1400 S
South Bend, IN 46601

James Mueller, Mayor



Phone 317-356-5111
Email federalgrants@cityofsouthbend.in.gov
Website southbend.in.gov

City of South Bend
Department of Community Investment

SF-424 Forms

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Reapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate identification: <input type="text"/> * Other (Specify): <input type="text"/>		
* 3. Date Received: <input type="text"/>		
4. Applicant Identification: <input type="text"/>		
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only: 6. Date Received by State: <input type="text"/>		
7. State Application Identifier: <input type="text"/>		
B. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/> City of South Bend		
* b. Employer/ taxpayer Identification Number (EIN/ TIN): <input type="text"/> 25-6002001		* c. UFI: <input type="text"/> 1234567890
d. Address:		
* Street: <input type="text"/> 221 N Jefferson Blvd		
Street: <input type="text"/> Suite 100		
* City: <input type="text"/> South Bend		
County/Parish: <input type="text"/>		
* State: <input type="text"/> IN		
Province: <input type="text"/>		
* Country: <input type="text"/> USA: UNITED STATES		
* Zip/Postal Code: <input type="text"/> 46701-1800		
e. Organizational Unit:		
Department Name: <input type="text"/> Community Investment		Division Name: <input type="text"/> Neighborhood Development
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>		* First Name: <input type="text"/> Eileen
Middle Name: <input type="text"/>		
* Last Name: <input type="text"/> Jackson		
Suffix: <input type="text"/>		
Title: <input type="text"/> Executive Director of CDC		
Organizational Address: <input type="text"/>		
* Telephone Number: <input type="text"/> 5742551234		Fax Number: <input type="text"/>
* Email: <input type="text"/> eja@cityofsouthbend.in.gov		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1. Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type <input type="text"/>	
Type of Applicant 3: Select Applicant Type <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Commerce / Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.109"/>	
CFOA Title: <input type="text" value="Community Development Block Grant / Federal Investment Grant"/>	
* 12. Funding Opportunity Number <input type="text"/>	
* Title: <input type="text" value="Community Development Block Grant / Investment Grant"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Joint City/Township Assistance, Rental, Rehab, Owner-Occupied Rehab, New Construction of Rental, New Construction Rental, Public Facilities and Infrastructure, Public Services"/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="2"/>	* b. Program/Project: <input type="text" value="2"/>
Attach or indicate list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="12/01/2022"/>	* b. End Date: <input type="text" value="8/31/2023"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="2,377,651.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value="141,274.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="2,860,925.00"/>
* 19. Is Application Subject to Review By State Under Executive Order * 2372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on: <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. * 2372	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach: <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Page:	* First Name: <input type="text" value="James"/>
Middle Name:	<input type="text"/>
* Last Name:	<input type="text" value="Hedrick"/>
Suffix:	<input type="text"/>
* Title:	<input type="text" value="Mayor, City of South Bend"/>
* Telephone Number:	<input type="text" value="5742359261"/> Fax Number: <input type="text"/>
* Email:	<input type="text" value="James.Hedrick@southbend.in.gov"/>
* Signature of Authorized Representative:	* Date Signed: <input type="text" value="8/16/23"/>

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

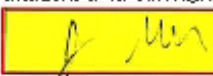
- Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
- Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
- Will establish safeguards to prohibit employees from losing their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
- Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683 and 1685-1685j), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §791), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 and 290ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.) as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
- Will comply or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
- Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1506 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

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9. Will comply, as applicable, with the provisions of the Davis Bacon Act (40 U.S.C. §§276a-1 to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction agreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-199) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 103 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11563 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§160a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award or assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended; 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award or assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and GMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7101) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor, City of South Bend
APPLICANT ORGANIZATION City of South Bend	DATE SUBMITTED 6/16/23

Standard Form 424B (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4210-0009
Expiration Date: 02/28/2025

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PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in the application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property lease or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to protect employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4785) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4601 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title V of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1601-1682, and 1686-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of hand caps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment, and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§525 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290dd-3 and 290dd-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles I and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and Federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1601-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for Federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11890; (d) evaluation of flood hazards in floodplains in accordance with EO 11888; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1965, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §546a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor, City of Council Bluffs
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Council Bluffs	6/16/27

S-420U (Rev. 7-97) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision * If Revision select appropriate line(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
B. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/> City of South Bend		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/> 21-8001201		* c. UO: <input type="text"/> 0000000000
d. Address:		
* Street1: <input type="text"/> 227 W. Jefferson Blvd		
Street2: <input type="text"/> Suite 400		
* City: <input type="text"/> South Bend		
County/Parish: <input type="text"/> St. Joseph		
* State: <input type="text"/> IN: Indiana		
Province: <input type="text"/>		
* Country: <input type="text"/> USA: UNITED STATES		
* Zip / Postal Code: <input type="text"/> 46601-1530		
e. Organizational Unit:		
Department Name: <input type="text"/> Community Investment		Division Name: <input type="text"/> Neighborhood Development
* Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>		* First Name: <input type="text"/> Joseph
Middle Name: <input type="text"/>		
* Last Name: <input type="text"/> Bauer		
Suffix: <input type="text"/>		
Title: <input type="text"/> Executive Director of DCI		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text"/> 572-335-0000		Fax Number: <input type="text"/>
* Email: <input type="text"/> jbauer@cityofsouthbend.in.gov		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.225"/>	
CFDA Title: <input type="text" value="HOME Investment Partnerships Program"/>	
* 12. Funding Opportunity Number: <input type="text" value=""/>	
* Title: <input type="text" value="HOME Investment Partnerships Program"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Admin. Fee Construction SF Homes, Low Constructed DHR, acquisition, which will house homeless Assistance, I3EA"/>	
Attach supporting documents as specified in agency instructions <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="2"/>	* b. Program/Project: <input type="text" value="2"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="10/01/2022"/>	* b. End Date: <input type="text" value="09/30/2023"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="1,654,456.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value="617,742.12"/>
* f. Program Income	<input type="text" value="0.000.00"/>
* g. TOTAL	<input type="text" value="2,272,198.12"/>
* 18. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. The application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/>	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> ** I, ACRFF ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement of Agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="James"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Muellex"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor, City of South Bend"/>	
* Telephone Number: <input type="text" value="5742359261"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="jmmuellex@cityofsouthbend.in.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="6/14/23"/>

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing the burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capacity (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the allocable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4720-4763) relating to prescribed standards for merit systems for programs funded under one of the Act's statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VII of the Civil Rights Act of 1964 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§1401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 108 of the National Historic Preservation Act of 1986, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties) and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award or assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award or assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of any other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor, City of San Antonio
APPLICANT ORGANIZATION	DATE SUBMITTED
City of San Antonio	6/14/23

Standard Form 424B (Rev. 7-87) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0509
Expiration Date: 07/28/2025

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PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


- Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management, and completion of project described in this application.
- Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
- Will not dispose of, modify the use of, or change the terms of the real property title or other interests in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
- Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
- Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
- Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
- Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment, and Rehabilitation Act of 1970 (P.L. 91-618), as amended relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provision in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424-C (Rev. 7-97)
Prescribed by OMB Circular A-102


11. Will comply or has already complied with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) inclusion of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11758; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or sub-recipients from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor, City of South Bend
APPLICANT ORGANIZATION	DATE SUBMITTED
City of South Bend	6/16/23

SF-424-J (Rev. 7-97) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate item(s): <input type="checkbox"/> Other (Specify):		
* 3. Date Received: <input type="text"/>		
4. Applicant Identification: <input type="text"/>		
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/>		* c. UFI: <input type="text"/>
d. Address:		
* Street1: <input type="text"/>		
Street2: <input type="text"/>		
* City: <input type="text"/>		
County/Parish: <input type="text"/>		
* State: <input type="text"/>		
Province: <input type="text"/>		
* Country: <input type="text"/>		
* Zip/Postal Code: <input type="text"/>		
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>		* First Name: <input type="text"/>
Middle Name: <input type="text"/>		
* Last Name: <input type="text"/>		
Suffix: <input type="text"/>		
Title: <input type="text"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text"/>		Fax Number: <input type="text"/>
* Email: <input type="text"/>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing & Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.251"/>	
CFDA Title: <input type="text" value="Emergency Relief and Crisis Program"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text" value="Emergency Solutions Grant Program"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="New Attachment"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Crisis, Shelter Operations, Relocation Assistance"/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="New Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="2"/>	* b. Program/Project: <input type="text" value="2"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="09/15/2021"/>	* b. End Date: <input type="text" value="05/31/2023"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="\$10,714,100"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="\$10,714,100"/>
19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ** Yes, provide explanation and attach: <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Cancel Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Name: <input type="text"/> Middle Name: <input type="text"/> Last Name: <input type="text"/> Suffix: <input type="text"/> Title: <input type="text" value="Mayor, City of South Bend"/> Telephone Number: <input type="text" value="5742359261"/> Fax Number: <input type="text"/> Email: <input type="text" value="james.1622@cityofsouthbend.org"/>	* First Name: <input type="text" value="James"/> * Date Signed: <input type="text" value="6/16/23"/>
* Signature of Authorized Representative: 	

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0343-0040), Washington, DC 20503.


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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances if such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4720-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683 and 1685-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1972 (P.L. 92-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dc-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. We comply or have already complied with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply in all instances in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 1324-1328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 107(e) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11736; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11595 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor, City of South Bend
APPLICANT ORGANIZATION	DATE SUBMITTED
City of South Bend	6/16/23

Standard Form 424B (Rev. 1-91) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0003
Expiration Date: 07/28/2023

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0345-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 18 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residential structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686) which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dc-3 and 290 dc-3), as amended, relating to confidentiality of alcohol and drug abuse test results; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Frederick J. Gibson, Jr.

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Standard Form 424D (Rev. 7-87)
Prescribed by GSA Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and Federally-assisted programs. These requirements apply to an interest in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose normal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §974), and the Contract Work Hours and Safety Stipend Act (40 U.S.C. §§327-333) regarding labor standards for Federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11728; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11588; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 170(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7101 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523) and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1960, as amended (16 U.S.C. §470), EO 11563 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Representative of the City of South Bend
APPLICANT ORGANIZATION	DATE SUBMITTED
City of South Bend	6/16/21

SC-424D (Rev. 7/97) back

County City Building
227 W. Jefferson Blvd., Suite 1400 S
South Bend, IN 46601

James Mueller, Mayor



Phone 311 inside City limits
Email federalgrants@southbend.in.gov
Website southbend.in.gov

City of South Bend

Department of Community Investment

Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing,

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.


Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.T.J., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701a) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

6/16/23

Date

Mayor, City of South Bend

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

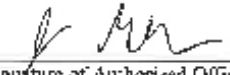
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K, and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

8/2/2023

Date

Mayor, City of South Bend

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

6/16/23

Date

Mayor, City of South Bend

Title

Emergency Solutions Grants Certification

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

6/16/23

Date

Mayor, City of South Bend

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.