CITY OF EAST CHICAGO
DEPARTMENT OF REDEVELOPMENT

4525 Indianapolis Boulevard, East Chicago, IN 46312

FY 2020 Annual Action Plan - Substantial Amendment # 1

In Accordance with the HUD Guidelines for the Community Development Block Grant and HOME Investment Partnerships Program Grant

DRAFT

Anthony Copeland, Mayor
City of East Chicago

Frank Rivera,
Executive Director,
Department of Redevelopment

URBAN DESIGN VENTURES
BUILT ON EXPERIENCE
212 East Seventh Avenue
Homestead, PA 15120

CITY OF EAST CHICAGO
DEPARTMENT OF REDEVELOPMENT

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Substantial Amendment # 1:

The City of East Chicago amended its FY 2020 Annual Action Plan by making the following amendments: Food Bank of Northwest Indiana – Pantry Pack Program – Reallocate the $35,000 budget amount to the Housing Rehabilitation Program Delivery and delete the existing activity; Haven House, Inc – Pantry Pack Program – Reallocate the $15,000 budget amount to the Housing Rehabilitation Program Delivery and delete the existing activity; Healthy East Chicago – Just Talk Mental Wellness Program – Reallocate the $5,000 budget amount to the Housing Rehabilitation Program Delivery and delete the existing activity; Public Service Contingency – Reallocate the $45,000 budget amount to the Housing Rehabilitation Program Delivery and delete the contingency amount; and Housing Rehabilitation Program Delivery – increase the budget line item by $100,000 for a revised budget line item of $275,000.

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Executive Summary

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

1. Introduction

The City of East Chicago, is a Federal entitlement, under the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs with funding from the U.S. Department of Housing and Urban Development (HUD). As such, the City is required to prepare and submit an Annual Action Plan which outlines how the City plans to spend those funds. The Annual Action Plan is a guide to how the City will allocate its resources for specific activities that support the City of East Chicago's Five Year Consolidated Goals and Strategies. This is the City of East Chicago's second Annual Action Plan of the FY 2019-2023 Five Year Consolidated Plan. The Five Year Plan describes the housing and non-housing needs of City residents and presents a five year strategy to address those needs. The FY 2020 Annual Action Plan for the City of East Chicago includes the City's CDBG Program and outlines which activities the City will undertake during the program year beginning July 1, 2020 and ending June 30, 2021. In addition, the Plan includes the

HOME funds that the City will receive in FY 2020. The City of East Chicago Department of Redevelopment is the lead entity and administrator for both the CDBG and HOME funds.

The FY 2020 Annual Action Plan outlines the actions to be undertaken in Fiscal Year 2020 with the Federal resources received by the City of East Chicago. The CDBG Program and activities outlined in this FY 2020 Annual Action Plan will principally benefit low- and moderate-income persons and funding has been targeted to neighborhoods where there is the highest percentage of low- and moderate-income residents. The City's previous performance under the CDBG Program was discussed at the Public Hearings. The Annual Action Plan does not incorporate the Public Housing Comprehensive Grant (Comp Grant) process into the consolidated planning and application process, but does require the participation of the public housing authority in the development of the plan.

The Annual Action Plan relied upon efforts of many individuals, organizations and citizens, in the development of a comprehensive strategy to revitalize the City.

Available Funds:

The following financial resources are included in the FY 2020 Annual Action Plan which anticipates funding to address the priority needs and specific objectives identified in the City of East Chicago's FY 2019-2023 Consolidated Plan. The City of East Chicago will receive the following Federal funds during the FY 2020 program year:

- **CDBG Funds -** $1,338,810.00
- **CDBG Program Income -** $131,608.71
- **HOME Funds -** $308,516.00
- **HOME Program Income -** $7,024.66
- **Totals: $1,785,959.37**

FY 2020 CDBG and HOME Budget:

Administration - $314,741.87

- CDBG Administration (CDBG) - $236,262.00
- Planning (CDBG) - $30,000.00
- Fair Housing (CDBG) - $1,500.00
- HOME Administrative (HOME) - $26,054.07
- Planning (HOME) - $5,000.00
- Fair Housing (HOME) - $500.00
- CHDO Operating (HOME) - $15,425.80

Housing Programs - $1,180,756.71

- Housing Rehabilitation Program (CDBG) - $805,756.71
- Housing Rehabilitation Program Delivery (CDBG) - $275,000.00

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Public Services - $121,900.00

- Boys & Girls Clubs of Greater NWI – Sports League Programs - $15,000.00
- Catholic Charities – Safe Haven Homeless Prevention Program - $15,500.00
- Indiana Legal Services – Legal Services - $21,400.00
- Indiana Plan – Construction Awareness Training Program - $5,000.00
- Meals on Wheels of NWI – Meals Delivery Program - $35,000.00
- New Horizons Childcare Ministry – COVID Childcare Program - $5,000.00
- We Care from the Heart – Senior Services Program - $25,000.00

Community Housing Development Organization (CHDO) - $46,277.40

- Affordable Housing Program (HOME-CHDO) - $46,277.40

Multifamily Rehab Program - $147,283.39

- Multi-family Rehab Program – 3507 Guthrie Street - $147,283.39

Tenant Based Rental Assistance Program (TBRA) - $75,000.00

- Tenant Based Rental Assistance Program (TBRA) (HOME) - $75,000.00

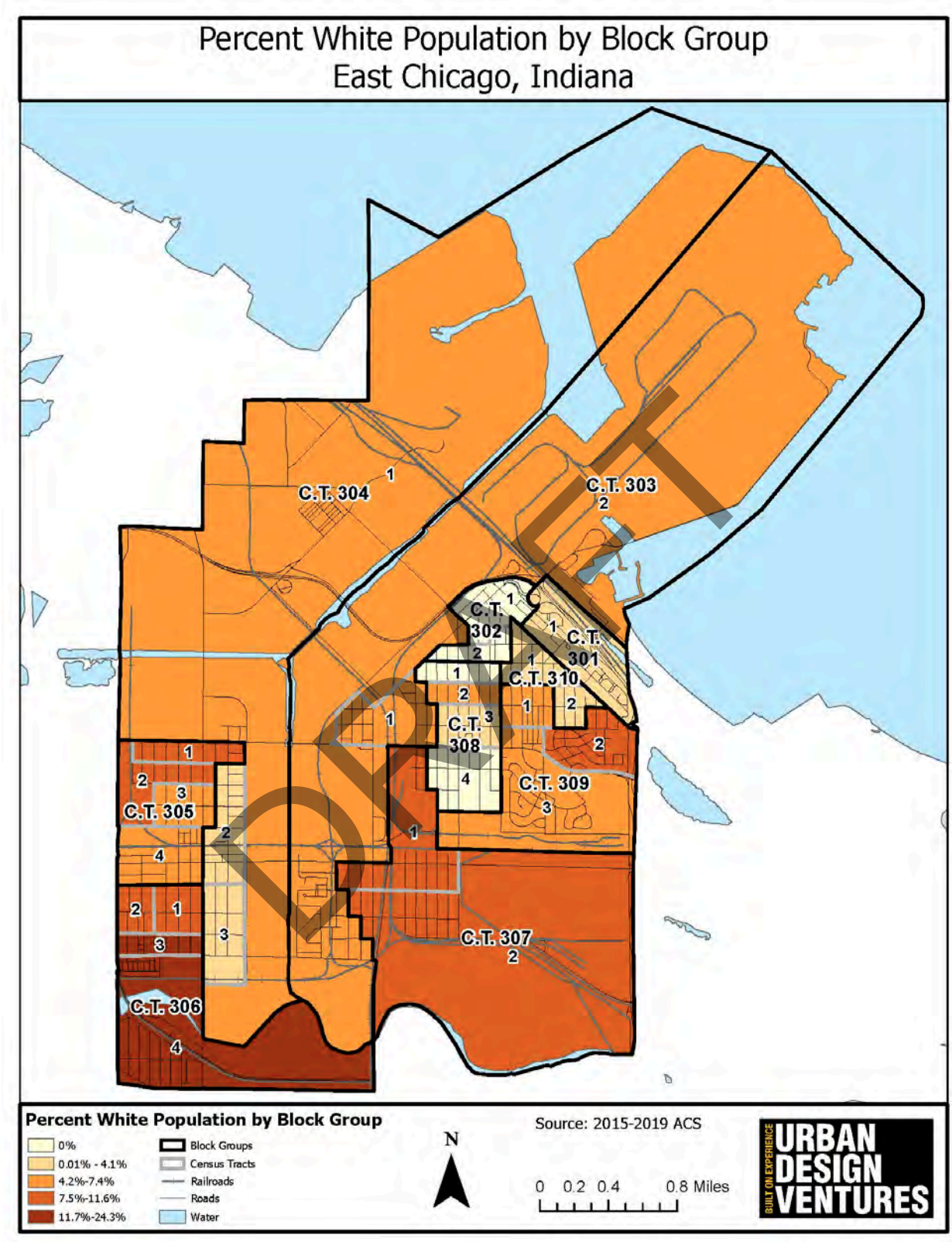
Total CDBG and HOME Budget: $1,785,959.37

Maps:

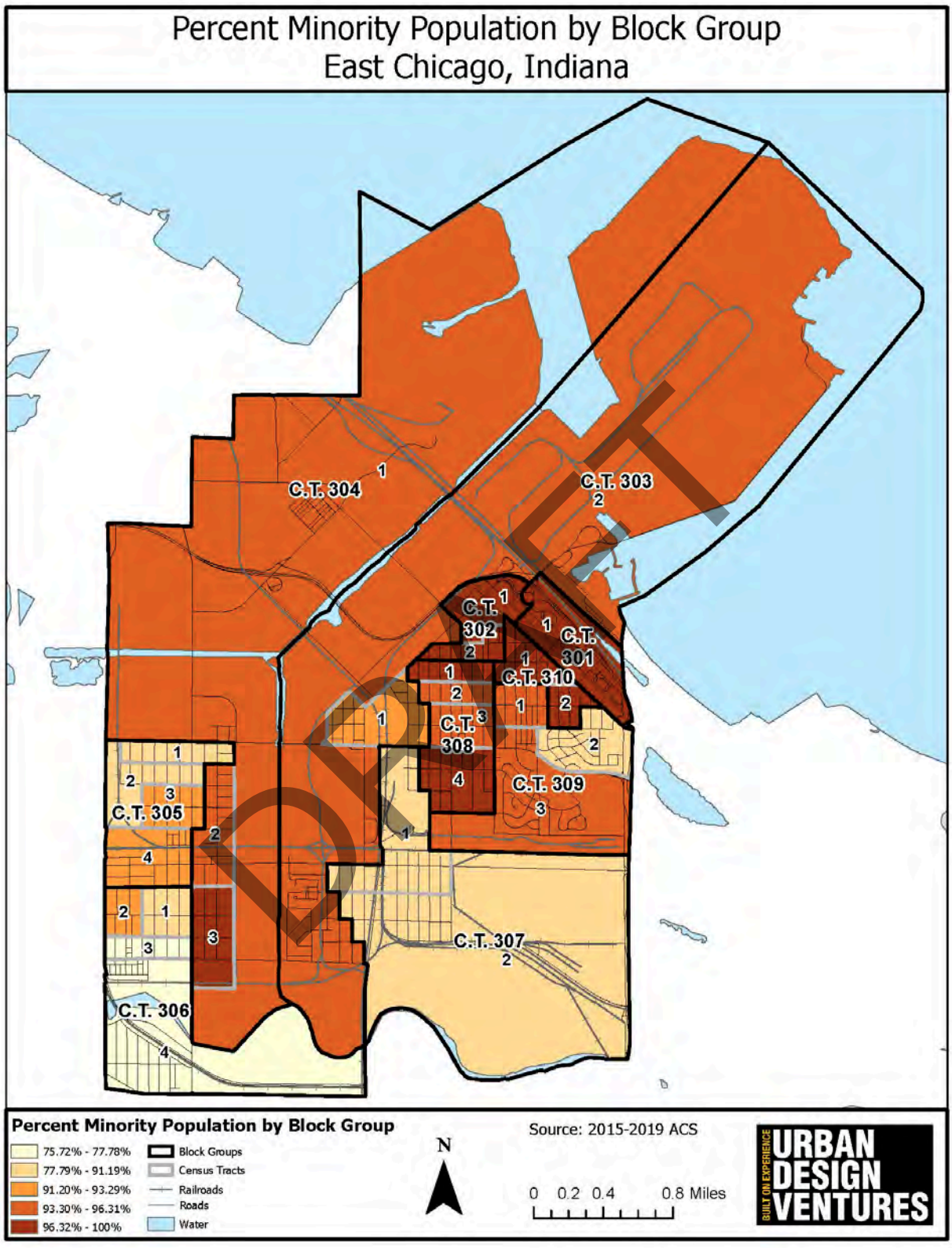
The following maps which illustrate the demographic characteristics of the City of East Chicago are included in this plan:

- Percentage of White Population by Block Group Map
- Percentage of Minority Population by Block Group Map
- Population Age 65 and Over by Block Group Map
- Percentage of Population Age 65 and Over by Block Group Map
- Total Housing Units by Block Group Map
- Percentage of Owner Occupied by Block Group Map
- Percentage of Renter Occupied by Block Group Map
- Percentage of Vacant Housing by Block Group Map
- Low/Moderate Income Percentage by Block Group Map
- Low/Moderate Income Percentage with Minority Overlay by Block Group Map
- NRSA Potential Development Initiatives Map

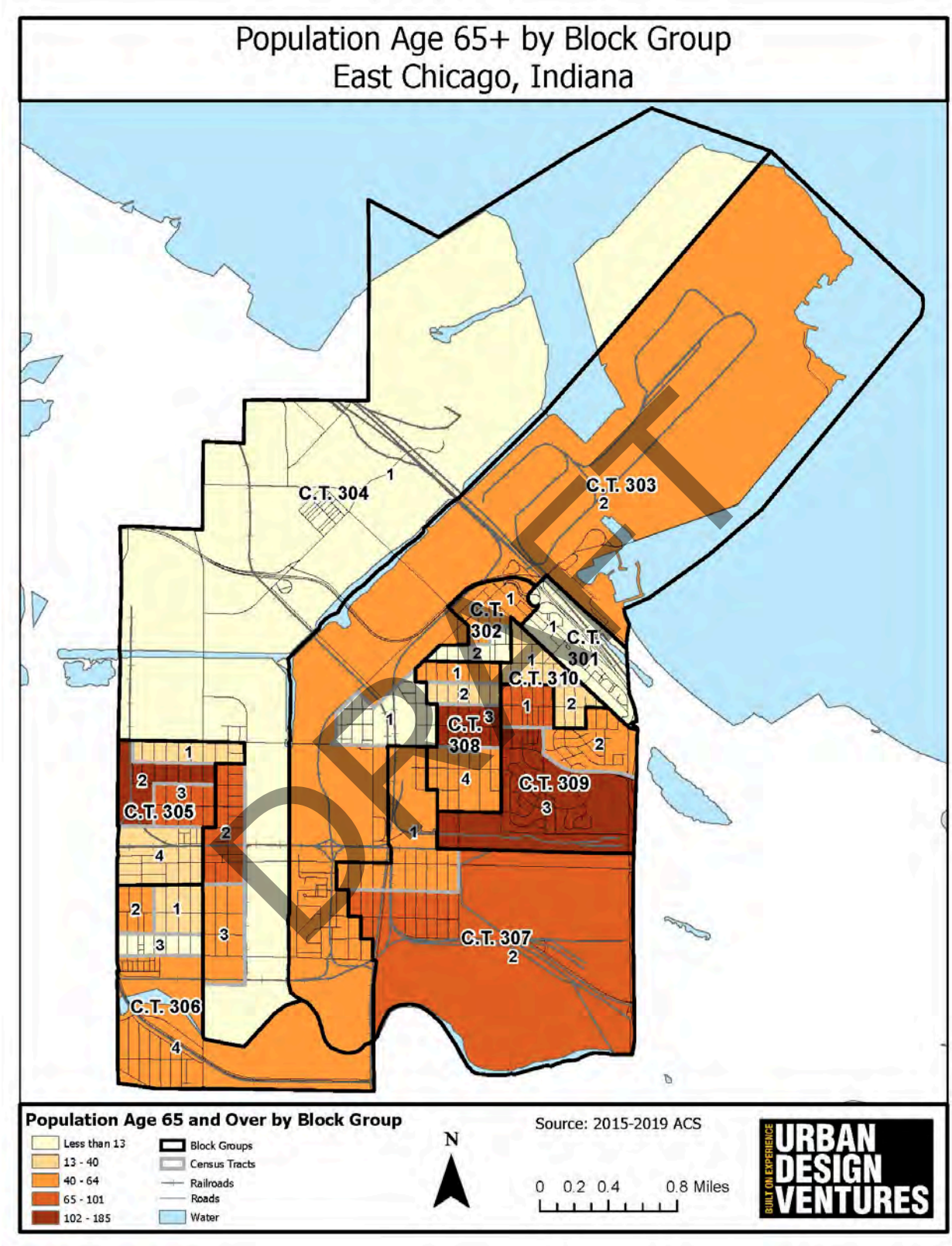
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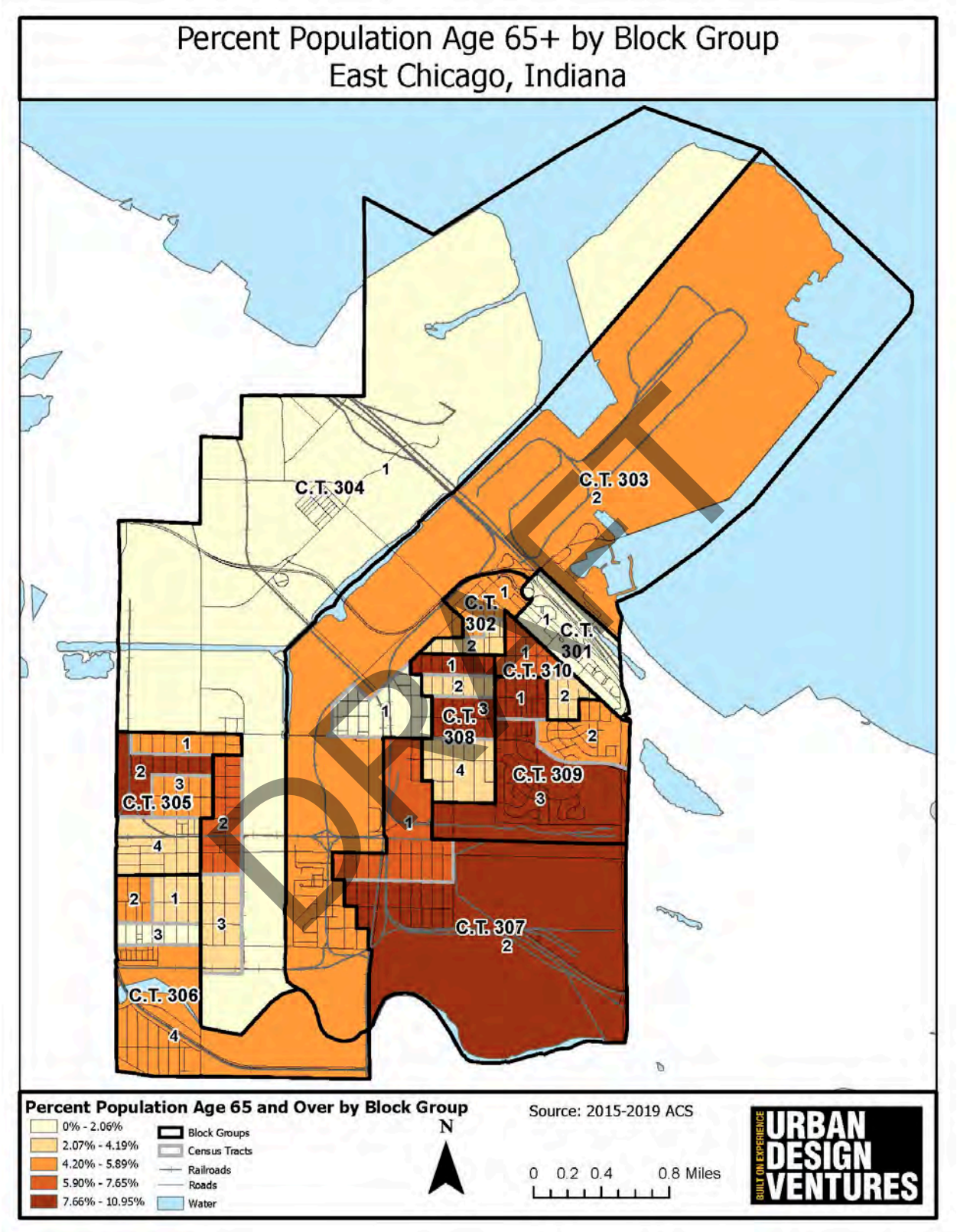
Percent White Population by Block Group



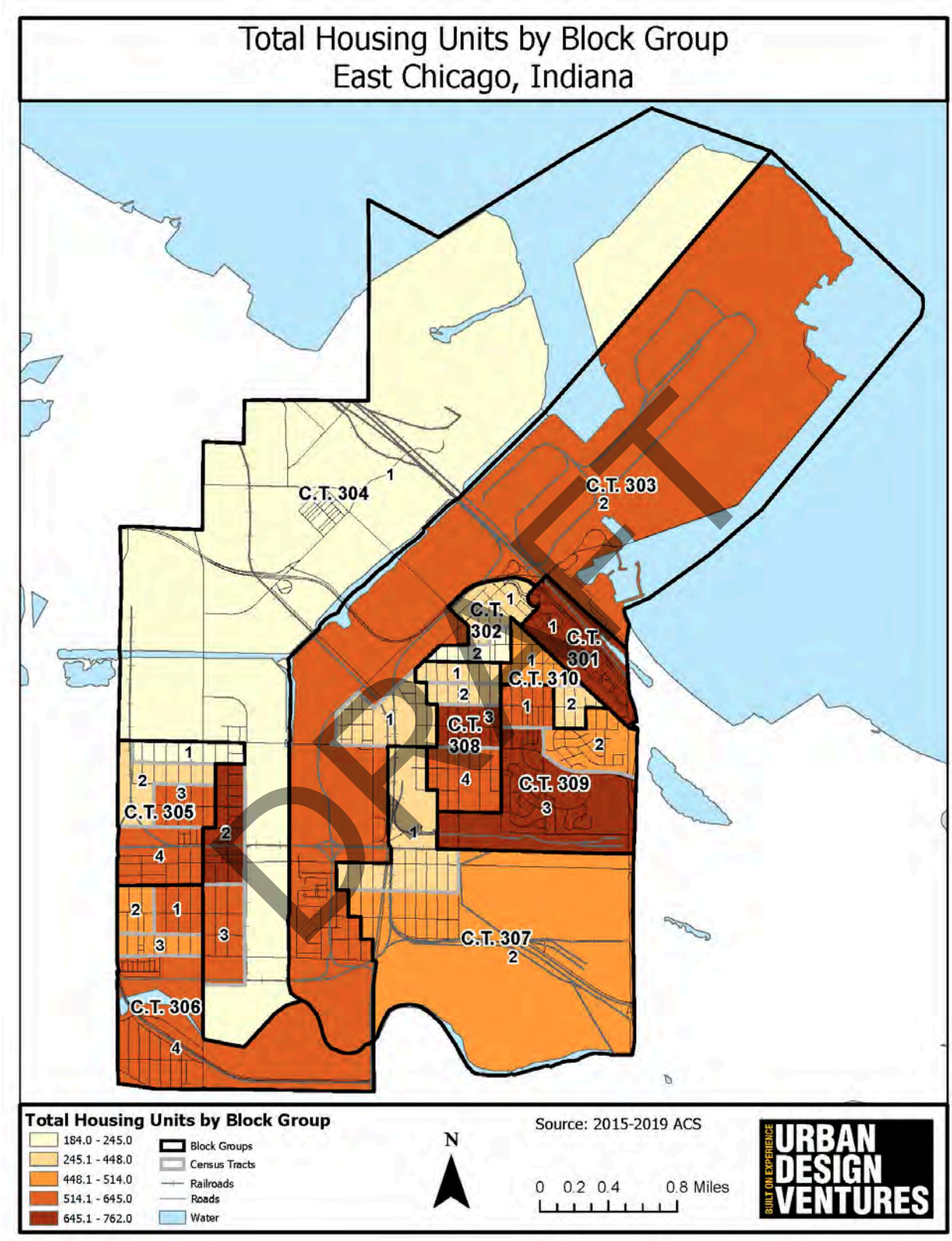
Percent Minority Population by Block Group



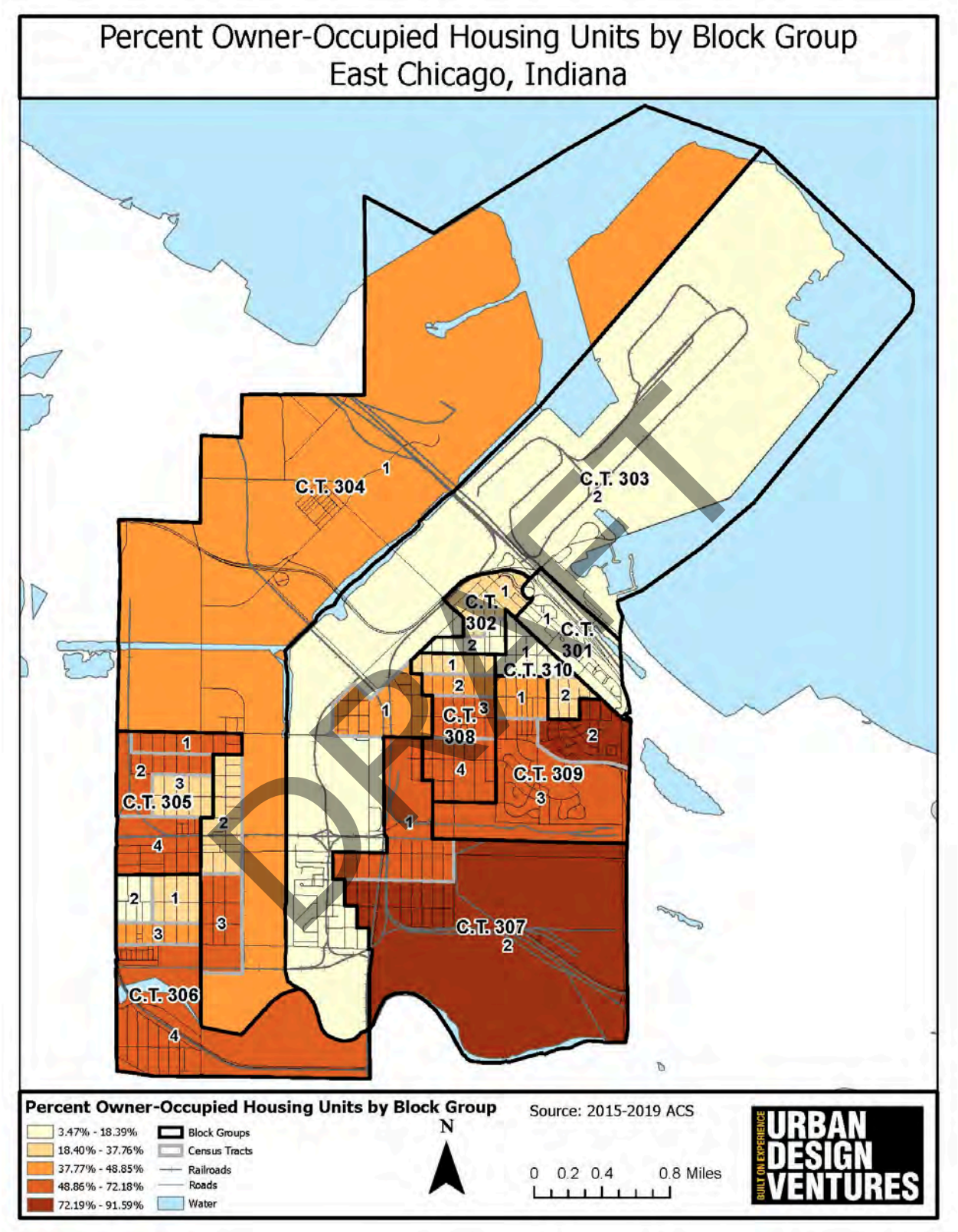
Population Age 65+ by Block Group



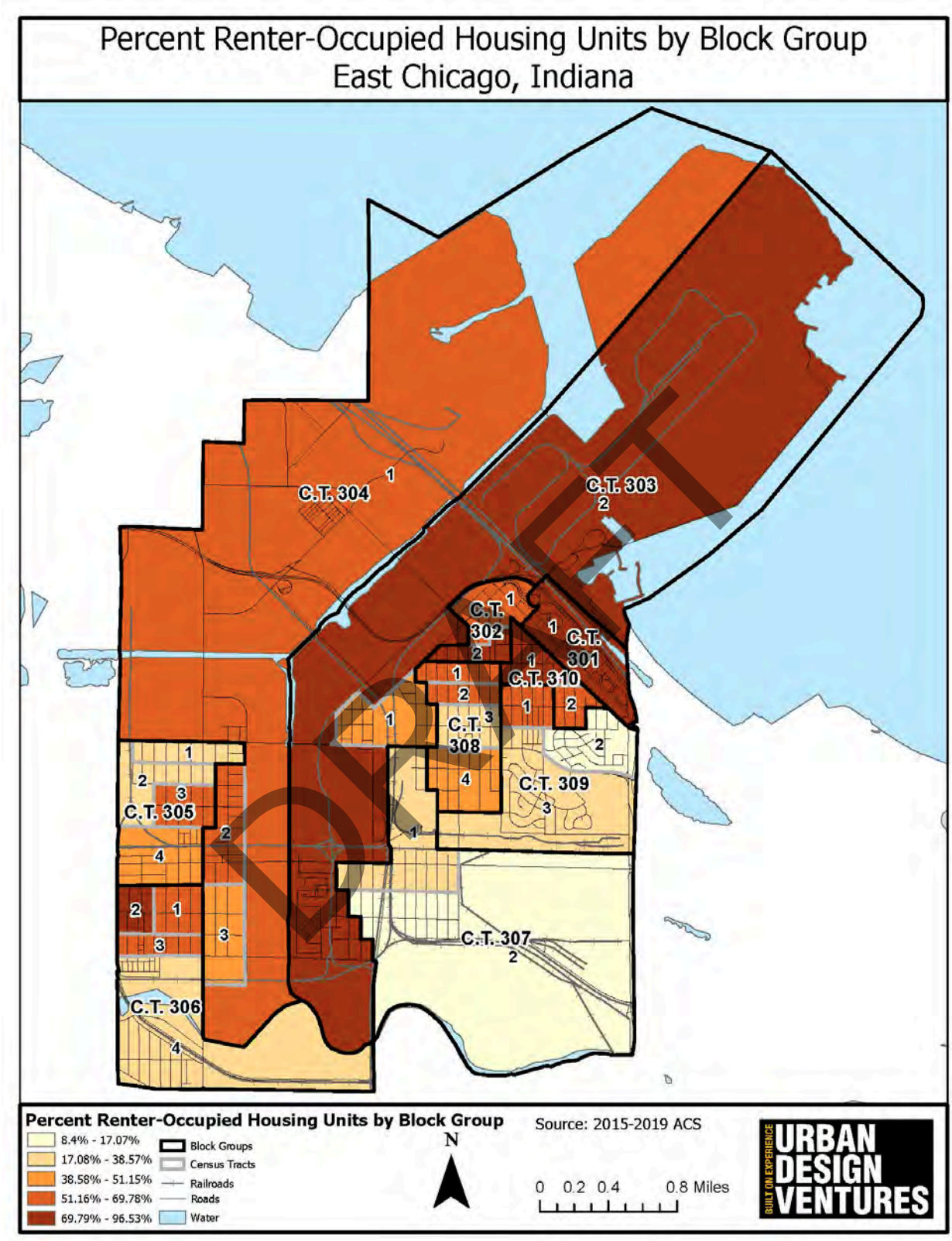
Percent Population Age 65+ by Block Group



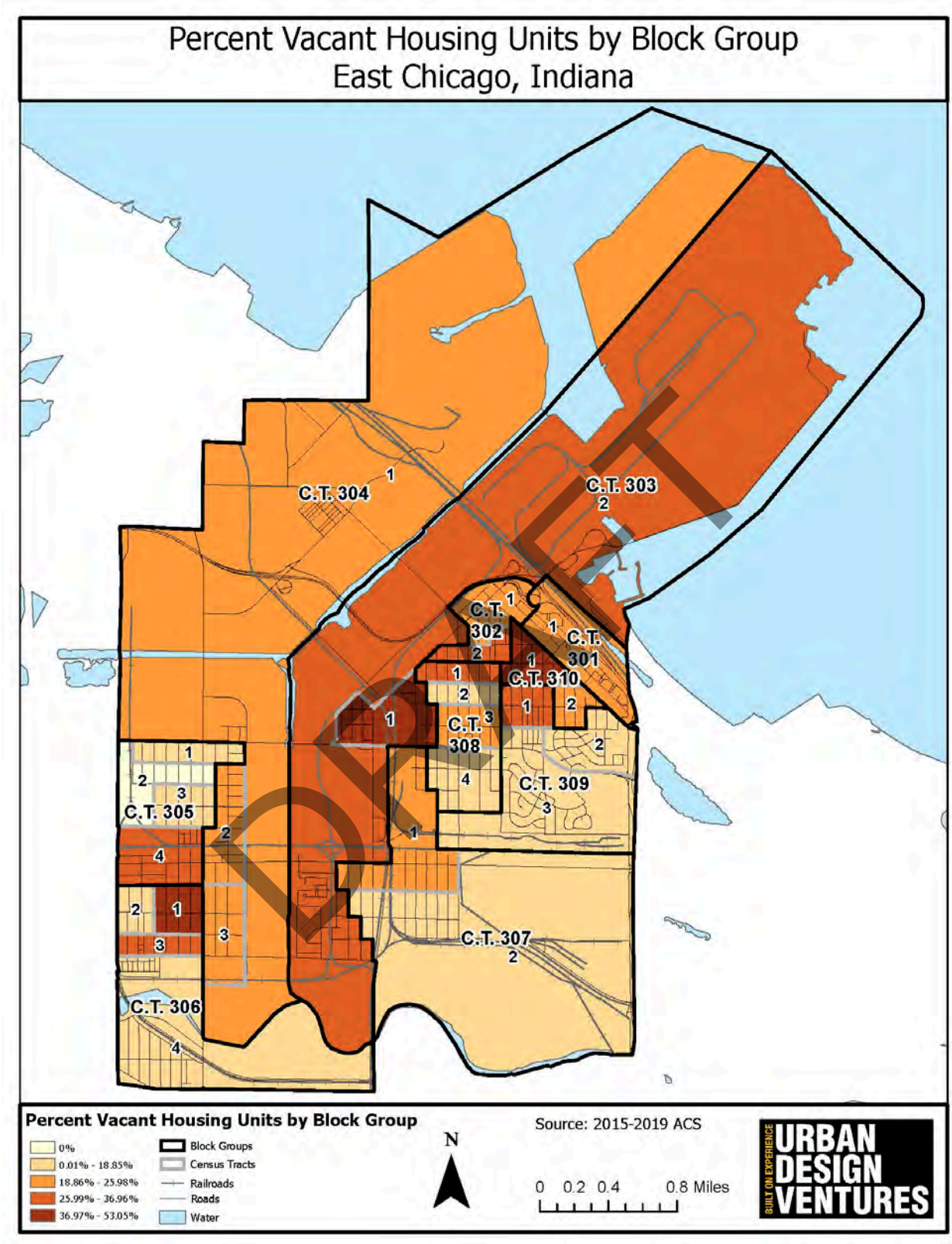
Total Housing Units by Block Group



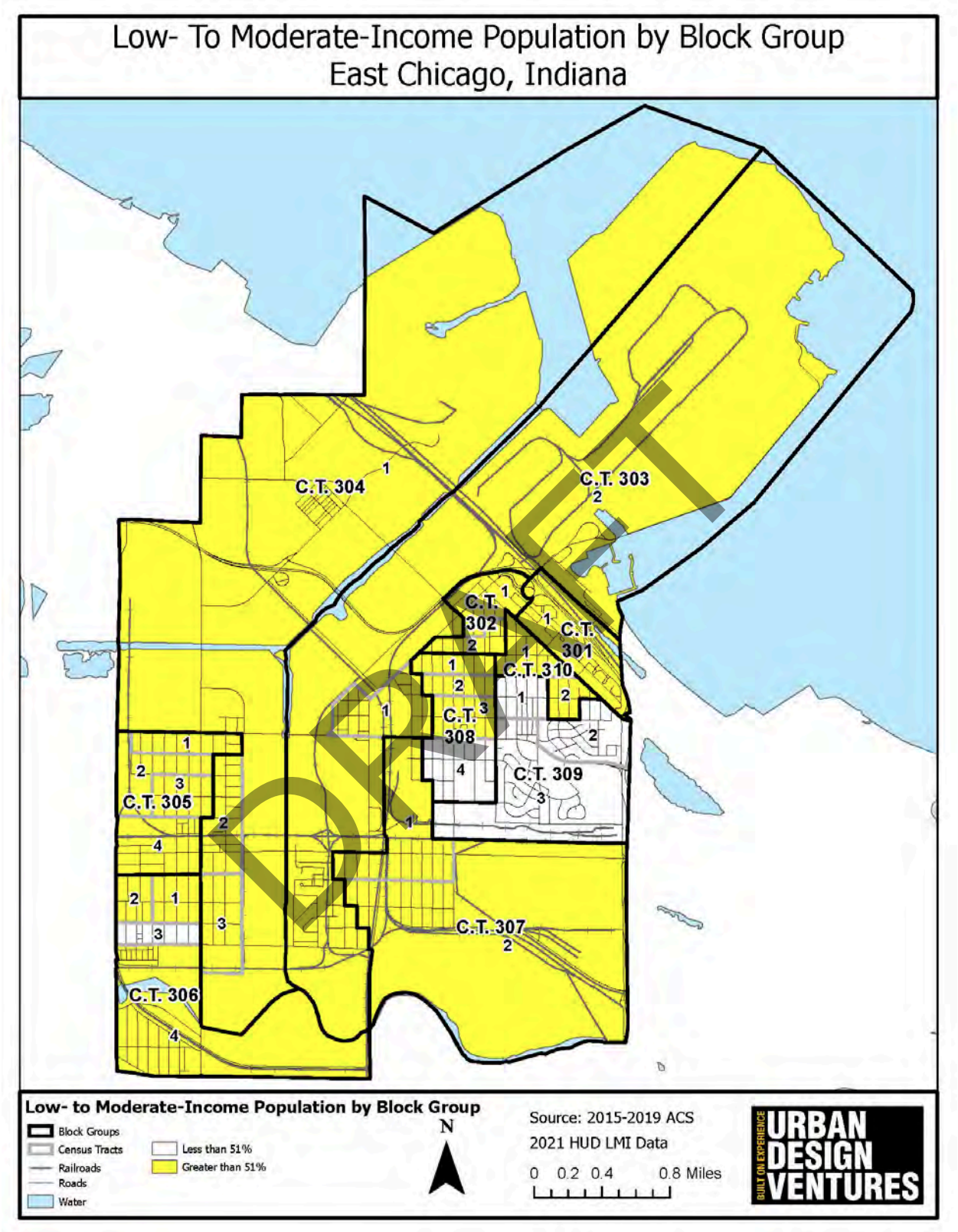
Percent Owner-Occupied Housing Units by Block Group



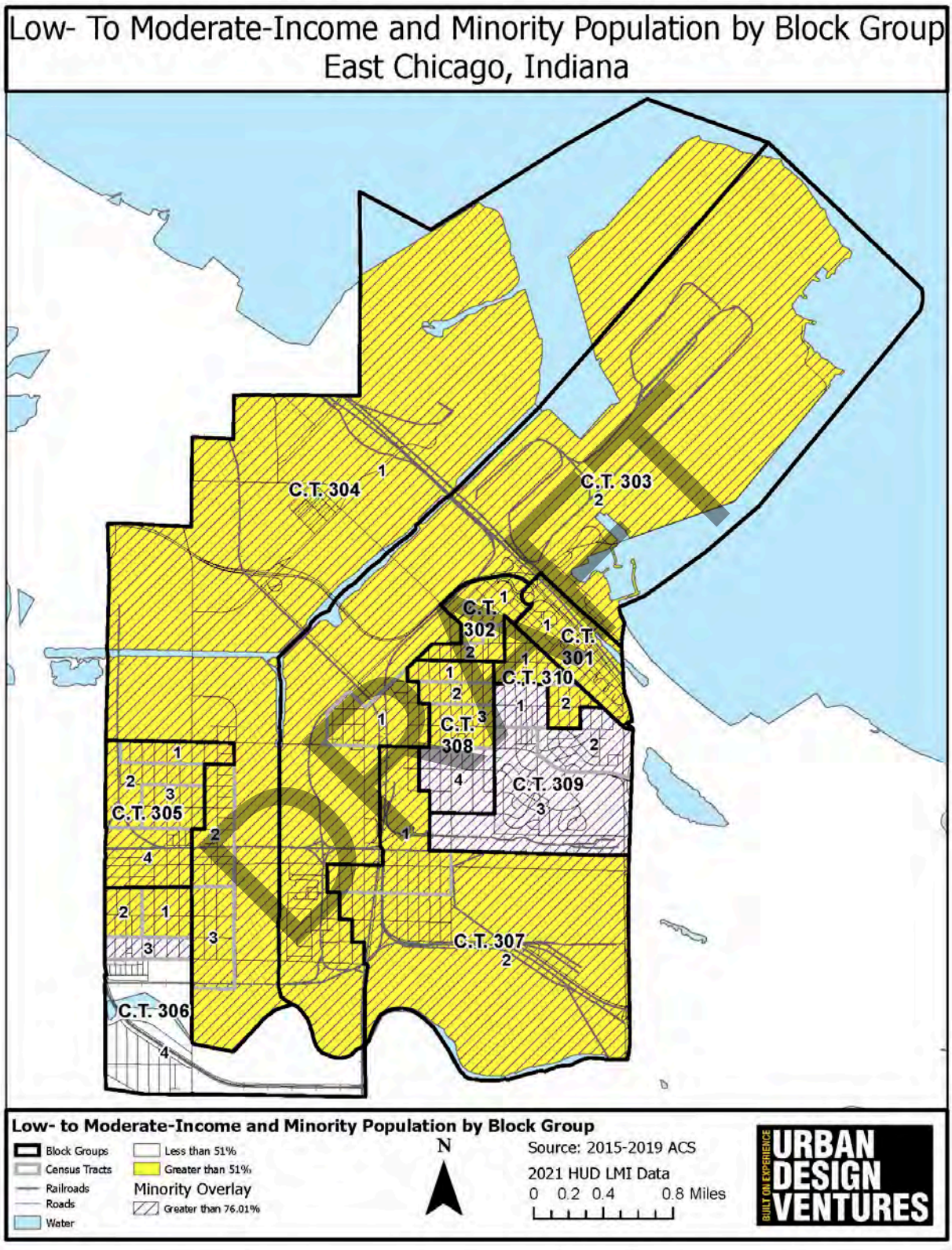
Percent Renter-Occupied Housing Units by Block Group



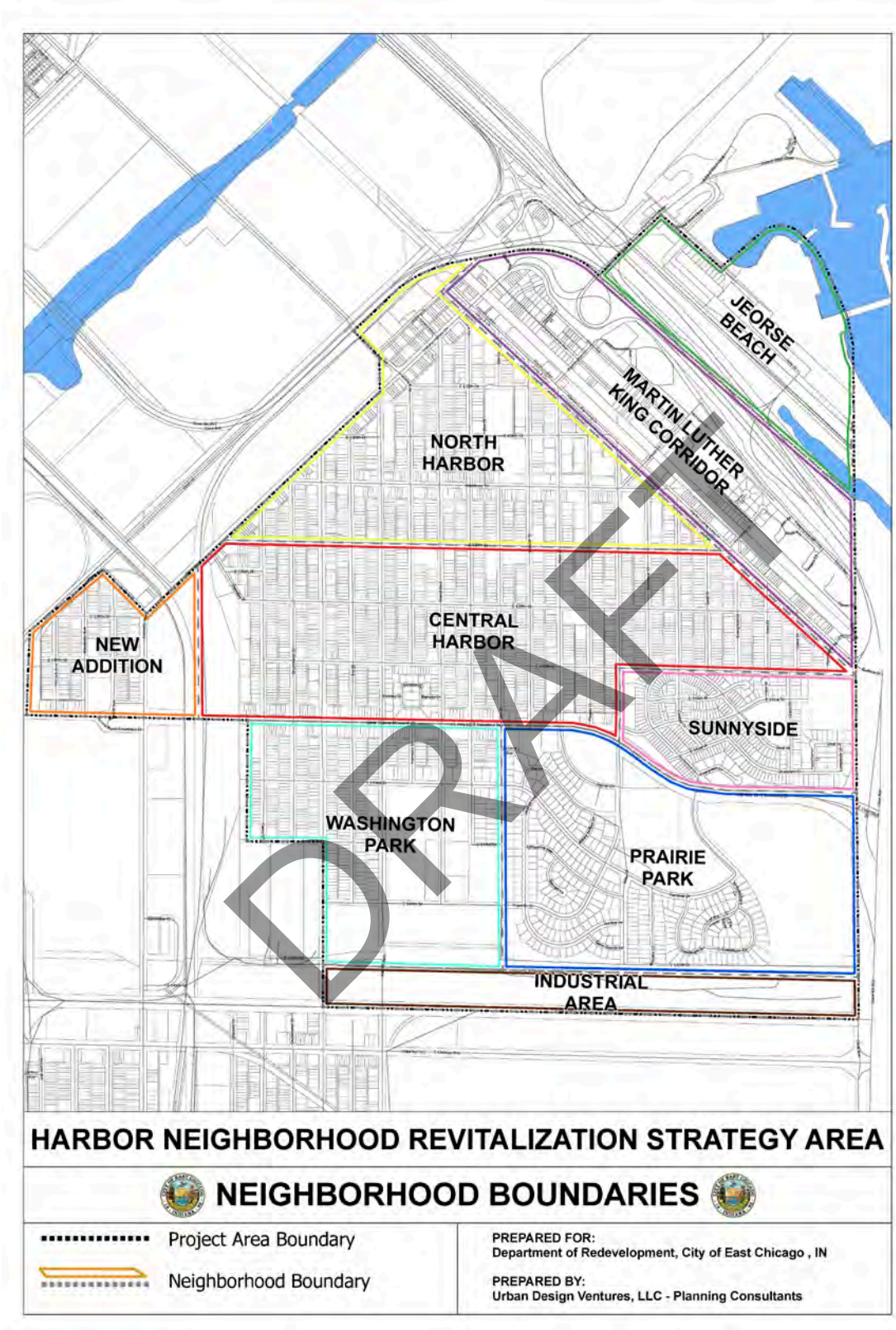
Percent Vacant Housing Units by Block Group



Low/Moderate Income Percentage by Block Group



Low/Moderate Income Percentage w/ Minority Overlay by Block Group



NRSA Neighborhood Boundary Map

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of East Chicago's 2019-2023 Five Year Consolidated Plan established strategic initiatives to be addressed using CDBG and HOME funds. The identified goals and objectives are the following:

Housing Strategy -

Priority Need: There is a need for additional affordable, decent, safe, and sanitary housing for homebuyers, homeowners, and renters.

Goals:

- **HS-1 Homeownership -** Assist low- and moderate-income households who wish to become homeowners by providing down payment assistance, closing cost assistance, and payment of housing counseling training.
- **HS-2 Housing Development -** Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through rehabilitation of existing buildings and new construction.
- **HS-3 Owner-occupied Housing Rehabilitation -** Provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
- **HS-4 Renter-occupied Housing Rehabilitation -** Provide financial assistance to developers to rehabilitate housing units and support new residential development for rent that is affordable to low- and moderate-income tenants.
- **HS-5 Rental/Mortgage/Utility Assistance -** Provide for utilities, deposits, rent, and mortgage fees for low-income households who are faced with the threat of eviction, foreclosure, and who are at-risk of becoming homeless.
- **HS-6 Fair Housing -** Promote fair housing choice and affirmatively further fair housing through education, training, and outreach throughout the City of East Chicago.

Homeless Strategy -

Priority Need: There is a need for housing opportunities for homeless persons and persons at-risk of becoming homeless.

Goals:

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- **HO-1 Housing -** Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, and permanent housing.
- **HO-2 Operating/Support -** Assist non-profit housing providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
- **HO-3 Prevention and Re-Housing -** Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.

Other Special Needs Strategy -

Priority Need: There is a need for housing opportunities, services, and facilities for persons with special needs.

Goals:

- **SN-1 Housing -** Increase the supply of affordable, accessible, decent, safe, sound, and sanitary housing for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
- **SN-2 Social Services -** Support social service programs and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

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Community Development Strategy -

Priority Need: There is a need to improve the community facilities, infrastructure, public services, and the quality of life in the City of East Chicago.

Goals:

- **CD-1 Public Facilities/Infrastructure -** Improve the City's public facilities and infrastructure through rehabilitation and new construction.
- **CD-2 Accessibility Improvements -** Improve the physical, visual, and handicapped accessibility of community facilities and infrastructure.
- **CD-3 Public Service -** Improve and increase public safety, programs for youth, the elderly and the disabled including recreational programs, city services, and social/welfare programs throughout the City.
- **CD-4 Food Programs -** Provide assistance for food and nutritional programs to address the needs of unemployed, underemployed, seniors, and homeless.

- **CD-5 Clearance/Demolition -** Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned, and dilapidated structures in the City.

Economic Development Strategy –

Priority Need: There is a need to increase employment, self-sufficiency, educational training, and empowerment for residents of the City of East Chicago.

Goals:

- **ED-1 Employment -** Support and encourage new job creation, job retention, and job training opportunities.
- **ED-2 Financial Assistance -** Support business and commercial growth through expansion and new development.
- **ED-3 Redevelopment Program -** Plan and promote the development and redevelopment of vacant commercial and industrial sites.

Administration, Planning, and Management Strategy -

Priority Need: There is a continuing need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goals:

- **AM-1 Overall Coordination -** Provide program management and oversight for the successful administration of federal, state, and local funded programs.
- **AM-2 Special Studies/Management -** Provide planning services for special studies, environmental clearance, fair housing, and compliance with all federal, state, and local laws and regulations.

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3. Evaluation of past performance

Each year the City prepares a Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted to HUD within ninety (90) days after the start of the next program year. Copies of previous years' CAPERs are available for review at the City of East Chicago Department of Redevelopment's offices.

The FY 2019 CAPER, which was the first CAPER for the FY 2019-2023 Five Year Consolidated Plan, was submitted to HUD on February 5, 2021. In the FY 2019 CAPER, the City of East Chicago expended at least 70% of its CDBG funds to benefit low and moderate income persons. The City expended 12.95% of its funds during the FY 2020 CAPER period on public services, which is below the statutory maximum of 15%. The City expended 18.04% of its funds during this CAPER period

on Planning and Administration, which is below the statutory maximum of 20%. The City is over its 1.5 maximum drawdown ratio. The ratio is 1.65 as of December 10, 2020. The City is working on developing an action plan to get under the 1.5 maximum drawdown ratio by May 1, 2022.

4. Summary of citizen participation process and consultation process

The Annual Action Plan is made up of many components, which includes: requests for proposals for funding (RFPs) from agencies/organizations; citizen participation; and resident input in the development of the Annual Action Plan.

Each item of the plan helps benefit the low- and moderate-income residents of the City of East Chicago. The City of East Chicago has an approved Citizen Participation Plan, as required by HUD, which is on file with HUD. The City abided by its Citizen Participation Plan in the preparation and development of the FY 2020 Annual Action Plan.

The first step of the planning process for the FY 2020 Annual Action Plan started with a meeting on Wednesday, May 5, 2021 at 10:00 AM with the social service and housing agencies/organizations on how to complete the RFPs and to answer any questions on the CDBG and HOME funding requests. The staff of the Department of Redevelopment emailed solicitations to social service and housing agencies/organizations for proposals which were due by 11:59 P.M. on Monday, May 17, 2021.

The next step in the development process was to hold two (2) public hearings to obtain citizen input. The First Public Hearing notice was published on Friday, April 9, 2021 and Monday, April 19, 2021 in The Northwest Indiana Times, the local newspaper of general circulation in the area. In addition, the City posted the public hearing notice on the City's website. The First Public Hearing was held virtually on Tuesday, April 20, 2021 at 5:00 P.M. At the first public hearing residents had the opportunity to give their input and ideas on how the CDBG and HOME funds should be spent to benefit low- and moderate-income persons.

The Second Public Hearing Notice was published on Thursday, June 17, 2021 and Friday, June 25, 2021 in The Northwest Indiana Times. The Second Public Hearing was held virtually on Tuesday, July 6, 2021 at 5:00 P.M. During the Second Public Hearing, the residents and agencies/organizations were given the opportunity to comment on the draft version of the FY 2020 Annual Action Plan. The East Chicago Department of Redevelopment Board met on Tuesday, July 20, 2021 and approved the FY 2020 Annual Action Plan.

The FY 2020 Annual Action Plan was on public display beginning Friday, June 18, 2021 through Monday, July 19, 2021 at the following location in the City, and on the City's website at (http://www.eastchicago.com/243/Redevelopment):

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- City of East Chicago Department of Redevelopment, 4525 Indianapolis Blvd. 2nd Floor, East Chicago, IN (By Appointment only.)

The following schedule was used in the preparation of the FY 2020 Annual Action Plan:

- **Published the First Public Hearing Notice –** April 9, 2021
- **First Public Hearing –** April 20, 2021 at 5 PM
- **Published the Second Public Hearing Notice –** June 17, 2021 and June 25, 2021
- **FY 2020 Annual Action Plan on display –** June 18, 2021
- **Second Public Hearing –** July 6, 2021 at 5 PM
- **End of 30 day public comment period –** July 19, 2021
- **Redevelopment Commission approval of the Plan –** July 20, 2021
- **Submission of Annual Plan to HUD –** July 23, 2021
- **Program year begins -** July 1, 2020

Substantial Amendment # 1:

The City of East Chicago placed the Substantial Amendment on public display from Friday, November 3, 2023 through Monday, December 4, 2023. The City held a Public Hearing on the Substantial Amendment on Wednesday, November 22, 2023 at 5:00 p.m. in the City Hall Council Chambers, 4525 Indianapolis Blvd, 2nd Floor, East Chicago, Indiana, 46312. The purpose of the Public Hearing was to present the Substantial Amendment to the residents for the FY 2020 CDBG Program Year.

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5. Summary of public comments

The City received comments at its first and second public hearings. Newspaper notices, the sign-in sheets, and the summary of the minutes from the two (2) public hearings included at the end of this document in the Exhibits Section of this plan.

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

All comments or views were accepted.

7. Summary

During the FY 2020 Program Year, the City of East Chicago anticipates the following Federal Financial resources, as well as expected CDBG and HOME Program Income:

- **CDBG Funds -** $1,338,810.00
- **CDBG Program Income -** $130,662.45
- **HOME Funds -** $308,516.00
- **HOME Program Income -** $7,024.66
- **Totals: $1,785,013.11**

During the FY 2020 CDBG and HOME Program Years, the City of East Chicago proposes to address the following priorities from its Five Year Consolidated Plan: Housing; Homeless; Other Special Needs; Community Development; and Administration, Planning, and Management.

A "draft" of the FY 2020 Annual Action Plan was placed on display at the offices of the Department of Redevelopment located at 4525 Indianapolis Blvd. 2nd Floor. The display period started on Friday, June 18, 2021 through Monday, July 19, 2021 for a 30 day display period. In addition, the City put the draft Plan on its website (http://www.eastchicago.com/243/Redevelopment). A second public hearing was held on Tuesday, July 6, 2021 to discuss the proposed activities and solicit citizen comments. The City of East Chicago submitted the FY 2020 Annual Action Plan to the U.S. Department of Housing and Urban Development Indianapolis Office on Friday, July 23, 2021.

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Substantial Amendment # 1:

The Board of Commissioners for the Department of Redevelopment of the City of East Chicago approved the Substantial Amendment on Tuesday, December 5, 2023 and the FY 2020 Action Plan was re-submitted to HUD. The City of East Chicago Substantial Amendment had the following amendments to the FY 2020 Annual Action Plan:

1. **Food Bank of Northwest Indiana – Pantry Pack Program –** Reallocate the $35,000 budget amount to the Housing Rehabilitation Program Delivery and delete the existing activity.
2. **Haven House, Inc – Pantry Pack Program –** Reallocate the $15,000 budget amount to the Housing Rehabilitation Program Delivery and delete the existing activity.
3. **Healthy East Chicago – Just Talk Mental Wellness Program –** Reallocate the $5,000 budget amount to the Housing Rehabilitation Program Delivery and delete the existing activity.
4. **Public Service Contingency –** Reallocate the $45,000 budget amount to the Housing Rehabilitation Program Delivery and delete the contingency amount.
5. **Housing Rehabilitation Program Delivery –** increase the budget line item by $100,000 for a revised budget line item of $275,000.

The Substantial Amendment was available for public comment for a period of 30 days beginning November 3, 2023 and ending December 4, 2023.

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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	EAST CHICAGO	
CDBG Administrator	EAST CHICAGO	Department of Redevelopment
HOME Administrator	EAST CHICAGO	Department of Redevelopment

Table 1 – Responsible Agencies

Narrative

The City of East Chicago, Department of Redevelopment is the administrating agency for the CDBG and HOME programs. The Redevelopment Department has sufficient and knowledgeable full-time staff members and a planning consulting firm to help assist with the oversight and compliance of the CDBG and HOME programs. The Department of Redevelopment prepares the Five Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERRs), the Consolidated Annual Performance and Evaluation Reports (CAPERs), prepares the vouchers and draw the funds from the Integrated Disbursement and Information System (IDIS), administers contracts, and oversees the programs on a day to day basis. Sub recipients are monitored through desk reviews and/or on-site interviews, on an annual basis for compliance. In addition, the City of East Chicago has retained the services of a private planning consulting firm to assist the City on an as needed basis.

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Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City has adopted a Citizen Participation Plan (CPP) that outlines the City's policies and procedures for obtaining public input in the planning and decision-making processes associated with the HUD grants. When developing the plan, the City reached out to local service providers and other government agencies to gather information on housing, homeless, and community development needs and to determine how the available federal resources should best be used to meet the City's priority needs. At this time, the City also sought to build better working relationships with service providers in the spirit of increasing coordination between the City's efforts and those of the service providers. This section summarizes the consultation efforts made by the City and details specific information required by HUD in regard to coordination on homeless efforts.

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)).

Each year, as a part of the CDBG application planning process, local agencies and organizations are invited to submit proposals for CDBG eligible activities. These groups participate in the consultation process by attending the public hearings, informational meetings, and completing survey forms. A complete list of these groups is included in the Exhibit Section of the Plan.

The City of East Chicago works with the following key agencies to enhance coordination:

- **City of East Chicago Redevelopment Department** - Oversees the CDBG and HOME programs.
- **East Chicago Housing Authority** - Oversees the Section 8 Housing Choice Voucher Program, improvements to public housing communities, and the development of scattered site housing.
- **Social Services Agencies** - The City provides funds to improve services to 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 Housing and Community Development Authority (IHCDA)** - Oversees the Continuum of Care Network for Northwest Indiana.
- **Managed East Chicago Housing Association, Inc. (MECHA)** - A certified CHDO which develops affordable housing in the City.

As part of the CDBG and HOME application planning process, local agencies/organizations are invited to submit proposals for CDBG and HOME funds for eligible activities. These groups

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participate in the planning process by attending the public hearings, consultation via phone and/or email, and submission of funding applications.

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 City consulted with the Director of the Continuum of Care (CoC) to discuss current levels of need within the City and the region as a whole. The CoC is focused on serving all of the homeless and at-risk homeless throughout Lake County. One area that may require better coordination is with homeless prevention. There are several different providers within the area, some that actively participate in the CoC and some that operate outside of the CoC. Another need discussed is the lack of emergency shelters within the City.

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

The City does not receive ESG funds directly from HUD. However, the City does work with the CoC to determine the levels of homeless needs and strategies and policies to address those needs.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1.	**Agency/Group/Organization**	**EAST CHICAGO HOUSING AUTHORITY**
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The East Chicago Housing Authority was contacted to determine the housing needs of its very low-income clients.
2.	**Agency/Group/Organization**	**BOYS & GIRLS CLUBS OF GREATER NORTHWEST INDIANA**
	Agency/Group/Organization Type	Services-Children Regional Organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Boys and Girls Clubs of Northwest Indiana was contacted and submitted a funding request. The City funded the Boys and Girls Club in 2020.

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3.	**Agency/Group/Organization**	**City of East Chicago Department of Redevelopment**
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims 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 Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of East Chicago Redevelopment Department was consulted on the needs for the FY 2020 Annual Action Plan and how to allocate the FY 2020 CDBG and HOME funds.
4.	**Agency/Group/Organization**	**NORTHWEST INDIANA REINVESTMENT ALLIANCE**
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Northwest Indiana Reinvestment Alliance was contacted and submitted a funding request. The City did not fund the NWI Reinvestment Alliance in 2020.
5.	**Agency/Group/Organization**	**East Chicago**
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Health Services-Employment Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of East Chicago and its Departments were consulted on the needs for the FY 2020 Annual Action Plan and the availability of funding through CDBG and HOME funds.
6.	**Agency/Group/Organization**	**City of East Chicago Department of Human Resources**
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of East Chicago Human Resources Department was contacted and submitted a funding request. The City did not fund the Summer Youth Program in 2020.

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7.	**Agency/Group/Organization**	**HAVEN HOUSE**
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services - Victims Civic Leaders
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Haven House was contacted and submitted a funding request. The City funded the Haven House in 2020.
8.	**Agency/Group/Organization**	**City of East Chicago Health Department**
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of East Chicago Health Department was contacted but did not submit a proposal.

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9.	**Agency/Group/Organization**	**LAKE COUNTY**
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Lead-based Paint Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lake County was contacted on needs in the county and how they relate to the City.

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10.	**Agency/Group/Organization**	**Indiana Housing and Community Development Authority**
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Other government - State Regional organization Planning organization Grantee Department
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Indiana Housing and Community Development Authority (IHCDA) was contacted and present the homeless needs in the region, Point-In-Time Survey results, and the CoC funding amounts.
11.	**Agency/Group/Organization**	**CITY OF EAST CHICAGO PARKS & RECREATION**
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of East Chicago Parks & Recreation Department was contacted and submitted a funding request. The City did not fund the Youth Arts and Sports Program in 2020.

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12.	**Agency/Group/Organization**	**INDIANA PLAN**
	Agency/Group/Organization Type	Services-Education Services-Employment Regional Organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Indiana Plan was contacted and submitted a funding request. The City funded the Indiana Plan in 2020.
13.	**Agency/Group/Organization**	**INDIANA LEGAL SERVICES, INC.**
	Agency/Group/Organization Type	Housing Services – Housing Service-Fair Housing Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Indiana Legal Services, Inc. was contacted and submitted a funding request. The City fund Indiana Legal Services, Inc. in 2020.
14.	**Agency/Group/Organization**	**Continuum of Care of NWI**
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Other government - Local

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	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Continuum of Care Network of NWI was contacted and present the homeless needs in the region, Point-In-Time Survey results, and the CoC funding amounts.
15.	**Agency/Group/Organization**	**Indiana State Department of Health**
	Agency/Group/Organization Type	Services-Health Health Agency Child Welfare Agency Other government - State Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Lead-based Paint Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of East Chicago consulted with the State of Indiana Department of Health and the Department of Environmental Public Health Division. The most recent data available from the CDC regarding children with elevated blood lead levels (EBLLs) is from 2018.
16.	**Agency/Group/Organization**	**AT & T**
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional Organization Business Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Development Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	AT&T internet plans were examined to see the services they offer for City residents.
17.	**Agency/Group/Organization**	**Xfinity/Comcast**
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional Organization Business Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Xfinity/Comcast internet plans were examined to see the services they offer for City residents.

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

All known agency types were consulted and contacted 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	CoC of Northwest Indiana	The City uses the Strategic Planning process of the Continuum of Care to inform the City's homeless priorities and goals.
Lake County Community Benefits Plan	Northwest Indiana Reinvestment Alliance	The City will use the framework within the Benefits Plan to work with lenders in the area to fund affordable housing projects and increase mortgage lending to LMI buyers.
Annual and Five-Year Capital Plans	East Chicago Housing Authority	The East Chicago Housing Authority is the lead agency providing public housing assistance and Section 8 Vouchers in the area. The goals of the City and the PHA are complementary.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2014-2019 Analysis of Impediments to Fair Housing	City of East Chicago, IN	The City of East Chicago incorporated the goals and strategies of the City of East Chicago Analysis of Impediments to Fair Housing Choice into the Five Year Consolidated Plan and Annual Action Plans.
Surveillance Report	Indiana State Department of Health Lead and Healthy Homes Programs	The Surveillance Report from the Indiana Lead and Healthy Homes Program was consulted to ascertain the blood lead levels of children tested in Lake County.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional):

The City consulted with the three (3) other HUD entitlement communities in Lake County, including the City of Gary, the City of Hammond, and the Lake County Community Economic Development Department. There were multiple areas of program implementation where grantees had common issues, including finding and retaining housing contractors, working with Community Housing Development Organizations (CHDOs), implementation of programs and projects in Opportunity Zones, and the blighting influences of vacant properties. As part of the Consolidated Plan, the City will work with the other adjacent HUD grantees to find areas where closer coordination can help address common issues. Another area of possible coordination is the delivery of homeless prevention programs. There are several providers in the area that could benefit from a more systemic approach.

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PR-12 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The FY 2020 Annual Action Plan was designed and planned to receive and encourage citizen participation in accordance with the City's Citizen Participation Plan. The City provided the following opportunities: requests for proposals for funding (RFP's) from agencies and organizations; meetings with agencies and organizations on how to complete the RFP process; conducted a needs hearing; and hold a public hearing to gather public comments on the draft plan which was on public display for 30 days. All comments that were received are included in the FY 2020 Annual Action Plan. Through the citizen participation process the City uses resident input to develop how the plan will serve low/moderate income persons in order to reach the goals set forth in the FY 2019-2023 Five Year Consolidated Plan.

Substantial Amendment # 1:

The FY 2020 Substantial Amendment was available for public comment beginning on November 3, 2023 and ended on December 4, 2023. The City held a Public Hearing on the Substantial Amendment on November 22, 2023 at 5:00 p.m. in the Council Chambers at City Hall, 4525 Indianapolis Blvd.-2nd Floor, East Chicago, IN.

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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.	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	None.	None.	None.	Not applicable.
2.	RFP Meeting	Agencies/Organizations	There were twenty-six (26) in attendance at the Application Workshop.	None.	None.	Not Applicable.
3.	CDBG Funding Requests	Agencies/Organizations	The City received 13 requests for funding. The City funded 10 of them.	Addressed the needs of the Five Year Consolidated Plan.	None.	Not applicable.

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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.	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	There were nine (9) in attendance at the First Public Hearing. See summary and sign-in sheets in the Appendix.	See summary of comments in the Appendix.	None.	Not applicable.
5.	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	None.	None.	None.	Not applicable.

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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)
6.	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	None.	None.	None.	http://www.eastchicago.com/ 243/Redevelopment
7.	Draft Display Period	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	None.	None.	None.	Not applicable.

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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)
8.	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	There were eight (8) in attendance in the Second Public Hearing. See summary and sign-in sheets in the Appendix.	See summary of comments in the Appendix.	None.	Not applicable.
9.	Substantial Amendment - Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	The public hearing notice was published on Thursday, November 3, 2023 in the newspaper.	None	None	Not Applicable.

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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)
10.	Substantial Amendment - Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies/Organizations	The City had its Public Hearing on Wednesday, November 22, 2023 to discuss the Substantial Amendment. The public hearing comments and the sign-in sheet for the Public Hearing is included in the Exhibit section of the Annual Action Plan.	Meeting minutes can be found in the Exhibit section of the Annual Action Plan.	None	Not Applicable.

Table 4 – Citizen Participation Outreach

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Expected Resources

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

Introduction

The City of East Chicago is receiving $1,338,810 in CDBG funds, $130,662.45 in CDBG Program Income, $308,516 in HOME funds, and $7,024.66 in HOME Program Income for the FY 2020 program year. The program year goes from July 1, 2020 through June 30, 2021. These funds will be used to address the following priority needs: Housing; Homeless; Community Development; Other Special Needs; and Administration, Planning, and Management. The accomplishments of these projects/activities will be reported in the FY 2020 Consolidated Annual Performance and Evaluation Report (CAPER).

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,338,810.00	131,608.71	0.00	1,470,418.71	4,143,118.00	3 projects/activities will be funded with the FY 2020 CDBG allocation. Administration, Housing Rehab Program, and Public Services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	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	308,516.00	7,024.66	0.00	315,540.66	816,821.18	4 projects will be funded with the FY 2020 HOME allocation. Administration, Community Housing Development Organization, Multi-family Rehab Program, and Tenant Based Rental Assistance Program.

Table 5 - Expected Resources – Priority Table

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

As a recipient of HOME funding, the City is required to generate matching funds. For the HOME Program, the City is required to match twenty-five percent of all project expenditures. In recent years, HUD has waived the City's HOME match requirement based on fiscal distress criteria. However, the City will continue to seek HOME match funds to contribute to future year match liabilities. The City expects to generate HOME Match credit through investments made by its CHDO in HOME-assisted units.

The City will also seek to leverage both HOME and CDBG funds from additional sources to meet its Consolidated Plan goals. Potential sources of leverage include but are not limited to general funds, redevelopment funds, private equity, tax credits, transit-oriented development funds, and brownfield remediation funds.

Low-Income Housing Tax Credits (LIHTC)

The program provides Federal tax credits to owners and developers of qualified low-income rental housing. These tax credits provide incentives for private investment in affordable housing. Costs eligible under the program include acquisition, construction and rehabilitation.

Federal Home Loan Bank Affordable Housing Program (FHLB AHP)

Loans are provided through participating lenders as a sponsor for affordable housing development that benefit low and moderate income households.

Regional Development Authority (RDA) Funds

This regional agency provides funding for a variety of transportation, infrastructure and lakefront redevelopment projects.

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

The City will use a combination of marketing, develop, and utilize outside developers to meet the goals of the FY 2020 Annual Action Plan and the FY 2019-2023 Five Year Consolidated Plan. The City, through the Department of Redevelopment, has acquired numerous sites in the North Harbor Neighborhood of East Chicago. These sites will be utilized for new housing development and commercial development.

Discussion

The City is administrating a NRSA in the North Harbor Neighborhood. The City has targeted this area for its housing, community development, and economic development efforts to revitalize the neighborhood.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	**HS-2 Housing Development**	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Harbor Action Plan Citywide	Housing Strategy	CDBG: $0.00 HOME: $61,703.20	Homeowner Housing Added: 1 Household Housing Unit
2.	**HS-3 Owner-occupied Housing Rehabilitation**	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Harbor Action Plan Citywide	Housing Strategy	CDBG: $1,180,756.71 HOME: $0.00	Homeowner Housing Rehabilitated: 16 Household Housing Unit Other: 1 Other
3.	**HS-4 Renter-occupied Housing Rehabilitation**	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Harbor Action Plan Citywide	Housing Strategy	CDBG: $0.00 HOME: $147,283.39	Rental units rehabilitated: 11 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4.	**HS-5 Rental/Mortgage/Utility Assistance**	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Harbor Action Plan Citywide	Housing Strategy	CDBG: $15,500.00 HOME: $75,000.00	Public service activities for Low/Moderate Income Housing Benefit: 22 households
5.	**HS-6 Fair Housing**	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Fair Housing	Harbor Action Plan Citywide	Housing Strategy	CDBG: $1,500.00 HOME: $500.00	Other: 2 Other
6.	**SN-2 Social Services**	2019	2023	Non-Homeless Special Needs	Harbor Action Plan Citywide	Other Special Needs Strategy	CDBG: $25,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
7.	**CD-3 Public Service**	2019	2023	Non-Housing Community Development	Citywide	Community Development Strategy	CDBG: $41,400.00	Public service activities other than Low/Moderate Income Housing Benefit: 130 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8.	**CD-4 Food Programs**	2019	2023	Non-Housing Community Development	Harbor Action Plan Citywide	Community Development Strategy	CDBG: $35,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 93 Persons Assisted
9.	**ED-1 Employment**	2019	2023	Non-Housing Community Development	Harbor Action Plan	Economic Development Strategy	CDBG: $5,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 4 Persons Assisted
10.	**AM-1 Overall Coordination**	2019	2023	Administration	Harbor Action Plan Citywide	Administration, Planning, and Management Strategy	CDBG: $236,262.00 HOME: $26,054.07	Other: 2 Other
11.	**AM-2 Special Studies/Management**	2019	2023	Administration	Harbor Action Plan Citywide	Administration, Planning, and Management Strategy	CDBG: $30,000.00 HOME: $5,000.00	Other: 2 Other

Table 6 – Goals Summary

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Goal Descriptions

1.	Goal Name	**HS-2 Housing Construction**
	Goal Description	Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through rehabilitation of existing buildings and new construction.
2.	Goal Name	**HS-3 Owner-occupied Housing Rehabilitation**
	Goal Description	Provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
3.	Goal Name	**HS-4 Renter-occupied Housing Rehabilitation**
	Goal Description	Provide financial assistance to developers to rehabilitate housing units and support new residential development for rent that is affordable to low- and moderate-income tenants.
4.	Goal Name	**HS-5 Rental/Mortgage/Utility Assistance**
	Goal Description	Provide for utilities, deposits, rent, and mortgage fees for low-income households who are faced with the threat of eviction, foreclosure, and who are at-risk of becoming homeless.
5.	Goal Name	**HS-6 Fair Housing**
	Goal Description	Promote fair housing choice and affirmatively further fair housing through education, training, and outreach throughout the City of East Chicago.
6.	Goal Name	**SN-2 Social Services**
	Goal Description	Support social service programs and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

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7.	**Goal Name**	**CD-3 Public Service**
	Goal Description	Improve and increase public safety, programs for youth, the elderly and the disabled including recreational programs, city services, and social/welfare programs throughout the City.
8.	**Goal Name**	**CD-4 Food Programs**
	Goal Description	Provide assistance for food and nutritional programs to address the needs of unemployed, underemployed, seniors, and homeless.
9.	**Goal Name**	**ED-1 Employment**
	Goal Description	Support and encourage new job creation, job retention, and job training opportunities.
10.	**Goal Name**	**AM-1 Overall Coordination**
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs.
11.	**Goal Name**	**AM-2 Special Studies/Management**
	Goal Description	Provide planning services for special studies, environmental clearance, fair housing, and compliance with all federal, state, and local laws and regulations.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City East Chicago will fund the following projects through the FY 2020 Annual Action Plan:

FY 2020 CDBG Budget:

- **CDBG Administration -** $236,262.00
- **CDBG Planning -** $30,000.00
- **CDBG Fair Housing -** $1,500.00
- **Housing Rehabilitation Program -** $805,756.71
- **Housing Rehabilitation Delivery -** $275,000.00
- **Boys & Girls Clubs of Greater NWI – Sports League Programs -** $15,000.00
- **Catholic Charities – Safe Haven Homeless Prevention Program -** $15,500.00
- **Indiana Legal Services – Legal Services -** $21,400.00
- **Indiana Plan – Construction Awareness Training Program -** $5,000.00
- **Meals on Wheels of NWI – Meals Delivery Program -** $35,000.00
- **New Horizons Childcare Ministry – COVID Childcare Program -** $5,000.00
- **We Care from the Heart – Senior Services Program -** $25,000.00

FY 2020 HOME Budget:

- **HOME Administration -** $26,054.07
- **HOME Planning -** $5,000.00
- **HOME Fair Housing -** $500.00
- **CHDO Operating Funds -** $15,425.80
- **Affordable Housing Program (CHDO) -** $46,277.40
- **Multi-family Rehab Program – 3507 Guthrie Street -** $147,283.39
- **Tenant Based Rental Assistance Program (TBRA) -** $75,000.00

Projects

#	Project Name
1.	Administration
2.	Housing Rehabilitation Program
3.	Public Services
4.	Community Housing Development Organization (CHDO)
5.	Multi-family Rehab Program
6.	Tenant Based Rental Assistance Program (TBRA)

Table 7 – Project Information

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

The City of East Chicago will allocate its CDBG funds to those geographic areas whose population is over 51% low and moderate income. 100% of the City's CDBG funds will be budgeted for those activities that principally benefit low- and moderate-income persons. The following guidelines for allocating FY 2020 CDBG and HOME funds are used by the City:

- The public services activities are for social service organizations whose clientele are low income or in some cases, a limited type of clientele with a presumed low and moderate-income status.
- Acquisition and assemblage of sites for the construction and development of affordable housing will be for low and moderate-income persons.
- The housing activities have income eligibility criteria; therefore, the income requirement targets the funds to low and moderate-income households throughout the City.
- Economic development projects will either be located in a low and moderate-income census tract/block group with a poverty rate greater than 20%, part of a redevelopment plan, or will make 51% of the jobs available to low and moderate-income persons.

The proposed activities under the FY 2020 CDBG Program Year are located in areas with the highest percentages of low and moderate income persons and those block groups with a percentage of minority persons above the average for the City of East Chicago.

Despite efforts made by the City and social service providers, a number of significant obstacles to meeting underserved needs remain. With funding resources being scarce, funding becomes the greatest obstacle for the City of East Chicago to meet its underserved needs. Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, and agencies. The City through its planning efforts will use its limited resources to address the City of East Chicago’s greatest needs and improve the quality of life for its residents. The following obstacles need to be overcome in order to meet underserved needs:

- Lack of decent, sound, affordable owner and renter occupied housing
- Zoning-related challenges
- High cost of rehabilitation vs. housing values
- High cost of rehabilitation due to lead-based paint
- Aging in place population who needs accessibility improvements
- Major rehabilitation of the City's older housing stock
- Increasing number of vacant and abandoned properties
- High unemployment rate and loss of household income
- Difficulty in obtaining bank mortgages

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AP-38 Project Summary

Project Summary Information

1.	**Project Name**	**Administration**
	Target Area	Citywide
	Goals Supported	HS-2 Housing Development HS-6 Fair Housing AM-1 Overall Coordination AM-2 Special Studies/Management
	Needs Addressed	Housing Strategy Administration, Planning, and Management Strategy
	Funding	CDBG: $267,762.00 HOME: $46,979.87
	Description	Funds will be used for administration, planning, and fair housing for the CDBG and HOME Programs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	7 Organizations
	Location Description	Citywide

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	Planned Activities	The City is going to fund the following activities: • **CDBG Administration (CDBG - $236,262.00) -** Funds will be used for the overall program administration, coordination, monitoring/evaluation, and public information associated with the preparation of the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) and Fair Housing activities. • **CDBG Planning (CDBG - $30,000.00) -** Funds will be used for Planning and Environmental Reviews associated with the preparation of the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). • **CDBG Fair Housing (CDBG - $1,500.00) -** Funds will be used for Fair Housing activities. • **HOME Administration (HOME - $26,054.07) -** Funds will be used for the overall program administration, coordination, monitoring/evaluation, and public information associated with the preparation of the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER). • **HOME Planning (HOME - $5,000.00) -** Funds will be used for Planning and Environmental Reviews associated with the preparation of the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). • **HOME Fair Housing (HOME - $500.00) -** Funds will be used for Fair Housing activities. • **CHDO Operating Funds (HOME - $15,425.80) -** Funds will be used to provide general operating assistance to the certified "Community Housing Development Organization" (CHDO). **Eligibility:** General Planning and Administration (21A) and 21D Fair Housing Activities (subject to admin cap). **National Objective:** Not applicable to planning and administration
2.	**Project Name**	**Housing Rehabilitation Program**
	Target Area	Citywide
	Goals Supported	HS-3 Owner-occupied Housing Rehabilitation
	Needs Addressed	Housing Strategy
	Funding	CDBG: $1,180,756.71 HOME: $0.00

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	Description	Funds will be used for Housing Rehabilitation Programs: Residential Repair Program, Emergency Repair Program, Accessibility Program, Exterior Renovation Program, & Acquisition/Rehabilitation Program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	16 Housing units and 1 Organization.
	Location Description	Throughout the City, but with a focus on the NRSA, if approved.
	Planned Activities	The City is going to fund the following activities: • **Housing Rehabilitation (CDBG - $805,756.71) -** Funds will be used to assist owners of existing single family owner occupied housing to repair their homes. • **Housing Rehabilitation Delivery (CDBG - $275,000) -** Funds will be used for delivery costs directly related to carrying out the Housing Rehabilitation Programs. **Eligibility:** Housing Rehabilitation (14A) **National Objective:** Low Mod Housing (LMH) Benefit
3.	**Project Name**	**Public Services**
	Target Area	Citywide
	Goals Supported	HS-5 Rental/Mortgage/Utility Assistance SN-1 Housing SN-2 Social Services CD-3 Public Service CD-4 Food Programs ED-1 Employment
	Needs Addressed	Housing Strategy Other Special Needs Strategy Community Development Strategy Economic Development Strategy
	Funding	CDBG: $121,900.00
	Description	Funds will be used for public service activities to benefit Low- and Moderate-income residents in the City.
	Target Date	6/30/2022

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	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 237 persons and 23 households will benefit from these activities.
	Location Description	Citywide

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	Planned Activities	The City is going to fund the following activities: • **Boys & Girls Clubs of Greater NWI – Sports League Programs (CDBG - $15,000.00) –** The Boys & Girls Clubs of Greater NWI will provide opportunities for East Chicago Youth to safely engage in regular physical activity and healthy competition. Sports will include a basketball league and a dodgeball league. • **Catholic Charities – Safe Haven Homeless Prevention Program (CDBG - $15,500.00) –** Catholic Charities will provide financial assistance of up to three months of past due rent/mortgage assistance to individuals/families in danger of eviction/foreclosure with direct payment to landlords and/or mortgage company. • **Indiana Legal Services – Legal Services (CDBG - $21,400.00) –** Indiana Legal Services will provide legal advice/counsel or extended representation to low- and moderate-income persons. • **Indiana Plan – Construction Awareness Training Program (CDBG - $5,000.00) –** Indiana Plan will provide a two (2) week (80 hours) training program designed to inform and prepare an individual for the apprenticeship application process for the union trades. • **Meals on Wheels of NWI – Meals Delivery Program (CDBG - $35,000.00) –** Meals on Wheels of NWI will provide nutritious meals and wellness checks to low- and moderate-income seniors and adults with disabilities. • **New Horizons Childcare Ministry – COVID Childcare Program (CDBG - $5,000.00) –** New Horizons childcare ministry will provide quality childcare to children (6) months to (12) years of age offering assistance to children that are e-learning and those who need homework assistance. This program will allow parents to maintain their employment. • **We Care from the Heart – Senior Services Program (CDBG - $25,000.00) –** We Care from the Heart Senior Care Team, which consists of a case manager and homemaker (as modified for COVID-19 mandate), will provide senior participants with an individualized plan of care to meet their specific needs and goals for aging in place. **Eligibility:** 05Z Other Public Services Not Listed in 03T and 05A-05Y. **National Objective:** Low/Mod Income Clientele Benefit (LMC).
4.	**Project Name**	**Community Housing Development Organization (CHDO)**
	Target Area	Citywide

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	Goals Supported	HS-2 Housing Development
	Needs Addressed	Housing Strategy
	Funding	HOME: $46,277.40
	Description	CHDO funds will be used to provide assistance for acquisition/rehabilitation of a single-family home for low- and moderate-income homebuyer.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that one (1) household will benefit from this activity.
	Location Description	The CHDO development location is yet to be determined.
	Planned Activities	**Eligibility:** 14G Acquisition for Rehabilitation. **National Objective:** Low/Mod Income Housing Benefit (LMH).
5.	**Project Name**	**Multi-family Rehab Program**
	Target Area	Harbor Action Plan
	Goals Supported	HS-4 Renter-occupied Housing Rehabilitation
	Needs Addressed	Housing Strategy
	Funding	HOME: $147,283.39
	Description	Funds will be used to renovate 3507 Guthrie Street which is a 11-unit multi-family apartment building.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that eleven (11) households will benefit from this activity.
	Location Description	3507 Guthrie Street is located within the Harbor Area NRSA.
	Planned Activities	**Eligibility:** 14B Rehabilitation: Multi-Unit Residential. **National Objective:** Low/Mod Income Housing Benefit (LMH).
6.	**Project Name**	**Tenant-Based Rental Assistance Program (TBRA)**
	Target Area	Citywide

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	Goals Supported	HS-5 Rental/Mortgage/Utility Assistance
	Needs Addressed	Housing Strategy
	Funding	HOME: $75,000.00
	Description	Funds will be used to help individual households afford housing costs such as rent, security deposits, and utility deposits in the City of East Chicago. The City may also assist tenants with utility deposits, but only when HOME is also used for rental assistance or security deposits.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that ten (10) households will benefit from this activity.
	Location Description	Citywide
	Planned Activities	**Eligibility:** 05Q, Subsistence Payments. **National Objective:** Low/Mod Income Housing Benefit (LMH).

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AP-50 Geographic Distribution – 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 East Chicago. This information was obtained from the U.S. Census Bureau American Factfinder website, http://factfinder.census.gov. The 2015-2019 American Community Survey 5 Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the City of East Chicago. The 5 year estimates are the most recent data available for the City. The 2010 U.S. Census data is included where possible.

Population:

Key points are:

- Between 2010 and 2019, the population decreased by approximately 5.04%, dropping from 29,698 to 28,201.
- The 2010 Census reports the City's population as 29,698.

Age:

Key points are:

- Median age in East Chicago is 33.8 years old.
- Youth under age 18 account for 28.4% of the population.
- Seniors age 62 and over are 17.4% of the City's population.
- Adults between the ages of 35 and 60 account for 29.1% of the population.

Race/Ethnicity:

Key points are:

- 35.5% are Black or African American
- 57.8% are Hispanic
- 23.9% are White
- 37.4% are Some Other Race

Income Profile:

The Median Income for a family of four (4) in the Gary, IN MSA is $75,500 for 2021. The following is a summary of income statistics for the City of East Chicago:

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- At the time of the 2015-2019 American Community Survey, median household income in the City of East Chicago was $32,839 which was lower than Lake County ($56,128) and the State of Indiana ($56,303).
- 34.0% of households have earnings received from Social Security income.
- 2.4% of households have earnings received from public assistance.
- 21.8% of households have earnings, received retirement income.
- 65.9% of female headed households with children under 5 years were living in poverty.
- 54.2% of all youth under 18 years of age were living in poverty.

Low/Mod Income Profile:

The low and moderate income profile for City of East Chicago is a measurement of the area's needs. The City of East Chicago has an overall low and moderate income percentage of 65.80%.

Economic Profile:

Key points are:

- 21.3% of the employed civilian population had occupations classified as management, professional, or related.
- 21.1% of the employed civilian population had occupations classified as sales and office.
- 22.6% were in the service sector.
- The education, health, and social service industry represented 21.5% of those employed.
- 86.4% of workers were considered in private wage and salary workers class.
- 2.6% of workers were considered in the self-employed workers in their own not incorporated business.

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Geographic Distribution

Target Area	Percentage of Funds
HARBOR ACTION PLAN	8%
CITYWIDE	92%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of East Chicago will allocate its CDBG funds to those geographic areas whose population is over 51% low and moderate income. 100% of the City's CDBG funds will be budgeted for those activities that principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG and

HOME funds are used by the City:

- The public services activities are for social service organizations whose clientele are low income or in some cases, a limited type of 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 the clientele is over 51% low and moderate income.
- The acquisition and demolition of structures are either located in low and moderate-income census tracts/block groups or these activities are eligible under the prevention or elimination of slum and blight on a spot basis or area wide basis.
- Acquisition and assemblage of sites for the construction and development of affordable housing will be for low and moderate-income persons.
- The housing activities have income eligibility criteria; therefore, the income requirement targets the funds to low and moderate-income households throughout the City.
- Economic development projects will either be located in a low and moderate-income census tract/block group with a poverty rate greater than 20%, part of a redevelopment plan, or will make 51% of the jobs available to low and moderate-income persons.

The proposed activities under the FY 2020 CDBG Program Year are located in areas with the highest percentages of low and moderate-income persons and those block groups with a percentage of minority persons above the average for the City of East Chicago.

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Discussion

The geographic locations and the public benefit for the FY 2020 CDBG and HOME Activities/Projects are as follows:

- **CDBG Administration** - Citywide
- **CDBG Planning** - Citywide
- **CDBG Fair Housing** - Citywide
- **Housing Rehabilitation Program** - Citywide Low/Mod Housing (LMH)
- **Housing Rehabilitation Delivery** - Citywide Low/Mod Housing (LMH)
- **Boys & Girls Clubs of Greater NWI – Sports League Programs** - Citywide Income Eligible/Limited Clientele (LMC)
- **Catholic Charities – Safe Haven Homeless Prevention Program** - Citywide Income Eligible/Limited Clientele (LMC)
- **Indiana Legal Services – Legal Services** - Citywide Income Eligible/Limited Clientele (LMC)
- **Indiana Plan – Construction Awareness Training Program** - Citywide Income Eligible/Limited Clientele (LMC)
- **Meals on Wheels of NWI – Meals Delivery Program** - Citywide Income Eligible/Limited Clientele

(LMC)

- **New Horizons Childcare Ministry – COVID Childcare Program** - Citywide Income Eligible/Limited Clientele (LMC)
- **We Care from the Heart – Senior Services Program** - Citywide Income Eligible/Limited Clientele (LMC)
- **HOME Administration** - Citywide
- **HOME Planning** - Citywide
- **HOME Fair Housing** - Citywide
- **CHDO Operating Funds** - Citywide
- **Multi-family Rehab Program – 3507 Guthrie Street** - Citywide Low/Mod Housing (LMH)
- **Tenant Based Rental Assistance Program (TBRA)** - Citywide Low/Mod Housing (LMH)

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of East Chicago will utilize its CDBG and HOME funds to rehabilitate existing affordable housing units. The one-year goals for affordable housing in the City of East Chicago for FY 2020 are as follows.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	28
Special-Needs	0
Total:	**38**

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	1
Rehab of Existing Units	27
Acquisition of Existing Units	0
Total:	**38**

Table 10 - One Year Goals for Affordable Housing by Support Type

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Discussion

During this program year, the City of East Chicago will assist the following projects:

- **Housing Rehabilitation -** Funds will be used to assist owners of existing single family owner occupied housing to repair their homes. (16 housing units)
- **Community Housing Development Organization (CHDO) -** CHDO funds will be used to provide assistance for acquisition/rehabilitation of a single-family home for low- and moderate-income homebuyer. (1 housing unit)
- **Multi-family Rehab Program -** Funds will be used to renovate 3507 Guthrie Street which is a 11-unit multi-family apartment building. (11 housing units)
- **Tenant Based Rental Assistance Program (TBRA) -** Funds will be used to help individual households afford housing costs such as rent, security deposits, and utility deposits in the City of East Chicago. The City may also assist tenants with utility deposits, but only when HOME is also used for rental assistance or security deposits. (10 households)

AP-60 Public Housing – 91.220(h)

Introduction

HUD requires the City to coordinate with public housing agencies (PHAs) that share jurisdiction with the City when preparing its plan. All public housing developments within the City are owned and operated by the Housing Authority of the City of East Chicago. The PHA owns physical housing stock in the form of developments. The PHA also provides affordable rental housing through the issuance of Housing Choice Vouchers. This program provides housing assistance payments to local landlords on behalf of eligible tenants to provide decent, safe, and sanitary housing for very low income families at rents they can afford. Housing assistance payments are generally the difference between the local payment standard and 30 percent of the family's adjusted income.

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

The City will coordinate with the Housing Authority on the redevelopment of the PHA especially those within the City's proposed Harbor NRSA.

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

In an effort to address the needs of public housing, the East Chicago Housing Authority (ECHA) offers its residents opportunities to become involved in the Resident Advisory Board (RAB), where they can participate in all aspects of management and the decision making process. The residents nominate the candidates or can self-nominate themselves for the Resident Advisory Board as long as they are in good standing with ECHA. ECHA also provides a variety of activities aimed at self-sufficiency and homeownership among its residents. The City will market all of its homebuyer programs to public housing residents.

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

Not Applicable. The East Chicago Housing Authority is not designated as a troubled housing authority.

Discussion

Not Applicable.

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

Introduction

This section describes the City's one-year goals and actions steps for reducing and ending homelessness through outreach, assessment, shelter assistance, prevention, and transition to permanent housing. This section also outlines actions the City plans to undertake to address the housing and supportive service needs of persons with special needs.

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

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

The City is an active participant in the area Continuum of Care (COC) organization. The City's homeless strategies are informed based on the needs, priorities and strategies of the overall CoC. While there is limited outreach done within the City, there are several points of entry into services and shelter provided by CoC members. The Salvation Army, Catholic Charities, North Township office, and the School City of East Chicago can all serve as a point of entry when residents seek housing assistance.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

There is a lack of emergency and transitional units within the City and throughout the CoC as a whole. While emergency shelters and transitional housing programs still have a place in the overall continuum, the focus has now shifted to a Housing First model that emphasizes the placement of homeless persons in stabilized housing situations as soon as possible in order to minimize the amount of time in the system. The City will coordinate with the CoC and local homeless service providers to determine the most cost-effective way to use limited resources to

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address the needs of homeless households at their time of crisis. Potential strategies include support for a rehousing program for City residents, creation of a new shelter, and increasing prevention efforts to alleviate the need for emergency shelters. In the current program year, the City will fund Haven House to support their emergency shelter.

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

As an active participant in the CoC, the City plays a role in helping homeless persons of all types (veterans, chronically homeless, families with children, persons discharged from institutions, etc.) make the transition to permanent housing and independent living. The City will coordinate with the CoC and local homeless service providers to determine the most cost-effective way to use limited resources to address the needs of homeless households at their time of crisis. Potential strategies include support for a rehousing program for City residents, creation of a new shelter, and increasing prevention efforts to alleviate the need for emergency shelters.

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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 City will partner with the CoC and local homeless service providers to determine the most cost-effective way to use limited resources to address the needs of homeless households at their time of crisis. Potential strategies include support for a rehousing program for City residents and increasing prevention efforts to alleviate the need for emergency shelters.

In addition to direct funding, the City will coordinate with the CoC and publicly funded institutions to ensure that all discharge policies are being fully implemented to avoid discharge of a person under the care of a publicly funded institution into homelessness.

Discussion

To meet its special needs goals, the City will fund two (2) public service agencies that provide services to elderly, frail elderly, and disabled adults. The City will provide funding to:

- **Meals on Wheels of NWI – Meals Delivery Program (CDBG - $35,000.00) –** Meals on Wheels of NWI will provide nutritious meals and wellness checks to low- and moderate-income seniors and adults with disabilities.
- **We Care from the Heart – Senior Services Program (CDBG - $25,000.00) –** We Care from the Heart Senior Care Team, which consists of a case manager and homemaker (as modified for COVID-19 mandate), will provide senior participants with an individualized plan of care to meet their specific needs and goals for aging in place.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The following impediments to fair housing choice and recommendations were outlined to assist the City of East Chicago to affirmatively further fair housing:

- Impediment 1: Need for a Regional Approach to Affirmatively Furthering Fair Housing.
- Impediment 2: Need to Analyze Private Lending and Insurance Practices.
- Impediment 3: There Is a Lack of Financial Resources.
- Impediment 4: Promote Fair Housing Education and Outreach.
- Impediment 5: Need to Address Public Policies and Regulations.
- Impediment 6: There Is a Continuing Need for Affordable Housing That is For Sale.
- Impediment 7: There Is a Continuing Need for Accessible Housing Units That Are For-Sale or Rent.
- Impediment 8: There Is a Need to Redevelop Vacant Sites and Buildings Throughout the City.
- Impediment 9: There is a Need to Improve the Economic Stability of Families and Reduce the Number of Families Living in Poverty.

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

In May 2014, the City of East Chicago prepared the following strategies to affirmatively further fair housing in the City. Impediment five (5) refers to the need to address public policies and regulations.

Impediment 5: Need to Address Public Policies and Regulations.

The City's Zoning Ordinance appears to be outdated and needs to be revised. The City should review and revise sections of its zoning ordinance to bring it into compliance with the Fair Housing Act. Other municipal policies and ordinances need to be reviewed and revised, if necessary, in order to affirmatively further fair housing.

Goal: The City's Zoning Ordinance, Sub-division Ordinance, Housing Standards and other policies and ordinances will promote affordable housing and affirmatively further fair housing in order to meet the needs of all residents living in the City of East Chicago.

The strategies to meet this goal include:

- 5-A: The City will review its Zoning Ordinance to become compliant with the Fair Housing Act by updating the definition of the word "Family" to permit six (6) or less disabled persons to live together and be considered as a single family unit. Other definitions should also be added to the Zoning Ordinance, such as: "Accessibility", "Americans with Disability Act (ADA)", "Community

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Living Arrangement", "Disability" (Disabled or Handicapped Person), "Fair Housing Act", "Group Home", "Handicap", "Section 504 Rehabilitation Act", and "Visitability".

- 5-B: The City will review and consider expanding locations where group homes are permitted. Presently, group homes are only permitted in the "R-3" and "R-4" Multiple-Dwelling Districts. These are areas that appear to be impacted, with the highest percentage of minority concentration and over 60% low- and moderate-income households. If the definition of "family" was revised, disabled persons could live together in an "R-1" Single-family District. Group homes need to be located throughout Lake County and this need should be brought to the attention of the Lake County Planning Commission to address on a countywide basis.

The City Planning Department has not yet completed its review and revisions to the City's Zoning Ordinance.

Discussion:

The following are efforts that different agencies are proposing during this program year to affirmatively further fair housing in the City of East Chicago:

City of East Chicago:

- Provide funds to rehabilitate housing units in the City for low and moderate income households.
- Provide funds for construction of new single family homes for sale to low and moderate income households.
- Demolish vacant dilapidated structures in the City's low and moderate income neighborhoods.
- Assist low and moderate income individuals and families to purchase a home.
- Assist with down payment assistance to low and moderate income homebuyers.

Indiana Legal Services, Inc.:

- Indiana Legal Services, Inc. is planning to provide legal services to low and moderate income individuals and families. The program provides legal advice and representation in civil matters, foreclosure, community legal education, and support aimed to help low and moderate income individuals to understand their rights.

Northwest Indiana Reinvestment Alliance (NWIRA):

- Assists and promotes active participation from area housing and lending providers, community groups and social service agencies in providing financial and other services that would empower residents to build and strengthen the communities through home ownership, rehabilitation and credit building opportunities, particularly for low and moderate income and minority residents in Lake County.
- Provides Pre- and Post-Homeownership Counseling, Foreclosure Mitigation Modification Counseling, Financial Literacy Counseling & Training, and Small Business Development Entrepreneurial & Small Business Training & Development and Neighborhood Stabilization

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Program (NSP) Counseling.

- The Lake County Housing Task Force will conduct a review of the mortgage lending practice in Lake County. The Lake County Housing Taskforce, created through a cooperative agreement between the Lake County Community Economic Development Department and the Northwest Indiana Reinvestment Alliance, continues to facilitate coordination of the efforts aimed at identification and assessment of housing and financial concerns facing residents of Lake County. The City of East Chicago participates in the meetings held by the Lake County Taskforce. Currently, the Task Force is focused on foreclosures in the area and completed a community benefit plan.
- Performing a study to determine any patterns of discrimination in mortgages and insurance underwriting in Lake County.
- The Northwest Indiana Reinvestment Alliance's Banker Community Council consist of representatives from Northwest Indiana's top banks, plus representatives from community groups who work to explore ideas and projects where nonprofits, and governmental agencies and the financial sector can work together.

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AP-85 Other Actions – 91.220(k)

Introduction:

The City of East Chicago has developed the following actions planned to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead based paint 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 and social service providers, a number of significant obstacles to meeting underserved needs remain. With funding resources being scarce, funding becomes the greatest obstacle for the City of East Chicago to meet its underserved needs. Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, and agencies. The City through its planning efforts will use its limited resources to address the City of East Chicago's greatest needs and improve the quality of life for its residents. The following obstacles need to be overcome in order to meet underserved needs:

- Lack of decent, safe, sound, and affordable owner and renter housing.
- High cost of rehabilitation work.
- Aging in place population who need accessibility improvements.
- Major rehabilitation of the City's older housing stock.
- The increasing number of vacant and abandoned properties.
- High unemployment rate and loss of household income.
- Difficulty in obtaining bank loans and mortgages.

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Actions planned to foster and maintain affordable housing

The City of East Chicago, during FY 2020, proposes to foster and maintain affordable housing through the following Five-Year goals and strategies:

HS-2 Housing Development - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the City through rehabilitation of existing buildings and new construction.

- CHDO Operating Funds
- Affordable Housing Program (CHDO)

HS-3 Owner-occupied Housing Rehabilitation - Provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.

- Housing Rehabilitation Program
- Housing Rehabilitation Program Delivery

HS-4 Renter-occupied Housing Rehabilitation - Provide financial assistance to developers to rehabilitate housing units and support new residential development for rent that is affordable to low- and moderate-income tenants.

- Multi-Family Rehab Program – 3507 Guthrie Street

HS-5 Rental/Mortgage/Utility Assistance - Provide for utilities, deposits, rent, and mortgage fees for low-income households who are faced with the threat of eviction, foreclosure, and who are at-risk of becoming homeless.

- Catholic Charities – Safe Haven Homeless Prevention Program
- Tenant Based Rental Assistance Program (TBRA)

HS-6 Fair Housing - Promote fair housing choice and affirmatively further fair housing through education, training, and outreach throughout the City of East Chicago.

- CDBG Administration – Fair Housing
- HOME Administration – Fair Housing

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Actions planned to reduce lead-based paint hazards

The City is not taking any stand-alone action to specifically address lead paint or lead poisoning hazards. Instead, LBP hazards will be addressed on a case-by-case basis for the housing units assisted through the City housing programs. The City will ensure all of its federally funded housing programs are in full compliance with the lead-based paint hazard regulations (24 CFR Part 35). This includes assisting households with the appropriate lead-based paint inspection, testing, and abatement of lead-based paint hazards.

For rehabilitation projects, the City of East Chicago will continue to 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 safety requirements.
- The level of federal rehabilitation assistance is properly calculated, and the applicable lead-based paint requirements determined.
- Properly qualified contractor performs 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 monitors owner compliance with ongoing lead-based paint maintenance activities, when applicable.

The City will provide education through the distribution of lead-based paint information and literature and will seek greater coordination with state agencies to leverage additional resources. The City will continue to work in partnership with the US EPA until their remediation of the West Calumet area is complete.

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Actions planned to reduce the number of poverty-level families

Approximately 32.3% of the City of East Chicago's residents live in poverty, while only 15.6% of Lake County residents live in poverty and 13.4% of the State of Indiana residents live in poverty. Female headed households with children under 5 are particularly affected by poverty at 65.9%. This information is from the U.S. Census "2015-2019 American Community Survey." The City's goal is to reduce the extent of poverty by 5%, based on actions the City can control and through work with other agencies/organizations.

The best anti-poverty strategy is to assist households in the ability to hold living wage jobs. As such, the focus of anti-poverty programs should focus on ensuring working age members of a household are employable through job training and have access to employment opportunities through supportive services such as childcare and transportation. Programs designed to serve and support youth in their career development is also a critical strategy that will help break the cycle of generational poverty.

The City will continue to redevelop the Harbor area and pursue the economic revitalization. This will, in turn, create more economic opportunities and job prospects for City residents. In addition, the City will use public service funding to provide the expansion and improvement of public services primarily benefitting low- and moderate-income persons, which includes poverty-level families. These programs will provide supportive services to families as they seek to gain self-sufficiency.

Actions planned to develop institutional structure

The City of East Chicago Department of Redevelopment acts as the lead agency for the development and administration of the Annual Action Plan and its funded projects. This agency will coordinate activities among public and private organizations, in order to achieve the prioritized goals of the Annual Action Plan.

The Department of Redevelopment maintains its partnership with the Continuum of Care Network of Northwest Indiana – Region 1a (CoC Network). The CoC Network-Region 1a, is one of 15 regions in the State of Indiana under the Balance of State Continuum of Care. The Balance of State Continuum of Care promotes community-wide commitment to the goal of ending homelessness, provide funding related to ending homelessness, promote access to services for those experiencing homelessness and to provide a framework for optimizing self-sufficiency among persons facing homelessness.

The City of East Chicago is committed to providing quality of life when faced with the housing and community development needs of the City. The City is diligent in creating public and private partnerships that target revitalization through economic revitalization, infrastructure improvements, new construction of single family homes, promoting homeownership, citywide Fiber Optic Networks and art initiatives. Some of the partnerships include the following:

- Housing Authority of East Chicago
- Lake County Housing Taskforce
- Northwest Indiana Regional Development Authority (RDA)
- Northwest Indiana Regional Planning Commission (NIRPC)
- Indiana Housing and Community Development Authority (IHCDA)
- Indiana Department of Transportation (INDOT)
- Indiana State Department of Health (ISDH)
- Indiana Department of Environmental Management (IDEM)
- United States Environmental Protection Agency (USEPA)

The City of East Chicago consulted with business and civic leaders during its Consolidated Planning process. This includes, but is not limited to, the following:

- East Chicago Urban Enterprise Association
- Lakeshore Chamber of Commerce
- Foundations of East Chicago
- Local elected officials

DRAFT

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

The primary responsibility for the administration of the Annual Action Plan is assigned to the Department of Redevelopment in the City of East Chicago. This agency will coordinate activities among the public and private organizations, in their efforts to implement different elements and to realize the prioritized goals of the Annual Action Plan. The City is committed to continuing its participation and coordination with public, housing, and social service organizations. The City solicits applications for CDBG and works closely with its only CHDO to identify projects needing HOME funds. In addition, the City sends out applications to a list of agencies, organizations, and housing providers that have previously submitted an application,

or which have expressed an interest in submitting an application. The application is reviewed by the Department of Redevelopment staff along with representatives of the Redevelopment Commission and they discuss any questions with the applicant.

Discussion:

Monitoring -

The monitoring process can be divided into the following tasks: Desk Review, Annual Onsite Monitoring, Audit Review, and Long-term Affordability Monitoring for HOME.

Desk monitoring is the process of reviewing documents throughout the program year, including pay requests and periodic accomplishment reports, to gauge compliance. The City will review pay requests and periodic reports upon submittal for eligibility, allowability, applicability, reasonableness, and adequate source documentation. If the review reveals one or more areas is lacking, the pay request will be returned to the organization that made the request for clarification, correction, or additional documentation as appropriate. If the review reveals the request is unallowable per the OMB standards or federal regulation, the City will disallow the pay request.

In addition to desk monitoring, the City will conduct more in-depth onsite monitoring visits of funded organizations as well. The purpose of the onsite monitoring visit is to conduct an in-depth review of all aspects of the funded project and to provide technical assistance to subrecipient staff, if necessary. During the visit, staff will utilize the appropriate checklists from the Grantee Monitoring Handbook of HUD's Office of Community Planning and Development.

When applicable, subrecipients receiving federal funds from the City will be required to comply with the audit requirements of 24 CFR 200. The City will review each audit to identify any areas of concern. If the City identifies any potential areas of non-compliance, staff will schedule an on-site monitoring visit as described above to assist in the correction of all relevant findings.

The City will follow internal procedures to ensure compliance with rent and occupancy standards for completed HOME-funded rental and homebuyer projects. As part of its monitoring strategy, rental units are also monitored yearly to ascertain condition and low-income occupancy. Homebuyer units are monitored to assure the original owner is maintaining the property as their principal residence.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

This page provides information on requirements specific to the Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOME) received by the City.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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	$131,608.71
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.	$ 0.00
3. The amount of surplus funds from urban renewal settlements	$ 0.00
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	$ 0.00
5. The amount of income from float-funded activities	$ 0.00
Total Program Income:	**$131,608.71**

Other CDBG Requirements

1. The amount of urgent need activities	$ 0.00
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.	100.00%

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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 City will not employ other forms of investment beyond those identified in Section 92.205.

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:**

   The City has adopted the HOME Program Resale/Recapture Policy for Homeownership Activities. The full policy is attached as an appendix to this report.

   The policy is based on the HOME Program rules found in 24 CFR Part 92.254. The issue of resale/recapture arises when a homeowner that received homebuyer assistance under the HOME Program decides to sell the property. If the property is sold after the period of affordability has expired, there are no restrictions in terms of resale or recapture of HOME funds that apply to such a transaction. However, if the sale occurs before the period of affordability has expired, certain regulatory limitations apply.

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 above. The full policy is attached as an appendix to this report.

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 City of East Chicago does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. Not Applicable.

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For the HOME program, describe eligible applicants, your process for soliciting and funding applications/proposals, and where information can be obtained. Does the city plan to limit the beneficiaries or give preferences to a particular segment of the low-income population in its HOME program, and if so, provide a description of the limitation or preference.

For the Homeowner Rehabilitation, eligible applicants include all income-qualified homeowners. The City does not plan on limiting or providing any type of preferences for a specific segment of the population. Additional information can be obtained from the Redevelopment Development Department at City Hall.

For homes developed by a CHDO, the City does not expect to provide any limitations or direction to the CHDO in the marketing of their units. Additional information can be obtained from the Redevelopment Department once the CHDO is selected.

DRAFT

Discussion:

HOME Match Requirements:

- The City of East Chicago is exempt from the HOME Match Requirement.

HOME Program Income:

- The City of East Chicago anticipate it will receive $7,024.66 in HOME Program Income during this program year.

CHDO Organizations:

- The City of East Chicago is in the process of certifying a new CHDO Organization.

HOME Tenant-based Rental Assistance (TBRA):

- Tenant-Based Rental Assistance (TBRA) is a rental subsidy that the City of East Chicago will use to help individual households afford housing costs such as rent, security deposits, and utility deposits in the City of East Chicago. The City may also assist tenants with utility deposits, but only when HOME is also used for rental assistance or security deposits.
- TBRA will provide payments to make up the difference between the amount a household can afford to pay for housing and local rent standards. The TBRA will be based off the Section 8 Housing Choice Voucher Program. TBRA program will help tenants pay for costs associated with their housing, such as security and utility deposits. (However, under the HOME Program, utility deposit assistance can only be provided in conjunction with rental assistance programs or security deposit programs.)

CDBG Program Income:

- The City of East Chicago anticipates it will receive $131,608.71 in CDBG Program Income from the repayment of residential repair program low interest loans during this program year.

CDBG Percentages:

- Administrative Percentage - 18.2%
- Public Service Percentage - 8.29%
- Low and Moderate-Income Percentage - 100%
- No Slum and Blight Activities.

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SF 424 FORMS

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	B-20-MC-18-0004

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	CITY OF EAST CHICAGO
* b. Employer/Taxpayer Identification Number (EIN/TIN):	35-6001011
* c. UEI:	SNLVZU2Y4GE4

d. Address:

* Street1:	4525 INDIANAPOLIS BLVD.
Street2:	
* City:	EAST CHICAGO
County/Parish:	LAKE COUNTY
* State:	IN: Indiana
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	46312-3226

e. Organizational Unit:

Department Name:	Division Name:
DEPARTMENT OF REDEVELOPMENT	

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mr.	* First Name:	FRANK
Middle Name:			
* Last Name:	RIVERA		
Suffix:			

Title:	EXECUTIVE DIRECTOR
Organizational Affiliation:	CITY OF EAST CHICAGO DEPARTMENT OF REDEVELOPMENT
* Telephone Number:	(219)391-8513
Fax Number:	(219)391-7005
* Email:	FRivera@eastchicago.com

DRAFT

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

COMMUNITY DEVELOPMENT BLOCK GRANTS / ENTITLEMENT GRANTS

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

THE CITY OF EAST CHICAGO'S FY 2020 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

DRAFT

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: IN-1 * b. Program/Project: IN-1

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020 * b. End Date: 06/30/2022

18. Estimated Funding ($):

* a. Federal	1,338,810.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	131,608.71
* g. TOTAL	1,470,418.71

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | 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 218, Section 1001)**

☒ ** 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:

Prefix:	Mr.
* First Name:	ANTHONY
Middle Name:	
* Last Name:	COPELAND
Suffix:	
* Title:	MAYOR, CITY OF EAST CHICAGO
* Telephone Number:	(219)391-8200
Fax Number:	(219)391-8397
* Email:	ERodriguez@eastchicago.com
* Signature of Authorized Representative:	A. Copeland
* Date Signed:	8/3/21

DRAFT

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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 the 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 (0348-0042), 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 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 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 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. §§4801 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 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. 91-616), 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 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 nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

DRAFT

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) 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. §§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 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.

DRAFT

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
[signature]	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of East Chicago, IN	8/3/21

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

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: M-20-MC-18-0210

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: CITY OF EAST CHICAGO

* b. Employer/Taxpayer Identification Number (EIN/TIN): 35-6001011

* c. UEI: SNLVZU2Y4GE4

d. Address:

* Street1: 4525 INDIANAPOLIS BLVD.
Street2:
* City: EAST CHICAGO
County/Parish: LAKE COUNTY
* State: IN: Indiana
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 46312-3226

e. Organizational Unit:

Department Name: DEPARTMENT OF REDEVELOPMENT

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: FRANK
Middle Name:
* Last Name: RIVERA
Suffix:

Title: EXECUTIVE DIRECTOR

Organizational Affiliation: CITY OF EAST CHICAGO DEPARTMENT OF REDEVELOPMENT

* Telephone Number: (219)391-8513
Fax Number: (219)391-7005

* Email: FRivera@eastchicago.com

DRAFT

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME INVESTMENT PARTNERSHIPS PROGRAM

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

THE CITY OF EAST CHICAGO'S FY 2020 ANNUAL ACTION PLAN FOR THE HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

DRAFT

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: IN-1 * b. Program/Project: IN-1

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020 * b. End Date: 06/30/2022

18. Estimated Funding ($):

* a. Federal	308,516.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	7,024.66
* g. TOTAL	315,540.66

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | 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 218, Section 1001)**

☒ ** 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:

Prefix:	Mr.
* First Name:	ANTHONY
Middle Name:	
* Last Name:	COPELAND
Suffix:	
* Title:	MAYOR, CITY OF EAST CHICAGO
* Telephone Number:	(219)391-8200
Fax Number:	(219)391-8397
* Email:	ERodriguez@eastchicago.com
* Signature of Authorized Representative:	
* Date Signed:	8/3/21

DRAFT

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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 the 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 (0348-0042), 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 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 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 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. §§4801 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 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. 91-616), 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 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 nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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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) 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. §§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 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.

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of East Chicago, IN	8/3/21

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



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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-LLL, "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.

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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. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official — Date: 8/3/21

Mayor
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 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) 2019, 2020, and 2021 [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.

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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.



8/3/21

Signature of Authorized Official — Date

Mayor

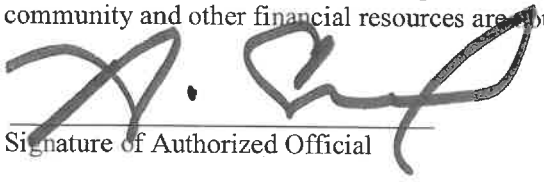
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OPTIONAL Community Development Block Grant Certification

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

8/3/21
Date

Mayor
Title

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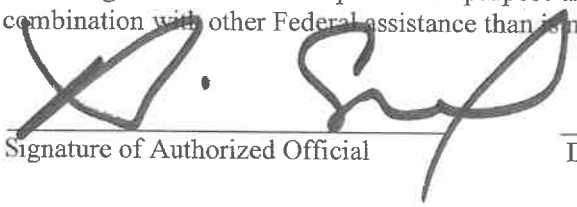
Specific HOME Certifications

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

8/3/21
Date

Mayor
Title

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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.

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RESOLUTION

CITY OF EAST CHICAGO REDEVELOPMENT COMMISION
RESOLUTION NO. 2021-RED-1868

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE DEPARTMENT OF REDEVELOPMENT OF THE CITY OF EAST CHICAGO APPROVING THE FISCAL YEAR (FY) 2020 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND THE HOME INVESTMENT PARTNERSHIPS GRANT (HOME) AND AUTHORIZING THE FILING OF THE PLANS WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, under the Community Development Block Grant (CDBG) authorized under Title I of the Housing and Community Development Act of 1974, as amended, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq., the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons; and

WHEREAS, under the HOME Investment Partnerships Program (HOME) authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, the Secretary of HUD is authorized to extend financial assistance to participating jurisdictions to expand the supply of decent, safe, sanitary, and affordable housing; and

WHEREAS, the City of East Chicago Department of Redevelopment has prepared the FY 2020 Annual Action Plan, which proposes how the entitlement grant will be expended to address the housing and community development needs; and

WHEREAS, a draft of the FY 2020 Annual Action Plan appeared on public display from June 18, 2021 to July 19, 2021 and public meeting on the aforementioned plan was held on July 6, 2021 and the public comments were taken into consideration in the preparation of the final documents.

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NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE DEPARTMENT OF REDEVELOPMENT FOR THE CITY OF EAST CHICAGO, INDIANA, AS FOLLOWS:

SECTION 1. That the FY 2020 Annual Action Plan for the Community Development Block Grant and the HOME Investment Partnerships Grant is hereby, in all respects, APPROVED and the Executive Director of the Department of Redevelopment is hereby directed to file a copy of said plan with the Official Minutes of the Regular Meeting of this Board of Commissioners; and

SECTION 2. That the City of East Chicago and its Department of Redevelopment are cognizant of the conditions that are imposed in the undertaking and carrying out of the Community Development Block Grant and the HOME Investment Partnerships Grant with Federal financial assistance, including those relating to (a) the relocation of site occupants, (b) the prohibition of

discrimination because of race, color, age, religion, sex, disability, familial status, or national origin and other assurances as set forth under the required HUD Certifications; and

SECTION 3. That the Department of Redevelopment is authorized to file, on behalf of the City of East Chicago, the FY 2020 Annual Action Plan with the U.S. Department of Housing and Urban Development, and the proper officers are authorized to sign any and all documents in regards to both grants; and

SECTION 4. That the Mayor, on behalf of the City of East Chicago is authorized to provide all assurances and/or certifications as required by HUD.

ADOPTED INTO A RESOLUTION THIS 20th DAY OF JULY 2021 BY THE BOARD OF COMMISIONERS OF THE DEPARTMENT OF REDEVELOPMENT OF THE CITY OF EAST CHICAGO, INDIANA.

Christine Russell, President

Rodger Gates, Vice-President

Christopher French, Secretary

Delainah Valdez-Medina, Commissioner

Debra Bolanos, Commissioner

Frank Rivera, Executive Director

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EXHIBIT A

BUDGET FOR FY 2020 ACTION PLAN

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2020 ACTION PLAN BUDGET JULY 1, 2020 - JUNE 30, 2021				
PROJ.	ADMINISTRATION			CDBG
1		CDBG ADMINISTRATION	$	236,262.00
1		CDBG ADMINISTRATION-PLANNING	$	30,000.00
1		CDBG ADMINISTRATION-FAIR HOUSING	$	1,500.00
	Subtotal	**18%**	**$**	**267,762.00**
PROJ.	HOUSING REHABILITATION PROGRAM			CDBG
2		HOUSING REHABILITATION PROGRAM DELIVERY	$	175,000.00
2		HOUSING REHABILITATION PROGRAMS	$	805,756.71
	Subtotal	**67%**	**$**	**980,756.71**
PROJ.	PUBLIC SERVICES			CDBG
3		BOYS & GIRLS CLUBS OF GREATER NWI	$	15,000.00
3		CATHOLIC CHARITIES	$	15,500.00
3		FOOD BANK OF NWI	$	35,000.00
3		HAVEN HOUSE, INC.	$	15,000.00
3		HEALTHY EAST CHICAGO	$	5,000.00
3		INDIANA LEGAL SERVICES	$	21,400.00
3		INDIANA PLAN	$	5,000.00
3		MEALS ON WHEELS OF NWI	$	35,000.00
3		NEW HORIZONS CHILDCARE MINISTRY	$	5,000.00
3		WE CARE FROM THE HEART	$	25,000.00
3		PUBLIC SERVICE CONTINGENCY	$	45,000.00
	Subtotal	**15%**	**$**	**221,900.00**

Total		**$ 1,470,418.71**
	Total amount to fund	**$ (1,470,418.71)**
	Remaining to be funded	$ (0.00)

2020 Allocation	*CDBG*	*HOME*
Grant	*$ 1,338,810.00*	*$308,516*
Actual PI	*$ 131,608.71*	*$ 7,024.66*
Total	*$ 1,470,418.71*	*$ 315,540.66*

General Administration	
Grant	*$ 1,338,810.00*
Times 20% Cap	***20%***
	$ 267,762.00
2020 Estimated PI	*$ 131,608.71*
	20%
	$ 26,321.74

Public Services	
Grant	*$ 1,338,810.00*
Times 15% Cap	***15%***
	$ 200,821.50
2019 Actual PI	*$ 141,115.18*
	15%
Total	*$ 21,167.28*
	$ 200,821.50
	$ 21,167.28
	$ 221,988.78

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HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
2020 ACTION PLAN BUDGET
JULY 1, 2020 - JUNE 30, 2021

PROJ.	ADMINISTRATION		HOME
1		HOME ADMINISTRATION	$ 26,054.07
1		HOME ADMINISTRATION - PLANNING	$ 5,000.00
1		HOME ADMINISTRATION - FAIR HOUSING	$ 500.00
1		CHDO OPERATING FUNDS	$ 15,425.80
		15%	**$ 46,979.87**
PROJ.	**COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)**		**HOME**
4		AFFORDABLE HOUSING PROGRAM (CHDO)	$ 46,277.40
		Subtotal 15%	**$ 46,277.40**
PROJ.	**MULTI-FAMILY REHAB PROGRAM**		**HOME**
5		MULTI-FAMILY REHAB PROGRAM - 3507 GUTHRIE ST.	$ 147,283.39
		Subtotal 47%	**$ 147,283.39**
PROJ.	**TENANT BASED RENTAL ASSISTANCE PROGRAM**		**HOME**
6		TENANT BASED RENTAL ASSISTANCE PROGRAM (TBRA)	$ 75,000.00
		Subtotal 24%	**$ 75,000.00**

Total HOME		**$ 315,540.66**
	Total amount to fund	**$ (315,540.66)**
	Remaining to be funded	$ 0.00

Admin		
Grant	$	*315,540.66*
Times 15% Cap		***10%***
Total	$	*31,554.07*

CHDO Operating	
Grant	*$308,516*
Times 15% Cap	***5%***
Total	$ *15,425.80*

HOME - CHDO	
Grant	*$308,516*
Times 15% Cap	***15%***
Total	$ *46,277.40*

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RECAPTURE GUIDELINES FOR HOMEOWNERSHIP

Resale and Recapture Guidelines for Homeownership Programs

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Anthony Copeland, Mayor
City of East Chicago

Frank Rivera
Executive Director
Department of Redevelopment

Resale and Recapture Guidelines for Homeownership Programs

EQUAL HOUSING OPPORTUNITY

IGUALDAD DE OPORTUNIDAD EN LA VIVIENDA

OVERVIEW

The HOME-assisted homebuyer requirements of the HOME rule can be found at 24 CFR Part 92.254, *Qualification as Affordable Housing: Homeownership*. It states that in order for homeownership housing to qualify as affordable housing it must:

- Be single-family, modest housing,
- Be acquired by a low-income family as its principal residence, and
- Meet affordability requirements for a specific period of time as determined by the amount of assistance provided.

In addition, to ensure affordability, the PJ must impose either resale or recapture requirements on the housing. These provisions will be imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects.

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HOMEBUYER RESALE PROVISIONS

When a homebuyer's property is constructed, redeveloped, rehabilitated, or acquired, in whole or in part, with HOME funds and the HOME funds are provided to the homebuyer property in the form of a development subsidy and there is no direct homebuyer subsidy, the resale provisions must be implemented. A direct homebuyer subsidy consists of any financial assistance that reduces the purchase price from fair market value to an affordable price, or otherwise directly subsidizes the purchase ("***direct homebuyer subsidy***"). The development subsidy consists of the difference between the cost of producing the unit and the market value of the property ("***development subsidy***").

What triggers the resale provisions during the Affordability Period?

- The homebuyer transfers or conveys the property by deed, land contract, or otherwise;
- Foreclosure proceedings are commenced against the property;
- The property is transferred by an instrument in lieu of foreclosure; or
- The title to the property is transferred from the homebuyer through any other involuntary means.

The resale provision requires that the property:

(1) Must be resold to another individual or family, whose income is at or below eighty percent (80%) of the area median income;
(2) Must be occupied by that individual or family as its primary residence for the remainder of the Affordability Period;
(3) Must be resold at a price that is affordable, therefore a family between fifty percent (50%) and eighty percent(80%) of the area median income (AMI) would not pay more than thirty percent(30%) of its gross income towards the principal, interest, taxes and insurance for the property on a monthly basis ("affordable price");
(4) Must be affordable for a reasonable range of low income families between fifty percent (50%) and eighty percent (80%) of the AMI for the geographic area published annually by HUD.

The homebuyer is entitled to a fair return on its investment (as described below) upon the sale of the property. The fair return will be based on the percentage change in the "Consumer Price Index for All Urban Consumers" (Bureau of Labor Statistics - https://www.bls.gov/cpi/) for Owners' Equivalent Rent of Primary Residence line item in Table I of the CPI Detailed Report ("CPI Index") under "Unadjusted Percent Change" during the last 12 months. Accordingly, the CPI Index during the month the residence was completed (the month during which the completion reports were received by and approved by the City of East Chicago Department of Redevelopment, administrator of the HOME funds for the City of East Chicago) will be compared to the CPI Index during the month the homebuyer sells the residence to determine the percentage of return. This percentage will be multiplied by the homebuyer's investment.

Here is an example of the calculation:
Original Sales Price: $110,000
Initial Homebuyer Investment: $1,000
Capital Investment/Improvements: $5,000

CPI Percentage at completion: 3.1%
CPI Percentage at sale of property: 3.9%
3.9% + 3.1% = 7% ÷ 2 = 3.5%

($1,000 + $5,000) x 3.5% = $210 (Fair return)
$1,000 + $5,000 + $210 = $6,210 (Total return to original homebuyer at sale)
$110,000 + $6,210 = **$116,210** (Maximum allowable subsequent sales price)

The homebuyer's investment will include any down payment (excludes the City's Forgivable Down Payment Assistance Program), plus any capital improvements. A capital improvement is any property enhancement that increases the overall value of the property, adapts it to new uses, or extends its life such as: adding windows, insulation, a new driveway, a new furnace, a garage, bedroom, new roof, remodeling kitchen, etc. Any capital improvements will be valued based on actual costs as documented by the homebuyer's receipts. Generally, replacing worn or dated components such as appliances or carpet would not be considered an improvement that adds

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value or adapts it to new uses. In certain circumstances, such as a declining housing market where home values are depreciating, the homebuyer may not receive a return on his or her investment because the home sold for less or the same price as the original purchase price and a loss on investment may constitute a fair return.

The City of East Chicago will provide HOME assistance to the subsequent homebuyer to ensure that the original homebuyer receives a fair return and that the unit is affordable to the defined low-income population.

Imposing Resale Provisions

The City will impose the resale provisions when only a "development subsidy" is utilized. The Department of Redevelopment will be required to ensure that a lien and restrictive covenant agreement has been executed and recorded on any HOME-assisted property. In accordance with CPD Notice 12-003, the Department of Redevelopment must also execute a HOME written agreement with the homebuyer before or at the time of sale. The purpose of the agreement is to ensure that all parties are aware of the provisions related to the lien and restrictive covenant agreement and HOME requirements applicable to the HOME-assisted unit (i.e., period of affordability, principal residency requirement, etc.)

AFFORDABILITY PERIOD	
If the total HOME investment (resale) or direct subsidy (recapture) in the unit is:	**The period of affordability is:**
Under $15,000	5 years
$15,000 to $40,000	10 years
Over $40,000	15 years

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Non-compliance

Failure to comply with the resale requirements means that:

(1) The original HOME-assisted homebuyer no longer occupies the unit as his or her principal residence (i.e., unit is rented or vacant), or

(2) The home was sold during the period of affordability and the applicable resale or recapture provisions were not enforced.

If this noncompliance occurs, the City of East Chicago through its Department of Redevelopment, as the entity responsible for the day-to-day operations of its HOME program, must repay its HOME Investment Trust Fund with non-Federal funds. The City must repay the HOME investment in accordance with §92.503(b)(3) whether or not it is able to recover any portion of the HOME investment from the noncompliant homebuyer.

HOMEBUYER RECAPTURE PROVISIONS

The Department of Redevelopment must implement recapture restrictions for any homebuyer property purchased, in whole or in part, by a homebuyer that receives a direct subsidy for the recipient from HOME funds Direct HOME subsidy is the amount of HOME assistance, including any program income, which enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy. ***Developers, other than CHDO's, are not allowed to provide down-payment or closing cost assistance, however a developer may provide a direct subsidy by reducing the purchase price from fair market value to an affordable price***.

What triggers the recapture provisions during the Affordability Period?

- The homebuyer transfers or conveys the property by deed, land contract, or otherwise;
- Foreclosure proceedings are commenced against the property;
- The property is transferred by an instrument in lieu of foreclosure; or
- The title to the property is transferred from the homebuyer through any other involuntary means.

The recapture approach requires that all or a portion of the direct subsidy provided to the homebuyer be recaptured from the net proceeds of the sale. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Under recapture, there is no requirement that the original HOME-assisted homebuyer sell the unit to another low-income homebuyer. Instead, if the homebuyer transfers the property either voluntarily or involuntarily during the period of affordability, the Department of Redevelopment recovers, from available net proceeds, all or a portion of the HOME assistance to the homebuyers.

There are four (4) recapture options that are described in the HOME rule and are as follows:

(1) **Recaptures Entire Direct HOME Subsidy** - In this option, Redevelopment recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. Redevelopment's recapture amount is limited to the net proceeds available from the sale.

(2) **Reduction During Affordability Period** – In this option, Redevelopment may choose to reduce the amount of direct HOME subsidy on a pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The resulting ratio would be used to determine how much of the direct HOME subsidy Redevelopment would recapture. The pro rata amount recaptured by Redevelopment cannot exceed what is available from net proceeds.

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(3) **Owner Investment Returned First** - In this option, Redevelopment would permit the homebuyer to recover their entire investment (down payment and capital improvements made by the owner since purchase) before recapturing the HOME investment.

(4) **Shared Net Proceeds** - In this option, the HOME rule states that if the net proceeds are not sufficient to recapture the entire HOME investment or a reduced amount as described above, plus enable the homebuyer to recover the amount of the down payment and any investment in the form of capital improvements made by the homebuyer since purchase, Redevelopment may share the net proceeds. Shared net proceeds, in combination with the pro rata reduction over time, is the most commonly used approach.

The Department of Redevelopment has chosen "Shared Net Proceeds", in combination with the pro rata reduction over time.

To calculate the amount of net proceeds (or shared appreciation) to be returned to Redevelopment:

- Divide direct HOME subsidy by the sum of the direct HOME subsidy and the homebuyer's investment,
- Multiply by the net proceeds to calculate the amount of HOME investment to return to Redevelopment.

$$\frac{\textit{Direct HOME Subsidy}}{\textit{Direct HOME Subsidy + Homebuyer Investment}} \textit{ X Net Proceeds = HOME Recapture}$$

To calculate the amount of net proceeds (or shared appreciation) available to the homebuyer:

- Divide the homebuyer's investment by the sum of the direct HOME subsidy and the homebuyer's investment,
- Multiply by the net proceeds to calculate the amount of homebuyer investment to return to the homebuyer.

$$\frac{\textit{Homebuyer Investment}}{\textit{Direct HOME Subsidy + Homebuyer Investment}} \textit{ X Net Proceeds = Amount to Homebuyer}$$

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Imposing Recapture Provisions

The City will impose the recapture provisions when a "direct subsidy" is utilized. The Department of Redevelopment will be required to ensure that a lien and restrictive covenant agreement has been executed and recorded on any HOME-assisted property. In addition, and in accordance with CPD Notice 12-003, the Department of Redevelopment must also execute a HOME written agreement and mortgage with the homebuyer before or at the time of sale. The purpose of the agreement is to ensure that all parties are aware of the provisions related to the lien and restrictive covenant agreement and HOME requirements applicable to the HOME-assisted unit (i.e., period of affordability, principal residency requirement, etc.)

AFFORDABILITY PERIOD	
If the total HOME investment (resale) or direct subsidy (recapture) in the unit is:	**The period of affordability is:**
Under $15,000	5 years
$15,000 to $40,000	10 years
Over $40,000	15 years

Non-compliance

Failure to comply with the recapture requirements means that:

(1) The original HOME-assisted homebuyer no longer occupies the unit as his or her principal residence (i.e., unit is rented or vacant), or

(2) The home was sold during the period of affordability and the applicable resale or recapture provisions were not enforced.

If this noncompliance occurs, the City of East Chicago through its Department of Redevelopment, as the entity responsible for the day-to-day operations of its HOME program, must repay its HOME Investment Trust Fund with non-Federal funds. The City must repay the HOME investment in accordance with §92.503(b)(3) whether or not it is able to recover any portion of the HOME investment from the noncompliant homebuyer.

Community Housing Development Organizations (CHDO)

The Community Housing Development Organization (CHDO) will be required to use the City HOME Resale/Recapture documents for their projects.

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CITIZEN PARTICIPATION

PUBLIC MEETING
Non-Profit Agencies

FY 2020 & 2021 Notification of Funding Availability (NOFA) for the Community Development Block Grant (CDBG)

501(c)(3) Non-Profit Organizations that service East Chicago residents and would like to submit a proposal to apply for the FY 2020 & 2021 Community Development Block Grant (CDBG) are invited to attend this Virtual Public Meeting.

If for some reason you are unable to attend this meeting, please call 219-391-8513 to make other arrangements. The Department of Redevelopment will provide technical assistance for agencies that would like to submit a proposal for CDBG funding.

If special arrangements need to be made to accommodate persons in order to participate in the meeting, including a Spanish interpreter, please call Lyvette Turk at 219.391.8513 by **Monday, May 3, 2021**

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WEDNESDAY, MAY 5, 2021

10:00 AM CST

Zoom Information:

https://neighborlysoftware.zoom.us/j/88352476009?pwd=Y05URk9RVGx6bm8rR1plUTN4MzdGZz09

Phone: (312) 626-6799
Meeting ID: 883 5247 6009
Passcode: 958159

ANTHONY COPELAND, MAYOR
CITY OF EAST CHICAGO, INDIANA

FRANK RIVERA, EXECUTIVE DIRECTOR
CITY OF EAST CHICAGO DEPARTMENT OF REDEVELOPMENT

City of East Chicago Department of Redevelopment
FY 2020 & 2021 CDBG Public Services
Notification of Funding Availability
April 28, 2021
32 Organizations

	Organization	Contact Name	Contact e-mail
1	Boys & Girls Clubs of Greater NWI	Orlando Drummond	odrummond@bgcgreaternwi.org
2	Carmelite Home	Dee Young	dyoung.carmelite@gmail.com
3	Carmelite Home	Elaine	Elaine.Carmelite@gmail.com
4	Catholic Charities	LaShawn Jones-Taylor	ljtaylor@catholic-charities.org
5	Contact person for Alternatives to Bridging Gap & Youth Empowerment Project	Eric Dahl	dahlehudson@att.net
6	Continuum of Care Network of NWI	Dr. Sharron Liggins	sharronliggins@aol.com
7	East Chicago Health Department	Arnita Fowlkes	afowlkes@eastchicago.com
8	East Chicago Health Department	Diana Burns	DBurns@eastchicago.com
9	East Chicago Housing Authority	Rita De La Rosa	rdelarosa@echa-in.org
10	East Chicago Housing Authority	Tia Cauley	tcauley@echa-in.org
11	East Chicago Human Resources	Elida Ochoa	EOchoa@eastchicago.com
12	East Chicago Human Resources	Patricia Melendez	pmelendez@eastchicago.com
13	East Chicago Parks Department	Vanessa Hernandez-Orange	vhdezorange@eastchicago.com
14	East Chicago Urban Enterprise Association	AnnMaria Madera	amadera@eastchicagouea.org
15	East Chicago Urban Enterprise Association	Courtnee Dinkins	cdinkins@eastchicagouea.org
16	First Baptist Church of East Chicago	Douglas Sloss	pastorsloss@aol.com
17	Food Bank of NWI	Allyson Vaulx	avaulx@foodbanknwi.org
18	Grace Baptist Church-Computer Program	Marcia Woodard	gracembceci@gmail.com
19	Grace Beyond Borders (Women's Shelter)	Marcus Martin	mmminc53@gmail.com
20	Haven House (Domestic Violence Shelter)	Candace Jorden	candacejorden@gmail.com
21	Healthlinc	Christina Serrano	CSERRANO@healthlincchc.org
22	Healthy East Chicago-Mom's Taking Charge	jberry@healthyec.org	jberry@healthyec.org
23	Indiana Legal Services	Patricia Roman Hass	Patricia.RomanHass@ilsi.net
24	Indiana Legal Services	Robin Ballard	robin.ballard@ilsi.net
25	Indiana Legal Services	Ron Gyure	ron.gyure@ilsi.net
26	Indiana Parenting Institute	Jená Bellezza	jena@indianaparentinginstitute.org
27	Indiana Plan	Tamara Bradley	tbradley@indianaplan.org
28	Ivy Tech Community College	Cindy Hall	cjhall@ivytech.edu
29	J.E. Wade Ministries	Deana Johnson	deanajohn@ymail.com
30	Lake Area United Way	Andrea Proulx Buinicki	APB@lauw.org
31	Lisa's Safe Haven Academy	Ericka Robinson	erob33@yahoo.com
32	Lisa's Safe Haven Academy	Lisa Johnson	wdjohn123@yahoo.com
33	Lisa's Safe Haven Academy	Mona Howell	mona19591@aim.com
34	Meals on Wheels of NWI	Rachel Hurst	rachel@mownwi.org
35	New Horizons Childcare	Joyce Read	JoyceARead55@yahoo.com
36	Non-Profit Consultant	K. Tyrone Spann	tnpsconsult@gmail.com
37	Non-Profit Contact Person	Nicholas Smith	ndsmith38@hotmail.com
38	NWI Reinvestment Alliance (Homebuyer Workshops)	Pamela Stalling	pamelastalling@nwira.org
39	Purdue University Northwest	Daniel Suson	daniel.suson@pnw.edu
40	Salvation Army-East Chicago	Abraham Marin	abraham.marin@usc.salvationarmy.org
41	Salvation Army-East Chicago	Leta Marin	leta.marin@usc.salvationarmy.org
42	Top Twenty	Deborah Williams	goldadew@aol.com
43	We Care From the Heart	Kim Hunt	ecwcfth@yahoo.com

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FIRST PUBLIC HEARING

*** Proof of Publication ***

State of Indiana)
) ss:
Lake County)

Personally appeared before me, a notary public in and for said county and state, the undersigned NICOLE MUSCARI who, being duly sworn, says that She/he is Legal Clerk of the Northwest Indiana Times newspaper of general circulation printed and published in the English language in the Town of Munster in state and county afore-said, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time(s), the date(s) of publication being as follows:
APRIL 9, 19 2021

CITY OF EAST CHICAGO REDEVELOPMENT - LEGALS
ACCOUNTING DEPARTMENT
4525 INDIANAPOLIS BLVD 2ND FLOOR
EAST CHICAGO IN 46312

ORDER NUMBER 67064

The undersigned further states that the Northwest Indiana Times newspaper maintains an Internet website, which is located at www.nwi.com website and that a copy of the above referenced printed matter was posted on such website on the date(s) of publication set forth above.

Nicole Muscari, Legal Clerk

By:

Subscribed and sworn to before me this 19 day of APRIL, 2021

Notary Public

DAWN RENEE HEILI
Notary Public, State of Indiana
Lake County
Commission #696125
My Commission Expires 01/31/25

My commission expires:

Section: Legals
Category: 198 Legal - Lake County
PUBLISHED ON: 04/09/2021, 04/19/2021

TOTAL AD COST: 61.40
FILED ON: 4/19/2021

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*** Proof of Publication ***

PUBLIC HEARING NOTICE CITY OF EAST CHICAGO, INDIANA FY 2020 COMMUNITY DEVELOPMENT BLOCK GRANT AND FY 2020 HOME INVESTMENT PARTNERSHIPS PROGRAM

Notice is hereby given that the City of East Chicago, IN will hold a virtual public hearing. Pursuant to COVID-19 emergency, and Executive Order 20-09, the public hearing shall take place on **Tuesday, April 20, 2021 at 5:00 PM**, via Zoom video conference. The link for access to the meeting is:
https://us02web.zoom.us/j/84037160955?pwd=MFA1S21iTHZ2Z2VlU294cUFNQ3VpQT09
Meeting ID: 840 3716 0955
Passcode: 785151
Phone: 312-626-6799

The purpose of this public hearing is to discuss the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program (HOME), in regard to the housing, community development, and economic development needs of the City of East Chicago, IN. This information will be utilized by the City in its preparation of the FY 2020 Annual Action Plan. The City of East Chicago will receive a grant allocation of CDBG entitlement funds in the amount of **$1,338,810** and HOME Funds in the amount of **$308,516** for FY 2020. In order to receive those funds, the City of East Chicago must prepare an Annual Action Plan for the use of the CDBG and HOME funds. At least 70% of the CDBG funds must benefit low- and moderate-income persons living in the City of East Chicago.

Eligible CDBG activities include single family housing rehabilitation, homeownership programs, economic development, and public service activities, among others. Eligible HOME activities include single family housing rehabilitation, homeownership programs, acquisition and new housing construction among others.

Any person(s) requiring special accommodations, including a Spanish interpreter, should contact Ms. Lyvette Turk, at (219) 391-8513 between the hours of 8:30 a.m. – 4:15 p.m. or via email at LTurk@eastchicago.com by **Thursday, April 15, 2021.**

All interested citizens are encouraged to attend the virtual public hearing and will be given the opportunity to present oral and/or written comments concerning the needs of the City of East Chicago and the use of CDBG and HOME funds to address those needs for FY 2020. Written comments may be addressed to Ms. Lyvette Turk, Community Development Programs Manager, City of East Chicago Department of Redevelopment, 4525 Indianapolis Blvd. - 2nd Floor, East Chicago, IN 46312; or Phone: (219) 391-8513; or Fax: (219) 391-7005; or via email at LTurk@eastchicago.com.

Anthony Copeland, Mayor – City of East Chicago, Indiana
Frank Rivera, Executive Director – East Chicago Dept. of Redevelopment
4/9,19 -67064-hspaxlp

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General Form No. 99P (Rev. 2009A)

City of E.C. Redevelopment
(Governmental Unit)

Lake County, Indiana

To: The Times Media Company

601-45th Avenue, Munster, IN 46321

PUBLISHER'S CLAIM

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Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines

Head -- number of lines	
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Total number of lines in notice	

COMPUTATION OF CHARGES

87 lines, 1 columns wide equals 87 equivalent lines at .7140 cents per line	$ 61.40
Additional charges for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication ($1.00 for each proof in excess of two)	
TOTAL AMOUNT OF CLAIM	$ 61.40

DATA FOR COMPUTING COST

Width of single column in picas 9p4

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Size of type 7.0 point.

67064

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper (2) times. The dates of publication being as follows:

April 9, 19

Additionally, the statement checked below is true and correct:

..... Newspaper does not have a Web site.

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Date 4/19/2021

Nicole L. Muscari

Title: Legal Clerk

By:

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PUBLIC HEARING NOTICE
CITY OF EAST CHICAGO, INDIANA
FY 2020 COMMUNITY DEVELOPMENT BLOCK GRANT AND FY 2020 HOME INVESTMENT PARTNERSHIPS PROGRAM

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Anthony Copeland, Mayor – City of East Chicago, Indiana
Frank Rivera, Executive Director – East Chicago Dept. of Redevelopment

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HOME Investment Partnerships Grant (HOME)

HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Purpose

HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately $2 billion among the States and hundreds of localities nationwide. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes HOME Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

HOME funds may be used for activities which include, but are not limited to:

- provide home purchase
- rehabilitation
- build or rehabilitate housing for rent or ownership
- demolition of dilapidated housing to make way for HOME-assisted development
- payment of relocation expenses
- provide tenant-based rental assistance contracts of up to 2 years

EQUAL HOUSING OPPORTUNITY

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City of East Chicago

Department of Redevelopment

Anthony Copeland, Mayor

PUBLIC MEETING

2020 & 2021 Annual Action Plans

For the

Community Development Block Grant (CDBG)

and

HOME Investment Partnerships Grant (HOME)

CDBG COMMUNITY DEVELOPMENT BLOCK GRANT

HOME HOME INVESTMENT PARTNERSHIPS PROGRAM

April 20, 2021
5:00 p.m.

Virtual Meeting via Zoom

ANTHONY COPELAND, MAYOR – CITY OF EAST CHICAGO, INDIANA

FRANK RIVERA, EXECUTIVE DIRECTOR
CITY OF EAST CHICAGO DEPARTMENT OF REDEVELOPMENT

AGENDA

Welcome

East Chicago Department of Redevelopment

Development Process for the Plans

Karl Haglund, Urban Design Ventures

HUD Program Year: July 1st – June 30th

2020 Action Plan

CDBG Award Amount:	**$1,338,810.00**
Estimated Program Income:	**$ 85,000.00**
	$1,423,810.00
HOME Award Amount:	**$ 308,516.00**
Estimated Program Income:	**$ 6,465.84**
	$ 314,981.84

2021 Action Plan

CDBG Award Amount:	**$1,309,909.00**
Estimated Program Income:	**$ 85,000.00**
	$1,394,909.00
HOME Award Amount:	**$ 282,564.00**
Estimated Program Income:	**$ 6,465.84**
	$ 289,029.84

Application for 501c3 NonProfit Agencies

Online Application Available: April 26, 2021

Submission Deadline: May 17, 2021 by 4:00pm

https://portal.neighborlysoftware.com/ecredevelopment/participant

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Community Development Block Grant (CDBG)

The program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq.

Purpose

HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which benefit low- and moderate-income persons. A grantee may also carry out activities which aid in the prevention or elimination of slums or blight. Additionally, grantees may fund activities when the grantee certifies that the activities meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. CDBG funds may not be used for activities which do not meet these broad national objectives.

CDBG funds may be used for activities which include, but are not limited to:

- acquisition of real property;
- relocation and demolition;
- rehabilitation of residential and non-residential structures;
- construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
- public services, within certain limits;
- activities relating to energy conservation and renewable energy resources; and
- provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

In The Matter Of:

EAST CHICAGO REDEVELOPMENT COMMISSION

EAST CHICAGO, INDIANA

ORIGINAL

REGULAR MEETING

April 20, 2021

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BOSS REPORTERS

*Gary * Merrillville * Valparaiso, Indiana*

3893 East Lincoln Highway (Rt. 30)

Merrillville, Indiana 46410

(219) 769-9090

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STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

BEFORE THE EAST CHICAGO
REDEVELOPMENT COMMISSION
EAST CHICAGO, INDIANA

REPORT OF PROCEEDINGS had at the meeting before the East Chicago Redevelopment Commission, reported by Beth A. Barnette, CSR and Notary Public, Illinois License No. 084-004727, taken via Zoom Videoconference, to be held at City Hall Council Chambers, 4525 Indianapolis Boulevard, East Chicago, Indiana, Second Floor, on the 20th day of April, 2021, at 5:00 o'clock in the evening.

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BOSS REPORTERS
& VIDEOCONFERENCING
GARY * MERRILLVILLE * VALPARAISO, INDIANA
(219) 769-9090

APPEARANCES:

Christine Russell, Commission President

Rodger Gates, Commissioner Vice-President

Christopher French, Commissioner

Delainah Valdez-Medina, Commissioner

Debra Bolanos, Commissioner

Frank Rivera, Executive Director

Shelice Tolbert, Commission Attorney

ALSO PRESENT: Lyvette Turk

Walter Haglund

* * *

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I N D E X

ITEM	DESCRIPTION	PAGE/LINE
Call to Order		4 2
Pledge of Allegiance		4 8
Roll Call		4 11
Approval of Minutes	04-06-2021	5 1
Approval of Dockets		6 9
RMC/Harborside		8 19
Public Meeting	Presentation	9 22
Action Item	3727 Main St. Lease	18 18
Action Item	Conveyance Agreement	21 19
Action Item	Valuation Srvs Invoices	25 6
Action Item	STM Invoices	28 3
Action Item	Hutton & Hutton	30 4
Resolution	2021-RED-1858	32 15
Resolution	2021-RED-1859	37 1
Informational	Sale of Properties	42 6
Public Expression	None	45 15
Motion to Adjourn		45 18

* * *

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Thank you.

MS. TURK: Thank you, Frank. Good evening, Commissioners and legal counsel. Tonight is the beginning of the process for the Fiscal Year 2020 and 2021 Annual Action Plans. If you remember, or for those of you who weren't here as the pandemic started a year ago, we were allowed by HUD to waive the process for the fiscal year 2020. So, we are starting that now. They both are due into HUD by August 16th. So they have allowed us to do the process for both, even though we do have to show some separation, but we are allowed to do the processing together.

Tonight, to kind of start us off with the development process, our consultant, who is doing a great job in helping us out in getting our plans into HUD and getting them approved by HUD, is Walter Haglund, who is the president of Urban Design Ventures. His son was due here tonight, but we have been graced by the presence of Walter Haglund tonight, who started it all and has so many years with CDBG. I'll let him tell you the rest of his accolades and he will talk a little bit about

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our development process as we go. Walt?

MR. HAGLUND: Thank you, Lyvette. Good evening, everybody. The City of East Chicago has two years of funding that it is eligible to apply for, and in the nice brochure, pamphlet, that Lyvette produced, the City for 2020 has $1,423,810 in CDBG funds and $314,981.84 in HOME funds for the 2020 program, and then you have another, under the 2021 program, $1,394,909 and $289,029 in HOME funds.

The City has undergone some major work on substantial amendments to previous years. We worked with Lyvette and redid a substantial amendment to the five-year plan. The City has been very good and Lyvette has gotten the money out for the Covid-19 funds, you know, to communities to help in dealing with the effects of the pandemic. So the City has been very active and now is the time to devote its attention to the 2020 and 2021 CDBG program and the HOME program.

Basically, this is the first step, which is the public hearing. Needs, what are the needs of the City of East Chicago and how

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best can these funds be used to address those needs. This will be followed then by funding applications from the various nonprofit groups and organizations, which will be due Monday, May 17th for these funds. And then the City staff will evaluate them, come up with a budget, and then a second public hearing is going to be scheduled for June 15th. So that will then, you know, go before the Board of the Redevelopment Commission on July 6th.

So it has to be on display for a period of 30 days. And then with that, after it's reviewed and approved by the Commission, then the plan will be submitted electronically to the HUD Indianapolis office, and the date will be July 9, 2021 for both of these plans. The activities that are eligible Lyvette has outlined in the pamphlet and what CDBG funds and HOME funds can be used for; basically, for the betterment of the City with primary funds being used to assist low and moderate income persons, you know, with the housing and community development work.

And tonight we're really here to hear if there's any specific programs,

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policies, or activities that the Redevelopment Commission would like the City to undertake. Now would be the time to really talk about those and how they will eligible and how to make them eligible. So with that, are there any questions you may have?

MS. TURK: Even if tonight -- I know we're just starting the process. You do have a couple of weeks, even though our schedule is tight to get all of this work done. We have at least one more public hearing like this one tonight when the draft will be ready. So you do have until maybe right after May 17th. If you have some ideas for programs or projects or know of any nonprofit agencies that may not be on my list, please let me know or let Frank know and we'll try to get it out to them.

I'm scheduling quite a bit of -- I have three this week for technical assistance of potential new nonprofits, including Food Bank of Northwest Indiana. We are already funding and walking through with Meals On Wheels, who this past fall was able to get some funding to help get more food out to seniors and those who are disabled. We have a

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couple more new possible entities that want to apply for funding. And so I'm doing quite a bit of meeting and technical assistance, and I'll be doing that all the way up until May 17th. So, please, please, please let us know if there's any other projects you need or if you know of nonprofits who have their 501c3 designation, please just direct them to our office. I can't think of anything else.

We're trying to make the online application be ready for Monday, but there's a possibility it may run a few days beyond that. We're working with Neighborly Software right now. It had to do with COVID and with all the money that's coming in from the American Rescue Plan by President Biden, it threw them behind. So we had six weeks where we couldn't do anything with them, and that just ended on April 15th.

And so we had a meeting with them last week and we're working with them. So we're diligently trying to get that application available and up by April 26th, but once we do know and once it is ready to go, we will put it on the website on

DRAFT

WWW.EastChicago.com\243\redevelopment. So we'll try to make sure we have it up on there. So that's all I have for tonight for the action plan.

You mentioned a little bit about the CARES Act. Due to all the funding now coming from the American Rescue Plan, we are receiving technical assistance from HUD. There's a problem now because you can't duplicate benefits. And so we can't fund -- if the American Rescue Plan has a program already out there, like rental assistance to help businesses, we can't use our CARES Act funding for any of those activities.

So they are helping us think out of the box and we'll be coming, hopefully, sometime in June with another substantial amendment, which will deal with the CARES Act and any 2019 money that I may need to move. Because we do have the parks department who is still having problems getting their programs off the ground, and so we may have to move that funding to someone like Meals On Wheels, who have run out of their money already and needs new funding to try to help them go

DRAFT

forward. So does anybody have any questions?

VICE-PRES. GATES: One question. Lyvette, you said the parks department. Can that money be used for the parks department?

MS. TURK: Yes, but what has happened is they're trying to get their program safe. There's still social distancing and because especially the children are not really being vaccinated right now. So they have to still -- they still want to be cautious to kind of do things. So that's what has been the holdup. They haven't been able to really do anything. She's trying to do a modified summer program. We're just -- I mean, things are still kind of up in the air.

In the meantime, we need to spend our money, the money that's sitting there. Those deadlines -- they did finally move it back a little bit, but there's still a deadline for us to only have one and a half times of our funding by May 2nd. But we have other entities, like We Care From The Heart, who are helping our seniors, getting case management, checking on our seniors, especially in the housing authority buildings,

DRAFT

getting them -- like in the beginning they were doing like toiletry items to drop off to those seniors, making sure they're connected with Medicare and other stuff. They're out of money.

We have agencies who are trying to respond to this pandemic and they've used the money that was allocated to them. And so we really -- you know, we have projects that are a little slow. We've got money coming and it might be better to put them in this funding cycle that we're starting tonight than to hold up the other money that we have sitting there. So, we'll have a substantial amendment coming so that it kind of ends at the same time that we're ready to approve this to be able to go to HUD.

VICE-PRES. GATES: All right. Thank you.

MS. TURK: You're welcome. If there aren't anymore questions, I'll turn it back over to Frank.

EXEC. DIRECTOR RIVERA: Before I start going forward, I just want to let you guys know that Mr. Haglund has done a

DRAFT

fantastic job for many, many years. He's one of the creators of the NRSA for us and the Sunnyside program. All of us know what's going on with the Sunnyside program that we've been going through. I'm always thinking of Mr. Haglund because of his TA expertise, and so when I get some other projects, that's who I run to.

MS. TURK: All right. Thank you, all, for joining us. I'll talk to you later on this week.

MR. HAGLUND: Thank you, all, again.

EXEC. DIRECTOR RIVERA: All right. So let's turn our attention back to our agenda. Thank you so much, Mr. Haglund and Lyvette.

DRAFT

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

BEFORE THE EAST CHICAGO
REDEVELOPMENT COMMISSION
EAST CHICAGO, INDIANA

REPORTER'S CERTIFICATE

I, Beth A. Barnette, CSR and Notary Public, do hereby certify that I reported in machine shorthand the foregoing proceedings had in the above-entitled matter, at the time and place herein before set forth; and I do further certify that the foregoing transcript, consisting of forty-six (46) typewritten pages, is a true and correct transcript of my said stenographic notes, to the best of my ability.

Signed this 27th day of April, 2021.

DRAFT

Beth Barnette

BETH A. BARNETTE, CSR
Notary Public
My Commission Expires: 6/13/22

APPROVAL OF THE REGULAR MEETING MINUTES
TUESDAY, APRIL 20TH, 2021
APPROVED & SIGNED TUESDAY, MAY 4TH, 2021

Christine Russell

Christopher French

Rodger Gates

Debra Bolanos

Delainah Valdez-Medina

Frank Rivera
Executive Director
Department of Redevelopment

DRAFT



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SECOND PUBLIC HEARING

*** Proof of Publication ***

State of Indiana)
) ss:
Lake County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Nicole Muscari who, being duly sworn, says that She/he is Legal Clerk of the Northwest Indiana Times newspaper of general circulation printed and published in the English language in the Town of Munster in state and county afore-said, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time(s), the date(s) of publication being as follows:

June 17 + 25, 2021

CITY OF EAST CHICAGO REDEVELOPMENT - LEGALS
ACCOUNTING DEPARTMENT
4525 INDIANAPOLIS BLVD 2ND FLOOR
EAST CHICAGO IN 46312

ORDER NUMBER 72296

The undersigned further states that the Northwest Indiana Times newspaper maintains an Internet website, which is located at www.nwi.com website and that a copy of the above referenced printed matter was posted on such website on the date(s) of publication set forth above.

Nicole Muscari, Legal Clerk

By: Mary Lou Weaver

Subscribed and sworn to before me this 25th day of June, 2021

Dawn Renee Heili
Notary Public

My commission expires:

DAWN RENEE HEILI
Notary Public, State of Indiana
Lake County
Commission #696125
My Commission Expires 01/31/25

Section: Legals
Category: 198 Legal - Lake County
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NOTICE OF PUBLIC HEARING FY 2020 ANNUAL ACTION PLAN FOR THE CITY OF EAST CHICAGO, INDIANA

Notice is hereby given that the City of East Chicago, IN will hold a virtual public hearing. Pursuant to COVID-19 emergency, and Executive Order 20-09, the public hearing shall take place on Tuesday, July 6, 2021 at 5:00 PM, via Zoom video conference. The link for access to the meeting is:
https://us02web.zoom.us/j/86829895797?pwd=ZGFsMUdvQVUxOHFDSkxxODRtWEJKdz09
Meeting ID: 868 2989 5797
Passcode: 179701
Phone: 312-626-6799
The purpose of the public hearing is to present the City of East Chicago's FY 2020 Annual Action Plan for the use of the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. The City intends to submit its FY 2020 Annual Action Plan in the amount of $1,338,810 for CDBG funds and $308,516 in HOME funds. These amounts are based on the latest HUD allocations. In addition, the City anticipates that it will receive $130,000 in Program Income for its CDBG Program and $7,025.00 for its HOME Program. The City anticipates that the plan will be submitted to the HUD on or before July 30, 2021.
In order to obtain the views of citizens, public agencies, and other interested parties, the City of East Chicago will place its FY 2020 Annual Action Plan on display from June 18, 2021 through July 19, 2021, at the following locations:
City of East Chicago Department of Redevelopment
4525 Indianapolis Blvd. – 2nd Floor
By Appointment only 219-391-8513
Website: https://www.eastchicago.com/243/Redevelopment
All interested persons, groups, and organizations are encouraged to attend this virtual public hearing and will be given the opportunity to present oral or written comments concerning the proposed plans and uses of the Federal funds.
Written comments may be addressed to City of East Chicago Department of Redevelopment, 4525 Indianapolis Blvd.-2nd Floor, East Chicago, IN 46312; via e-mail to: LTurk@eastchicago.com, or oral comments may be made at the public hearing or made by calling (219) 391-8513 ext. 2093.
Anthony Copeland, Mayor – City of East Chicago, Indiana
Frank Rivera, Executive Director – East Chicago Dept. of Redevelopment
6/17, 6/25-72296-hspaxlp

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Anthony Copeland, Mayor – City of East Chicago, Indiana
Frank Rivera, Executive Director – East Chicago Dept. of Redevelopment
6/17, 6/25-72296-hspaxlp

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(Governmental Unit)

Lake County, Indiana

Redevelopment

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72296

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper (2) times. The dates of publication being as follows:

June 17 + 25, 2021

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Date June 25, 2021

Nicole L. Muscari

Title: Legal Clerk

By:

DRAFT

NOTICE OF PUBLIC HEARING
FY 2020 ANNUAL ACTION PLAN
FOR THE CITY OF EAST CHICAGO, INDIANA

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Anthony Copeland, Mayor – City of East Chicago, Indiana
Frank Rivera, Executive Director – East Chicago Dept. of Redevelopment

DRAFT

Community Development Block Grant (CDBG)

Purpose

HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which benefit low- and moderate-income persons.

CDBG funds may be used for activities which include, but not limited to:

- acquisition of real property;
- relocation and demolition;
- rehabilitation of residential and non-residential structures;
- construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
- public services, within certain limits;
- activities relating to energy conservation and renewable energy resources; and
- provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

HOME Investment Partnerships Grant (HOME)

Purpose

HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately $2 billion among the States and hundreds of localities nationwide. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes HOME Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed.

HOME funds may be used for activities which include, but not limited to:

- provide home purchase
- rehabilitation
- build or rehabilitate housing for rent or ownership
- demolition of dilapidated housing to make way for HOME-assisted development
- payment of relocation expenses
- provide tenant-based rental assistance contracts of up to 2 years
- Up to 10 percent of the PJ's annual allocation may be used for program planning and administration.

EQUAL HOUSING OPPORTUNITY

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PUBLIC MEETING

FY 2020 & 2021 Annual Action Plans for the Community Development Block Grant and HOME Investment Partnerships Grant

TUESDAY, JULY 6, 2021
5:00 p.m.

VIRTUAL MEETING VIA ZOOM

https://us02web.zoom.us/j/86829895797?pwd=ZGFsMUdvQVUxOHFDSkxxODRtWEJKdz09

MEETING ID: 868 2989 5797
PASSCODE: 179701
PHONE: (312) 626-6799

Anthony Copeland, Mayor
City of East Chicago

Frank Rivera, Executive Director
Department of Redevelopment

AGENDA

Welcome

East Chicago Department of Redevelopment

Purpose of the Meeting

Karl Haglund, Urban Design Ventures

HUD Program Year: July 1st – June 30th

2020 Action Plan

CDBG Award Amount:	**$1,338,810.00**
Estimated Program Income:	**$ 85,000.00**
	$1,423,810.00
HOME Award Amount:	**$ 308,516.00**
Estimated Program Income:	**$ 6,465.84**
	$ 314,981.84

2021 Action Plan

CDBG Award Amount:	**$1,309,909.00**
Estimated Program Income:	**$ 85,000.00**
	$1,394,909.00
HOME Award Amount:	**$ 282,564.00**
Estimated Program Income:	**$ 6,465.84**
	$ 289,029.84

Comment Deadline

Monday, July 19, 2021

Questions / Final Comments

DRAFT

CONSOLIDATED PLAN FACT SHEET

What is the Consolidated Plan and Annual Action Plan?

The overall goal of the community planning and development programs covered is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

The consolidated plan/action plan serves the following functions:

(1) A planning document for the jurisdiction, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;

(2) A submission for federal funds under HUD's formula grant programs for jurisdictions;

(3) A strategy to be followed in carrying out HUD programs; and

(4) A management tool for assessing performance and tracking results.

How will it benefit you?

Federal grant funds can be seen in action in your neighborhood through federally-funded renovation of Carnegie Library, community center renovations, after-school programs, domestic violence shelters, homebuyer workshops, senior programs, summer youth employment program, legal aid so many other programs and projects.

Why are we holding Community Meetings?

As part of the City's planning process, we need you opinions on how the Federal Funds should be spent. HUD and the City want to hear from you about what you believe the needs and strengths are in your neighborhoods, so that, together, we will develop plans that will best put these grant funds to use in your neighborhoods. We are also seeking your input on the Analysis of Impediments to Fair Housing Choice and the Citizen Participation Plan.

FOR MORE INFORMATION PLEASE CALL 219-391-8513

In The Matter Of:

EAST CHICAGO REDEVELOPMENT COMMISSION

EAST CHICAGO, INDIANA

REGULAR MEETING

July 6, 2021

DRAFT

BOSS REPORTERS

*Gary * Merrillville * Valparaiso, Indiana*

3893 East Lincoln Highway (Rt. 30)

Merrillville, Indiana 46410

(219) 769-9090



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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

BEFORE THE EAST CHICAGO
REDEVELOPMENT COMMISSION
EAST CHICAGO, INDIANA

REPORT OF PROCEEDINGS had at the meeting before the East Chicago Redevelopment Commission, reported by Kristen K. Stokes, CSR, Notary Public in and for the County of Lake, State of Indiana, taken via Zoom Video-Conferencing to be held at City Hall Council Chambers, 4525 Indianapolis Boulevard, East Chicago, Indiana 46312, on July 6, 2021, scheduled to begin at 5:00 p.m. in the evening.

DRAFT

BOSS REPORTERS
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GARY * MERRILLVILLE * VALPARAISO, INDIANA
(219) 769-9090

APPEARANCES:

Christine Russell, President

Rodger Gates, Vice President

Christopher French, Secretary

Delainah Valdez-Medina, Commissioner

Frank Rivera, Executive Director

Shelice Tolbert, Attorney

James Portalatin, Building Commissioner

Lyvette Turk, C.D. Programs Manager

and

Members of the Public

* * * * *

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much, Commissioners.

Now we're going to turn our attention to Ms. Lyvette Turk and Mr. Karl Haglund who are going to be discussing with you as far as the meetings that we're having today.

Go ahead, Lyvette.

MS. TURK: Thank you, Frank.

Good evening, Commissioners and Attorney Shelice. We'll first start with the fiscal year 2018 and 2019 Substantial Amendment. We have done an amendment to both the 2018 and 2019 Annual Action Plans, and it reads as follows:

The Acquisition Rehab Program decreased $60,000, Housing Rehabilitation Program increased $60,000. Both of those affected the 2018 Action Plan.

Now, the activities that affected the 2019 Action Plan: Acquisition/Rehab Program decreased $100,000. City of East Chicago Parks & Recreation Arts Programs decreased $10,000. City of East Chicago Parks and Recreation Senior Programs, $5,000. The Housing Rehabilitation Program Delivery increased $48,000. Meals on Wheels of

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Northwest Indiana, an increase of $25,000. Northwest Indiana Reinvestment Alliance, an increase of $22,000. And We Care From the Heart, an increase of $20,000.

For fiscal year 2019, Home Investments Partnerships Program -- and I don't know if I said. It was -- all of those that I just read were from the Community Development Block Grant, also known as CDBG. Now, what was affected on the 2019 HOME Investment Partnerships Program: We sold a house during 2020. And so this is the program income proceeds from that. And we have to go through the process of actually budgeting that amount.

And so Home Admin can receive 10,000 -- I mean 10 percent of that. So that's $7,243.95. And the Housing Multi-Family Rehab Program for the project at 3507 Guthrie Street, increase of $65,195.55, for a total of $72,439.50.

Anyone who was not able to attend this public hearing today or those who are in attendance, we will be accepting through the mail, email or fax through Monday,

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July 19th, here at our office.

That is all I have on the Substantial Amendment. Were there any questions?

PRESIDENT RUSSELL: No.

MS. TURK: Okay. If there weren't any questions, due to the pandemic of last year, we did waive doing our 2020 Action Plan until now. So you'll see that you have in front of you the 2020 Action Plan and the 2021 Action Plan. And tonight, this is the second public hearing for this Action Plan. And so I will turn it over now to Karl Haglund from Urban Design Ventures, and they are our consultants to help us gather all the information that is needed so we can submit this to HUD.

Karl.

THE REPORTER: You're muted.

MS. TURK: Karl, are you on mute?

MR. HAGLUND: Sorry about that. Hello, everybody. The FY 2020 CDBG allocation is $1,338,810. The estimated CDBG program income is $131,608.71, which is a grand total of $1,470,418.71.

The FY 2020 CDBG Budget is going to fund

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the following three projects: Administration, which has three projects underneath it. CDBG administration will be allocated $236,262. CDBG Administration/Planning, $30,000. CDBG Administration Fair Housing $1,500. For a total of $267,762.

The next project is the Housing Rehabilitation Program. There will be two activities funded underneath this project. Housing Rehab Program Delivery at $175,000. The next activity will be the Housing Rehab Program with an allocation of $805,756.71. For a total of $980,756.71.

The third project is Public Service. Underneath this project, we have the following activities: Boys and Girls Club of Greater Northwest Indiana, $15,000. Catholic Charities, $15,500. Food Bank of Northwest Indiana, $35,000. Haven House, $15,000. Healthy East Chicago, $5,000. Indiana Legal Services, $21,400. Indiana Plan, $5,000. Meals on Wheels of Northwest Indiana, $35,000. New Horizon Child Care Ministry, $5,000. We Care From the Heart,

DRAFT

$25,000. Public service contingency, $45,000.

The FY 2020 Home Allocation is $308,516. The Estimated Home Program Income is $7,024.66. The following projects will be funded: Administration with four activities. Home Admin, $26,054.07. Home Administration/Planning, $5,000. Home Administration/Fair Housing, $500. CHDO Operating Funds, $15,425.80.

The next project is Community Housing Development Organization or CHDO. That will be funded $46,277.40.

The next project is Multi-Family Rehab Program, and that will be funded $147,283.39.

The next project is Tenant-Based Rental Assistance, TBRA, and that will be funded $75,000.

I'm going to move over to the 2021 Annual Action Plan. The FY 2021 CDBG allocation is $1,329,212. The estimated CDBG Program Income is $90,000 for a grand total of $1,419,212.

The FY proposed 2021 project. First one

DRAFT

is Administration with three activities. The first is CDBG Administration, funded at the amount of $252,342.40. CDBG Administration/Planning, $30,000. CDBG Administration/Fair Housing, $1,500.

The next project is Housing Rehabilitation Program. The activity underneath that is Housing Rehabilitation Program Delivery at 1,000 -- or 100,050 -- or I'm sorry, $150,000.

Next is Housing Rehabilitation Program at $766,369.60.

The next project is Public Service with the following activities underneath it: Boys and Girls Club of Greater Northwest Indiana, $10,000. Catholic Charities $17,000. City of East Chicago Sports Voucher Program, $10,000. City of East Chicago Parks and Recreation Arts Program, $20,000. City of East Chicago Parks & Recreation Senior Programs, $5,000. City of East Chicago Parks & Recreation Summer Stars Camp, $50,000. City of East Chicago Sports Voucher Program, $10,000. Food Bank of Northwest Indiana, $20,000. Healthy East

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Chicago, $5,000. Indiana Plan, $5,000. Meals on Wheels of Northwest Indiana, $20,000. New Horizon Child Care Ministry, $5,000. Northwest Indiana Reinvestment Alliance, $22,000. We Care From the Heart, $20,000.

The FY 2021 Home Allocation is $282,564, and the Estimated Home Program Income is $6,465.84, for a grand total of $289,029.84. Those projects will be Administration, with four activities. Home Administration, $23,402.98. Home Administration/Planning, $5,000. Home Administration/Fair Housing, $500. CHDO Operating Fund, $14,128.20.

The next project is Community Housing Development Organization, or CHDO, and that's going to be for the Affordable Housing Program, with a budget of $42,384.60.

The next project is Multi-Family Rehab Program, and that's going to be for 3507 Guthrie Avenue, and the allocation is $128,614.06.

And the next project is Tenant-Based Rental Assistance, or TBRA, funded at the

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amount of $75,000.

I'm going to now turn it over to public comments on the two Annual Action Plans.

COMMISSIONER VALDEZ-MEDINA: I have one question.

MS. TURK: Yes.

COMMISSIONER VALDEZ-MEDINA: So the one we just got done reading, the 2020 -- hello, it's Delainah.

MS. TURK: Yes.

COMMISSIONER VALDEZ-MEDINA: So the Action Plan that he just read for July 1st, 2021, through June 20th -- June 30th, excuse me, 2022, there are two line items of the same -- for the sports voucher. Is that supposed to be that way, or is that two separate programs?

MS. TURK: No, it shouldn't be. So that's probably going to end up being a public contingency.

COMMISSIONER VALDEZ-MEDINA: So it's really -- the figure is incorrect then because you added -- that's going to be $10,000 less; am I correct?

MS. TURK: No, no. We're going to make

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that Public Service Contingency, just like you had in the first one. So the totals are not going to change.

COMMISSIONER VALDEZ-MEDINA: Okay.

MS. TURK: The contingency just means if one of the agencies needs that $10,000 before we get to next year, it will be there to put toward public services, which it will probably be -- I have a funny feeling it's probably going to be one of the parks. We may need it for that, but it's going to be just the Public Service Contingency.

COMMISSIONER VALDEZ-MEDINA: Okay. I'm just confused because, I mean, I think that it should be worded that way then, contingency.

MS. TURK: No, that was an error.

COMMISSIONER VALDEZ-MEDINA: Oh, that was an error. Okay.

MS. TURK: Let me go back. Yeah, that was an error. It wasn't supposed to be two in there.

COMMISSIONER VALDEZ-MEDINA: Oh, I see. I understand.

MS. TURK: Yes.

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COMMISSIONER VALDEZ-MEDINA: Thank you.

MS. TURK: You're welcome.

EXECUTIVE DIRECTOR RIVERA: Lyvette, we can get an updated sheet; correct?

MS. TURK: Yes, I can do an updated one.

EXECUTIVE DIRECTOR RIVERA: Thank you.

MS. TURK: You're welcome.

Were there any more comments?

(NO RESPONSE.)

MS. TURK: Just like I said with the Substantial Amendment, you have until Monday, July 19th. If you review it and you have any questions about any of the potential grantees that we're funding or any of the programs and you have questions or comments, please let Frank or I know about those, and we can address those immediately if there are anything else.

So if there's no other further questions --

VICE PRESIDENT GATES: Just one question.

MS. TURK: Yes.

VICE PRESIDENT GATES: Due to COVID and beach erosion, the parks -- the beaches have

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been closed.

MS. TURK: Yes.

VICE PRESIDENT GATES: Can this Action Plan be adjusted in case we decide to do the repairs that need to be done on the beach? Can we make an adjustment or --

MS. TURK: Oh, I'm not sure if we can do beach. What type of erosion?

VICE PRESIDENT GATES: Oh, it's a garbage can out there, you know, right now. It's got slag and everything else.

MS. TURK: Oh.

VICE PRESIDENT GATES: I was just wondering if there was any possibility. Are we going to fund that, or are we going to look for other funds to --

MS. TURK: I don't know.

Frank, can you address that?

EXECUTIVE DIRECTOR RIVERA: That would probably be more geared to local funds. Or if not, I'm not sure whether or not it's projected in the RDA projects that we've had over there in the past, so it will be something that I have to research.

VICE PRESIDENT GATES: Okay. Yeah, I

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noticed we didn't have much money out there for that, in comparison. Okay.

MS. TURK: Okay. If there aren't any further questions, you have until Monday, July 19th, to let us know if you have any. If you know ahead of time, please let us know even ahead of time because by July 19th we'll be trying to finish up everything to put it on the next board meeting for approval on Tuesday, July 20th. Thank you all.

VICE PRESIDENT GATES: Thank you.

COMMISSIONER VALDEZ-MEDINA: Thank you, Lyvette.

MS. TURK: Thank you.

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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

BEFORE THE EAST CHICAGO
REDEVELOPMENT COMMISSION
EAST CHICAGO, INDIANA

REPORTER'S CERTIFICATE

I, KRISTEN K. STOKES, CSR, Notary Public in and for the County of Lake, State of Indiana, do hereby certify that I reported in machine shorthand the foregoing proceedings had in the above-entitled matter, at the time and place herein set forth; and I do further certify that the foregoing transcript, consisting of 53 (fifty-three) typewritten pages, is a true and correct transcript of my said stenographic notes.

Signed this 12th day of July, 2021.

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KRISTEN K. STOKES
CSR# 084-003723
My Commission Expires: 8/27/23
Notary Public: Lake County, Indiana

APPROVAL OF THE REGULAR MEETING MINUTES
OF TUESDAY, JULY 6, 2021
APPROVED & SIGNED TUESDAY, JULY 20, 2021

Christine Russell
President

Rodger Gates
Vice President

Christopher French
Secretary

Delainah Valdez-Medina
Commissioner

Frank Rivera
Executive Director

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SUBSTANTIAL AMENDMENT # 1 - PUBLIC HEARING

PUBLIC HEARING NOTICE
CITY OF EAST CHICAGO, INDIANA

FY 2020, 2021, 2022, AND 2023 ANNUAL ACTION PLAN – SUBSTANTIAL AMENDMENTS

Notice is hereby given that the City of East Chicago, IN will hold a public hearing on **Wednesday, November 22, 2023 at 5:00 PM,** prevailing time, in the City of East Chicago, Common Council Chambers, City Hall, located at 4525 Indianapolis Boulevard, East Chicago, IN 46312. City Hall and the Common Council Chambers are accessible to persons with physical disabilities. In addition, the City is offering the option of attending the public hearing virtual through Zoom video conferencing. The link for access to the public hearing is:

https://us02web.zoom.us/j/87653399007?pwd=Z2FuS2tLQWRZeDB0LzJvMzVoa3EwQT09
Meeting ID: 876 5339 9007
Passcode: 567821
Phone: 312-626-6799

If special arrangements need to be made for residents to accommodate them in order to participate in the public hearing and to review the FY 2020, 2021, 2022, and 2023 Annual Action Plan – Substantial Amendments, please contact Mr. Frank Rivera, Executive Director, City of East Chicago Department of Redevelopment, at (219) 391-8513 or email FRivera@eastchicago.com. Persons who may have a hearing impediment, please contact 7-1-1 for the TTY/TTD relay. To accommodate persons with Limited English Proficiency (LEP), translation services may be requested so they can participate in the public hearing and/or to review the FY 2020, 2021, 2022, and 2023 Annual Action Plan – Substantial Amendments, contact Frank Rivera, Executive Director, City of East Chicago Department of Redevelopment, at (219) 391-8513 or email FRivera@eastchicago.com. Si se solicitan servicios de traducción para participar en la audiencia pública o para revisar el Plan de Acción Anual para los años fiscales 2020, 2021, 2022 y 2023 - Enmiendas sustanciales, comuníquese con Frank Rivera, Director Ejecutivo, Departamento de Reurbanización de la Ciudad de East Chicago, al (219) 391-8513 o envíe un correo electrónico a FRivera@eastchicago.com.

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The purpose of this public hearing is to present substantial amendments to the City of East Chicago's FY 2020, 2021, 2022, and 2023 Community Development Block Grant (CDBG) Program Years.

The City of East Chicago previously adopted its FY 2020, 2021, 2022, and 2023 Annual Action Plans and Budgets for the use of CDBG funds. In accordance with CDBG program regulations, the City is allowed to make substantial amendments to its Annual Action Plan and Budgets in accordance with the City's Citizen Participation Plan.

The City has determined that it is necessary to amend the approved CDBG programs budget for the previously approved program years for FY 2020, 2021, 2022, and 2023. The funds will be reprogrammed from cancelled projects/activities to new projects/activities and/or increase funding for other previously approved projects/activities.

These are considered substantial amendments in accordance with the City's Citizen Participation Plan as the following applies: the scope, purpose, and location of the project activity have changed, as well as deletion of previously approved activities and the creation of proposed new activities.

The following amendments to the FY 2020, 2021, 2022, and 2023 CDBG programs are proposed:

FY 2020 CDBG Funds:

- **Food Bank of Northwest Indiana – Pantry Pack Program –** Reallocate the $35,000 budget amount to the Housing Rehabilitation Program Delivery and delete the existing activity.
- **Haven House, Inc – Pantry Pack Program –** Reallocate the $15,000 budget amount to the Housing Rehabilitation Program Delivery and delete the existing activity.
- **Healthy East Chicago – Just Talk Mental Wellness Program –** Reallocate the $5,000 budget amount to the Housing Rehabilitation Program Delivery and delete the existing activity.
- **Public Service Contingency –** Reallocate the $45,000 budget amount to the Housing Rehabilitation Program Delivery and delete the contingency amount.
- **Housing Rehabilitation Program Delivery –** increase the budget line item by $100,000 for a revised budget line item of $275,000. The Housing Rehabilitation Program Delivery cost is being deleted from the FY 2021 and FY 2022 CDBG Program years.

FY 2021 CDBG Funds:

- **City of East Chicago – Sports Voucher Program –** Reallocate the $10,000 budget amount to a new activity, the Fire Hydrant Replacement Project and delete the existing activity.
- **City of East Chicago Parks & Recreation – Arts Program –** Reallocate the $20,000 budget amount to a new activity, the Fire Hydrant Replacement Project and delete the existing activity.
- **City of East Chicago Parks & Recreation – Senior Program –** Reallocate the $5,000 budget amount to a new activity, the Fire Hydrant Replacement Project and delete the existing activity.
- **City of East Chicago Parks & Recreation – Summer Stars Camp –** Reallocate the $50,000 budget amount to a new activity, the Fire Hydrant Replacement Project and delete the existing activity.
- **Food Bank of Northwest Indiana – Pantry Pack Program –** Reallocate the $20,000 budget amount to a new activity, the Fire Hydrant Replacement Project and delete the existing activity.
- **Healthy East Chicago – Just Talk Mental Wellness Program –** Reallocate the $5,000 budget amount to a new activity, the Fire Hydrant Replacement Project and delete the existing activity.
- **Public Service Contingency –** Reallocate the $10,000 budget amount to a new activity, the Fire Hydrant Replacement Project and delete the contingency amount.
- **Fire Hydrant Replacement Project –** Create a new activity and re-allocate $120,000 as the budget amount of FY 2021 CDBG funds. This is a multi-year activity.

FY 2022 CDBG Funds:

- **Housing Rehabilitation –** Reallocate the $723,901 budget amount to a new activity, the Filtration Water Plant Project and delete the existing activity.

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- **Housing Rehabilitation Program Delivery –** Reallocate $130,000 budget amount to a new activity, the Fire Hydrant Replacement Project and the remaining $45,000 to the Filtration Water Plant Project and delete the existing activity.
- **Healthy East Chicago – Youth Enrichment Support Program –** Reallocate the $30,000 budget amount to a new activity, the Filtration Water Plant Project and delete the existing activity.
- **Fire Hydrant Replacement Project –** Create a new activity and re-allocate $130,000 as the budget for the FY 2022 CDBG funds. This is a multi-year activity.
- **Filtration Water Plant Project –** Create a new activity and re-allocate $798,901 as the budget for the FY 2022 CDBG funds. This is a multi-year activity.

FY 2023 CDBG Funds:

- **Housing Rehabilitation Program –** Reallocate the $720,833 budget amount to the new Filtration Water Plant Project and delete the existing activity.
- **Housing Rehabilitation Program Delivery –** Reallocate the $165,000 budget amount to the new Filtration Water Plant Project and delete the existing activity.
- **Filtration Water Plant Project –** Create a new activity and reallocate $885,833 as the budget amount for the FY 2023 CDBG funds. This is a multi-year activity.

In order to obtain the views of citizens, public agencies, and other interested parties, the City of East Chicago will place its FY 2020, 2021, 2022, and 2023 Annual Action Plan – Substantial Amendments on display from **November 3, 2023 through December 4, 2023**, at the following locations:

City of East Chicago Department of Redevelopment
4525 Indianapolis Blvd.
Call 219-391-8513 to request a copy via e-mail

Website: https://www.eastchicago.com/243/Redevelopment

All interested persons, groups, and organizations are encouraged to attend this public hearing and will be given the opportunity to present oral or written comments concerning the proposed substantial amendments and uses of the Federal funds.

Written comments may be addressed to City of East Chicago Department of Redevelopment, 4525 Indianapolis Blvd., East Chicago, IN 46312; via e-mail to: FRivera@eastchicago.com or by calling (219) 391-8513.

Anthony Copeland, Mayor – City of East Chicago, Indiana
Frank Rivera, Executive Director – East Chicago Dept. of Redevelopment

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