



# Fourth Program Year Action Plan

The CPMP Fourth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## Narrative Responses

### GENERAL

#### Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 4 Action Plan Executive Summary:

Introduction - Terre Haute is located 7 miles east of the Indiana/ Illinois border, on the eastern banks of the Wabash River. Terre Haute lies 70 miles southwest of Indianapolis and is the seat of Vigo County. The major industries include higher education, manufacturing, plastics, compact discs, aerospace, and high-tech machinery products. It is home to Indiana State University, Rose-Hulman Institute of Technology, St. Mary-of-the-Woods College, and Ivy Tech Community College. The Consolidated Plan envisions that housing and community development planning and programming will be accomplished through a unified and comprehensive framework that will open new opportunities for collaboration and collective problem solving. Partnerships must be developed in order to marshal government and private resources to achieve intended public purposes.

Action Plan - For Fiscal Year 2008, Terre Haute expects to receive approximately \$1.8 million in Community Development Block Grant (CDBG) funds, \$463,000 in HOME Investment Partnership Program (HOME) funds, \$82,000 in Emergency Shelter Grant (ESG) funds, and \$20,000 in program income. Of the program activities sponsored through these funds, approximately 70 percent will be used to benefit low- and moderate-income persons. Due to the uncertainty concerning the federal budget, in the event the 2008 CDBG is more than \$1,830,000, then excess funds are proposed to be allocated to the budget items on a prorated basis. If the grant amount is less than \$1,830,000, then it is proposed that each budget item be reduced on a prorated basis.

The Terre Haute City Council has established high priority target areas (see attached Map "C") that contain a higher concentration of low-income families and individuals. It is in these areas that the Department of Redevelopment directs its Community Development Block Grant and other resources.

The term "area of low-mod income concentration" is defined as areas with more than 50% of the families or individual incomes, that do not exceed 80% of the area median income, as determined by HUD (See map "A"). These boundaries are re-examined periodically and contain a high percentage of the minorities living within the City, however the minority population is distributed throughout the entire City. The City has defined the term "area of racial/ethnic minority concentration" as an area having 30% or more Black, Hispanic, and/or Asian minority families and individuals living in that area. The City has only two census tracts meeting this criteria (Census Tracts 5 & 7), one is located within the Central Eastside Target Area (CT 5), and the majority of the other (CT 7) is located within the South Westside Target Area of the City (See map "B").

Community Profile - According to the 2000 census, Terre Haute's population was 59,614, reflecting approximately a 4-percent increase from the 1990 census. During this same period of time, Terre Haute annexed outlying urbanized areas, so the net increase was actually less than the figure suggests. Population projections show that Terre Haute's population has increased since the 2000 census and that the City's current population is estimated between 60,000 and 61,000. Although the City's minority population, which represents 13.7 percent of the overall population, increased by 1.55 percent during the 1990s, the U.S. Federal Penitentiary population accounts for the majority of that increase. Furthermore, Terre Haute's elderly population, which represents 18.1 percent of the population, is increasing.

#### Housing and Community Development Needs

Conditions - The Terre Haute economy has become more service oriented. This ever-growing segment of our economy translates into lower average wages and decreased buying power for many Terre Haute families. A growing number of households are headed by single parents, thus creating an increase in the number of one-income households. These factors prevent low/mod-income households from purchasing homes, despite low mortgage rates and affordable houses.

Housing Needs - The Terre Haute Department of Redevelopment demolishes nearly 20-30 vacant and dilapidated housing units per year. Data from the 2000 census show that 65 percent of the housing stock is at least 40 years old. Furthermore, many vacant rental units are in substandard condition. One factor causing a large number of vacancies of renter-occupied units has been the substandard conditions of these units. Many people living in older homes are lower income residents or elderly residents on fixed incomes. The aging housing stock and increasing costs of repairing/maintaining these homes has resulted in some of them falling in disrepair. Nearly 80% of the housing units in substandard condition are suitable to be rehabbed.

Market Conditions - The 2000 census counted 25,636 housing units in Terre Haute. Of this figure, 61 percent were owner occupied. The median contract rent was \$350 per month, while the median home value was \$60,400. This median home value was considerably less than the State value of \$94,300. The housing market has improved during the past several years partly because of lower interest rates and an improved economy. Although, building activity within Terre Haute has greatly increased in the past ten years, the majority of new homes built during the past two decades have been constructed in the outlying areas of the County.

**Affordable Housing Needs** - In Terre Haute approximately sixty percent of the very low-income households (those earning 31 to 50 percent of median family income [MFI]) have some sort of housing problem, such as living in substandard housing, living in overcrowded conditions, or paying more than 30 percent of gross household income for housing costs. Of the low-income households (those earning 51 to 80 percent of MFI), over twenty percent have some sort of housing problem. The poorest households spend the largest percentage of their income on rent. Of the very low-income renter households, over thirty percent spend more than half of their income on housing costs, and an even larger percentage of small families, especially single-parent families, spend more than 50 percent. Of the very low-income owner households, over twenty percent spend more than half of their income on housing costs, and nearly the same percent of low-income households spend more than 30 percent. Moderate-income families (81 to 95 percent of MFI) have fewer housing problems, with less than twenty percent paying more than 30 percent of their income for housing costs. The Terre Haute Public Housing Authority has approximately 800 individuals on the waiting list for public housing and over 1500 individuals on the waiting list for Section 8 certificates and vouchers.

**Homeless Needs** - Census data from 2000 identified 73 homeless persons in Terre Haute. Of that figure, 23 percent were children. All of the homeless individuals were placed in emergency shelters. Local shelters reported that 85 percent of their clientele were white males, and approximately 90 percent of their clientele were substance abusers or mentally ill. Shelter providers reported that growing numbers of alcohol abusers need shelter each year.

The Council on Domestic Abuse (CODA) reports a need for more housing for abused wives and children. CODA received a grant from the U.S. Department of Housing and Urban Development (HUD) to build ten units of transitional housing. Shelter providers also identify a need for emergency housing for teenagers. Some homeless youth are runaways who are escaping from violent households, while others are pregnant teenagers who have been expelled from their homes. The five facilities in Terre Haute that serve as emergency shelters can accommodate 131 individuals.

**Public and Assisted Housing Needs** - The Terre Haute Housing Authority has 867 public housing units and 32 assisted single-family homes. Of the public housing units, 406 have one bedroom; 160 have two bedrooms; and 301 have three or more bedrooms. The vacancy rate for these units is 3 percent. The assisted single-family homes have at least three bedrooms, and all of these homes are occupied.

The majority of Terre Haute's public housing units are in good physical condition. Many units are accessible or are in the process of becoming accessible to persons with disabilities. Because these units are in good physical condition, the City does not expect to lose any units to demolition. The City also expects to convert two or three homes per year to homeownership. The Terre Haute Housing Authority administers 736 Section 8 certificates and vouchers to very low- and low-income individuals and families for units that are scattered throughout the City, of these units, 8 are efficiencies; 111 have one bedroom; 432 have two bedrooms; 146 have three bedrooms; 33 have four bedrooms; and 6 have five bedrooms. These figures include 468 elderly public housing units and 156 certificates, vouchers, or rent subsidies for elderly housing. As of December 31, 2006, there were no certificates or vouchers that were not being used. The waiting list for housing units has 775 individuals.

The inventory of assisted housing units includes private, project-based housing units that have been built for very low- and low-income residents. Most of these developments have waiting lists.

Barriers to Affordable Housing - Terre Haute is one of the most affordable cities in the State and in the country. No public policies, regulations, or rules negatively affect the affordability of housing or create barriers to affordable housing. The City has not identified any problems that affect affordable housing.

Fair Housing - The City certifies that it will affirmatively advance fair housing within its boundaries. The City also completed and annually updates an Analysis of the Impediments to Fair Housing choice within the community.

Lead-Based Paint - Nearly 80 percent of Terre Haute's very low- and low-income residents live in housing units that are at least 40 years old and likely contain lead-based paint. The Vigo County Health Department and the State Office of Children's Special Health Care Services maintain records on the children who have been tested. The Terre Haute Housing Authority continues to inspect and abate lead-based paint in all of its residential units and common areas. The Department of Redevelopment abates lead-based paint according to HUD guidelines. Homeowners who initiate housing rehabilitation projects receive notices about the hazards and sources of lead-based paint. They also are advised of lead poisoning symptoms, lead screening procedures, and maintenance and treatment of lead-based paint hazards.

Other Issues - A portion of the public housing stock and 32 units of housing owned by United Cerebral Palsy serve persons with physical disabilities. The local Health Department has indicated that housing for persons with HIV/AIDS currently is not a high priority, because family members care for the majority of those with HIV/AIDS.

Housing and Community Development Strategic Plan -

Housing Priorities -The City has identified the following housing priorities:

Single-family residential units are needed for low- and moderate-income persons/families, especially those participating in the Terre Haute Housing Authority's Self-Sufficiency Program (both rental and homeownership).

Residential housing units are needed for very low and low-income chronically homeless persons.

Existing emergency and transitional shelters should continue to receive support. Many of the homeless have unmet needs for food, shelter, and supportive services.

Non-housing Community Development Priorities - The City has identified public works projects in targeted low- and moderate-income neighborhoods as a priority. Projects will include street resurfacing as well as the installation of curbs, gutters, a storm drainage system, street trees, and sidewalk replacement. Community center facilities and public parks in income eligible areas are also a priority.

Antipoverty Strategy - The City's antipoverty strategy is reflected in the creation of affordable housing for very low- and low-income individuals. The Terre Haute Housing Authority, local non-profits and the Department of Redevelopment help to supply single-family and multifamily housing for those living in poverty. The Housing Authority's Self-Sufficiency program guides and supports families, encouraging them to take control of their lives and move towards homeownership.

Coordination of the Strategic Plan - The City meets with public and assisted housing providers as well as private and government health and service agencies to coordinate housing and community development activities for low- and moderate-income individuals and families. The City continues to leverage its financial resources with private funds by cooperating with local banks on housing finance and development.

Terre Haute has developed an economic development strategy that identifies and evaluates the opportunities offered by educational institutions, job training efforts, and community development programs. The City has completed a physical assessment of its streets and houses to develop priority housing and community development needs. These actions help the Department of Redevelopment coordinate the implementation of its strategy with other agencies.

#### One-Year Action Plan

Description of Key Projects - During FY 2008, Terre Haute will allocate funds to the following key projects:

Revitalizing low/mod income eligible neighborhoods through the design and/or construction of approximately 5,000 feet of curbs, gutters, and a storm water drainage system; the resurfacing of streets; the landscaping of streets; and the replacement of sidewalks. The City will also undertake two preliminary engineering design projects to determine improvements for existing target areas (\$830,000 in CDBG funds). Outcome/Objective – Sustainability of Suitable Living Environments by updating Neighborhood streets with new storm sewer drainage, sidewalk replacement, street trees, etc.

Expand and improve the quality of recreational opportunities provided to persons in the inner-city neighborhoods. Improve Park/Recreation facilities located within the City's existing target areas (\$70,000 in CDBG funds). Outcome/Objective – Sustainability of Suitable Living Environments by updating the facilities in inner-city parks located within the City's target areas.

Eliminating blight conditions in targeted neighborhoods. The City will demolish nearly 25 abandoned, vacant, or dilapidated houses and structures (\$200,000 in CDBG funds). Outcome/Objective – Sustainability of Suitable Living Environments by removing or securing unsafe buildings.

Rehabilitating 3-5 dwelling units for residents who are income qualified. Assisting a non-profit agency with the rehabilitation of a neighborhood/community center that provides services to inner city residents (\$150,000 in CDBG funds). Outcome/Objective – Sustainability of Decent Housing by the rehabilitation of single-family rental housing.

The City will work with non-profit organizations to rehabilitate an existing inner-city neighborhood/community facility located in the City's target areas that serves predominately low/mod income families (\$200,000 in CDBG funds).

Outcome/Objective – Sustainability of Suitable Living Environments by updating the community facilities in inner-city areas that are located within the City's target areas.

Constructing or rehabilitating 3-5 rental units and assisting with 2 first time home purchases for very low- and low-income families (\$217,000 in HOME funds).

Outcome/Objective – Availability/Accessibility of Decent Housing through the development of rental housing and first-time homebuyers, for income eligible persons.

The City will utilize a portion of its HOME funds to leverage a private development to provide permanent housing. This has been identified as a high priority of the City (\$200,000 in HOME funds). If the applicant does not receive funding, the HOME funds will be utilized for constructing or rehabilitating rental units. Outcome/Objective – Availability/Accessibility of Decent Housing through the development of rental housing for income eligible persons.

Providing assistance to CODA for the operation of an existing shelter for victims of domestic violence (\$42,000 in ESG funds). Outcome/Objective – Availability/Accessibility of Decent Housing and homeless services by providing assistance to existing homeless facilities.

Providing assistance to Catholic Charities for the operation of an existing shelter for single women, women with children, and families with children (\$40,000 in ESG funds). Outcome/Objective – Availability/Accessibility of Decent Housing and homeless services by providing assistance to existing homeless facilities.

## General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 4 Action Plan General Questions response:

The Department of Redevelopment, in cooperation with the Terre Haute City Council, has established certain target areas (see Map C) that contain a high concentration of low-income families and individuals. It is these areas that the Redevelopment Department directs the majority of its grant resources. These boundaries are re-examined periodically and have a high percentage of minorities living in these areas. The City requests the contractors who bid on projects to employ, when possible, low income individuals from the area.

The areas with higher unemployment rates are mostly located within the City's current target areas. Most of the minority population live scattered throughout the City. The minority population is now 13.75% of the population (including the federal penitentiary). The minority population of the City increased 1.6% over the past decade according to the census. This percentage increase does not accurately represent the change in minority population of Terre Haute citizens due to annexation of the U.S. Federal Penitentiary into the City of Terre Haute. There are currently 851 individuals of minority race residing at the penitentiary, and they have no input on housing demand. The minority population growth of the City over the past decade, excluding those residing in the penitentiary, is approximately 1%. This group has been included as a component of the Terre Haute housing market data.

The City encourages the participation of minorities in its housing programs and promotes equal housing opportunity. The term "area of racial/ethnic minority concentration" is defined as an area having 35% or more Black, Hispanic, and/or Asian families and individuals living in that area. The City only has two census tracts meeting this criteria, one is located in the Central Eastside target area and the other is partially within the South Westside target area (See map B). The term "area of low-mod income concentration" is defined as areas with more than 50% of the families or individual incomes, that do not exceed 80% of the area median income, as determined by HUD (See map A), and includes all of the City's current target areas.

For fiscal year 2008, the City of Terre Haute expects to receive approximately \$1.83 million in Community Development Block Grant (CDBG) funds, \$463,000 in HOME Investment Partnership Program (HOME) funds, \$82,000 in Emergency Shelter Grant (ESG) funds, and \$20,000 in program income. Of the program activities sponsored through these funds, approximately 70 percent will be used to benefit low- and moderate-income persons. Due to the uncertainty concerning the federal budget, in the event the 2008 CDBG is more than \$1,830,000, then excess funds are proposed to be allocated to the budget items on a prorated basis. If the grant amount is less than \$1,830,000, then it is proposed that each budget item be reduced on a prorated basis.

The City is working with a non-profit to apply for approximately \$500,000 in Federal Home Loan Bank Affordable Housing funds, the City will leverage \$400,000 of its HOME funds toward this project. There is no funding anticipated for our current projects coming from Section 8 funds or Low Interest Housing Tax Credits.

The City will encourage and assist non-profit organizations and social service agencies in seeking and applying for other funding to supplement and replace CDBG, HOME and ESG funds.

## Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 4 Action Plan Managing the Process response:

The Terre Haute Department of Redevelopment is the lead agency, with support coming from various groups to administer the programs and coordinate the consolidated planning and submission process. The activities and processes that the City undertook to enhance coordination between public and assisted housing providers, and among private and governmental health, mental health, and service agencies are described throughout the Plan. The Terre Haute Housing Authority and the Department of Redevelopment continued to partner with other community organizations and government entities to address underserved housing needs. The City works with local developers to leverage federal and private funds to provide more affordable housing. Elderly and handicap accessible housing units were developed with United Cerebral Palsy of the Wabash Valley, Jonah, and Habitat for Humanity. Terre Haute has been among the most affordable cities in the state in which to live and purchase a home. To eliminate gaps in the housing delivery system, the Department of Redevelopment will continue to work with the local lending institutions to provide matching and/or supportive funds for the HOME and CDBG programs. The Department of Redevelopment is working to assist local banks in meeting their Community Reinvestment Act requirements. The banks have agreed to provide low interest loans to assist with units constructed by the CHDO's and other non-profits. The City works with housing institutions and service providers year-round concerning the needs of social service programs, especially the Housing Authority's Family Self-Sufficiency Program, to prevent low-income individuals and families from becoming homeless.

The City of Terre Haute's Consolidated Planning process allows the City the opportunity to indicate a clear vision of the future that is to be funded with HUD funds. For many years, the City has continued to rebuild neighborhood infrastructure and provide more housing units. The City has also increased its assistance to the homeless, through non-profits, and has worked to create four Comprehensive Housing Development Corporations (CHDOs). Over the years, the City has far exceeded the required 15% of its HOME funds to be reserved for CHDOs. The City has also been able to commit and expend the funds for all grant programs in a timely manner. All of the proposed activities will be completed on schedule, and the major goals will be met or exceeded. The City of Terre Haute does not propose any adjustments to its strategies and activities at this time.

The City will continue to pursue the following locally determined objectives: (1) Enhance the quality of life in the City's neighborhoods with construction of curbs, gutters, sidewalks, and street/drainage facilities; (2) Conserve and revitalize housing through the rehabilitation of housing stock; (3) Eliminate blight and unsightly conditions through the demolition and clearance of vacant and dilapidated structures; (4) Construct new residential units for low-income persons; (5) Address the homeless needs and try to prevent homelessness.

The City of Terre Haute continues to work with all public and private housing, health and social service agencies to implement the activities and programs identified in order to achieve the goals set out in the 5-year Plan.

### **Citizen Participation**

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 Action Plan Citizen Participation response:

The City of Terre Haute complied with all of the provisions required for citizen participation and created a plan that relied on the involvement of extremely low-, very low-, and low-income residents. The City of Terre Haute is not aware of a significant number of non-English speaking residents in the community. All public meetings, hearings and focus group meetings were held in buildings and rooms, which are handicapped accessible. Notices of public meetings and hearings, announcements on the availability of documents, and outlines of public comment periods were published in the Terre Haute Tribune-Star and on the Redevelopment Department's website. Focus group meetings, public meetings and hearings were held in October, November and December 2007 and January 2008 to solicit information on housing and community development needs, and to solicit comments about strategies to meet those needs. The City accepted comments on the draft of the Consolidated Plan for nearly 4 weeks (12/9/07 – 1/7/08). Documents relevant to the programs were available at the City Department of Redevelopment, and technical assistance was available for extremely low-, very low-, and low-income residents who requested assistance in developing proposals under the submission process. There were no comments received from the public that were not accepted and made a part of the Plan.

The following is a list of the Public Meetings, Public Hearings and Focus Group meetings along with a summary of the comments received:

Public Meetings: A time schedule showing the meeting/ hearing dates, with topics for discussion was published on November 3, 2007 in the Terre Haute Tribune-Star. November 14, 2007, 4:00 PM, Redevelopment Commission Meeting. A discussion was held concerning the application schedule, the focus group meeting dates and the anticipated funds for FY 2008. December 19, 2007, 4:00 PM, Redevelopment Commission Meeting. A discussion was held concerning the focus group meetings and the Proposed Use of Funds for FY 2008. Comments received at the focus group meetings were supportive of the programs and improvements expressed in the Plan and use of funds. January 2, 2008, 4:00 PM, Redevelopment Commission Meeting. The Redevelopment Commission endorsed the 2008 Consolidated Annual Plan and the proposed use of funds. All of the comments received by the City during these meetings were supportive of the programs currently being undertaken and that without these federal resources, many areas of the community would not be served due to limited resources at the local level. January 3, 2008, 7:30 PM, City Council Sunshine Meeting. The 2008 Consolidated Annual Plan and the 2008 Use of Funds will be available for public discussion. No public comments were made at this meeting. January 10, 2008, 7:30 PM, City Council Regular Meeting. The 2008 Consolidated Annual Plan and the Proposed Use of Funds were presented to the Council and approved. The Mayor was authorized to submit the applications on behalf of the City. The Council voiced support for the programs undertaken by the Department of Redevelopment and were concerned about the continued reduction of funding each year by Congress for the Department of Housing & Urban Development. The Council again encouraged the Department to pursue all outside funding sources to continue the programs identified in the Plan.

Public Hearing: December 20, 2007, 4:00 PM. The Draft 2008 Consolidated Annual Plan was discussed and the proposed use of funds was presented. Support was expressed for all projects identified as high priorities and for continuation of programs that the City is undertaking to improve the quality of life for its citizens.

Focus Group Meetings:

Continuum of Care Focus Group - November 20, 2007, 11:00 AM, Ryves Youth Center.

Attendees:

Hamilton Center, Light House Mission, Catholic Charities, CODA, Mental Health Association, ISU, Habitat for Humanity, Human Relations Commission, Adult Protective Services, Vigo County Health Department, Terre Haute Housing Authority and the Department of Redevelopment.

Discussion/Comments:

A lengthy discussion was held regarding the importance for agencies to be familiar with the procedures for the one-day homeless count to be conducted in January. ISU will utilize interns to assist police and other entities to identify non shelter individuals. There was overall support expressed to continue to apply for outside funding sources, like the Supportive Housing applications that CODA, Hamilton Center and the Mental Health Association had approved. Local HUD and private funds can be used as leverage for these projects. The group again discussed the need to work together to utilize the software and tracking system required for the Homeless Management Information System (HMIS). Some of the facilities are operating at, or near capacity, and are networking to provide shelter and services by the appropriate agency. All representatives indicated that there was a need to provide support to those who have been severely affected by the current economic conditions in Terre Haute and the surrounding area. Emergency, temporary and long term housing for low income and elderly is still a priority. The Vigo County Homeless Coalition has served as the focal point for all agencies to interact and communicate about needs and services.

Infrastructure Focus Group - November 27, 2007, 10:00 AM, Mayor's Conference Room

Attendees:

Terre Haute Parks & Recreation Department, Terre Haute Engineering Department, Terre Haute Street & Transit Department, Terre Haute Sanitary District, West Central Indiana Economic Development Agency (MPO) and Terre Haute Department of Redevelopment.

Discussion/Comments:

The group discussed the ongoing transportation improvements planned for the next one to five years, and the importance to coordinate the projects to leverage outside resources to the maximum extent possible. The Parks system has two public parks located within established CDBG Target areas that are in need of major renovations. Both serve low/mod neighborhoods that are in the process of revitalization, and are a key component to maintaining growth and stability for these areas of town. The Parks Department has developed a five year master plan and provides input for future development needs. The Wastewater Treatment Plant was unable to attend but relayed information that the City needs to continue to reduce the inflow for the treatment facility by separation or diversion of storm water.

Housing Focus Group - November 28, 2007, 10:00 AM, Mayor's Conference Room

Attendees:

United Cerebral Palsy (CHDO), Light House Mission, Habitat for Humanity, Hamilton Center, Mother Theodore (CHDO) and Department of Redevelopment.

Discussion/Comments:

The needs continue to be similar to those expressed the past few years. The group expressed the need for more/continued affordable housing like the City has been developing with local CHDO's and other non-profits. The City could help these agencies develop 15-25 units a year if funding was available. The 2-year moratorium on Tenant Based Section 8 Vouchers for new applications is making the issue more difficult. Indiana State University, Ivy Tech and Vigo County School Corporation are being involved in providing teaching assistance and leveraging funding sources. Most expressed a concern with the difficulties toward homeownership conversion, mainly due to very poor credit ratings by clients. Meth related problems for families continues to be the most contributing issue for housing and service needs in the Wabash Valley. Habitat for Humanity has increased their income eligibility to 30-80%, because most of their clients were at 30% and could not afford the mortgage payments. Light House Mission indicated a need for more transitional and permanent housing for men and women. Housing counseling needs to be coordinated with private groups to continue to reach those in need.

Fair Housing Focus Group - November 29, 2007, 10:00 AM, Mayor's Conference Room

Attendees:

Human Relations Commission, Terre Haute Apartment Association, Pfister Realty, United Cerebral Palsy, Terre Haute Building Inspection Department, Area Planning Department and the Department of Redevelopment.

Discussion/Comments:

The group again identified education and a proactive approach to Fair Housing as the highest concern for the City of Terre Haute. Fair Housing seminars and workshops are needed to broaden the outreach for attendance by landlords and housing providers. Education has the greatest impact on Fair Housing awareness. The Director of the Human Relations Commission commended the awareness and proactiveness of the Terre Haute Apartment Association. Another main concern expressed was the need for a revised brochure to distribute to tenants and homeowners to make them aware of trash, weed, animal control and other code enforcement provisions and the person to contact. The Department of Redevelopment will help underwrite the costs for new redesigned brochures and workshops/seminars. An effort is underway to connect Diversity Recognition in February with other education programs through the month of April, which is Fair Housing Awareness month. The Vigo County school system will be utilized to disseminate information and begin education programs at the elementary school level. The second highest concern expressed was the need for decent affordable housing, especially for persons with disabilities. Terre Haute has a higher percentage of older housing stock, which requires an increased maintenance cost. The group supports the City's efforts to continue with the development of new affordable housing.

## **Institutional Structure**

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 4 Action Plan Institutional Structure response:

The City has established various housing, service provider and infrastructure focus groups. These focus groups meet periodically to contribute ideas and assess the services being provided to the citizens of Terre Haute. This forum offers a structured process to provide feedback through the completion of the Consolidated Plan and beyond. The Department of Redevelopment is available to provide assistance to low, very-low, and extremely low-income groups requesting assistance in developing proposals for federal programs under the Housing and Community Development Consolidated Plan. The City of Terre Haute will also give assistance in helping to answer questions relating to equal opportunity requirements, relocation provisions, etc. This technical assistance will be available on a continuous basis. Citizens will be encouraged by the City of Terre Haute to continually write their suggestions down and send them in for consideration. This encouragement will be particularly stressed for low and moderate income residents in blighted neighborhoods. To eliminate gaps in the housing delivery system, the Department of Redevelopment will continue to analyze the existing institutional structure to develop solutions for a more effective service delivery. The Department of Redevelopment will continue to work with Old National Bank, First Financial Bank, Terre Haute Savings Bank, Fifth Third and Regions Bank in the coming years to provide matching and/or supportive funds for the HOME and CDBG programs. The Department of Redevelopment is working to assist local banks in meeting the Community Reinvestment Act and other reinvestment requirements.

The Terre Haute Housing Authority and Department of Redevelopment will continue to work with other community organizations and government entities to participate in and/or assess the existing programs for affordable housing and services, and assess the need for developing new programs to meet any housing deficiencies. Mental health agencies, area aging agencies, physical abuse agencies, charities, and nonprofit organizations are a few of the community organizations that would be involved with the assessment process. Some of the government entities that would participate with the housing programs and/or assessment are the Indiana Housing Finance Authority, State Historic Preservation Office, Vigo County Public Welfare Office, and the Federal Home Loan Bank.

The City of Terre Haute will continue to meet with public and assisted housing providers, private and government health, mental health and service agencies, to help coordinate housing and community development activities for low/moderate income individuals and families. These actions have helped the City to decide which housing activities to undertake in the past. The City of Terre Haute will continue to leverage its financial resources with private funds by participating with local banks on housing finance and development. The City's focus groups identified goals to help make the community more livable and better functioning. The goals address areas in Transportation, Economy, Education, Consumer Opportunity, Health Care, Housing, Recreation, Community Appearance, Attitudes, and Government.

The community has also developed an Economic Development Strategy, which identifies and evaluates the opportunities and assets for educational institutions, job training efforts, and community development programs. The overall goals, of this Economic Development Strategy are to improve the employment opportunities for citizens of Terre Haute; raise per capita income in the Terre Haute area; and improve the local tax base. The City of Terre Haute and Vigo County are updating their Comprehensive Plan, which should include a physical assessment of its Streets and a Housing Inventory to help develop its priority housing and community development

needs. Through these actions, the Department of Redevelopment has and will continue to coordinate with other agencies, to implement its strategy.

The Department of Redevelopment will continue to assist the Vigo County Homeless Coalition with the enhancement of the City's Continuum of Care Strategy. Two persons from the Redevelopment staff serve on the Coalition and work closely with the organization to develop strategies and support local projects.

## Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 4 Action Plan Monitoring response:

The City of Terre Haute is a CDBG entitlement city and has supplied HUD with the documentation required for their monitoring and compliance visits. We shall review our funding requests for consistency with our local planning documents. We shall assure project compliance with the provisions of the National Affordable Housing Act in terms of housing quality standards, lead base paint abatement requirements, handicap accessibility, local and State building codes, Davis Bacon prevailing wage, zoning and planning ordinances, and other applicable requirements in awarding contracts and in all our requests for proposals. The City Engineering Department's Building Code Division and the Department of Redevelopment inspects all of the rehabilitation and construction projects funded by the CDBG and HOME programs. The City issues a certificate of occupancy after the projects are completed according to state and municipal code standards. When discrepancies are noted, the owner is required to make corrections. Corrective action ranges from the owners making corrections on their reports to providing maintenance or building code requirements. If any state or federally funded projects involve relocation or displacement, we assure compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, but we will try to avoid any relocation or displacement in our projects if possible.

The Terre Haute Housing Authority and the Department of Redevelopment monitor and comply with the Federal Fair Housing Laws. We also support and encourage the Fair Housing Standards in all of our housing programs. The City of Terre Haute does not have any sub-recipients, so monitoring requirements are extremely limited.

The City participates with several CHDO's to expend HOME funds. None of the CHDO's that the City works with will be Sub-recipients. The Department of Redevelopment works directly with the CHDO's to insure compliance with program requirements, including timeliness of expenditures. The Department also oversees the bidding and procurement procedures for all projects. The Department annually monitors the affordable housing projects it has funded to insure compliance with all HOME program requirements and provides on-site inspections to ensure long term compliance with housing codes as stated in the borrower certification agreements that are recorded as part of the mortgages. HOME activities which assist homebuyers will include a recorded agreement that protects the affordability provisions regarding resale of the housing units. The owners will be required to sell the existing property to a subsequent qualified low-income purchaser, and the owner will receive a fair return on their investment, including improvements. Tenant household characteristics and affirmative marketing procedures are required from the CHDO's and other non-profit organizations each year to maintain the affordability compliance of the programs.

The Department of Redevelopment annually reviews programs in order to monitor the City's performance in meeting its goals and objectives set forth in its Consolidated Plan. These results are reported in the CAPER and made available to HUD and the public.

The above actions have assured timeliness of program expenditures as indicated by HUD's publication of the City's high percentage of state and national rankings of expenditures from past years.

## **Lead-based Paint**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 4 Action Plan Lead-based Paint response:

During FY 2008 the City will continue to work with the Lead-Based Paint Coalition of Vigo County, which was formed by several interested groups in the Terre Haute area. The group will again prepare a grant application for lead hazard control as a part of the FY 2008 Super NOFA. The organization recognized that lead poisoning is a preventable disease, and it is an important issue that must be addressed. At present, there are no formal programs in place. Lead-based paint issues cross all socio-economic lines. In addition to the low/mod income areas of the community, there are also several well established older middle/upper income neighborhoods where renovation, remodeling is taking place. Educating our Citizens about lead-based paint issues is a responsibility, not only now, but to future generations. The group proposes to develop a plan with the assistance of the Vigo County Health Department, Vigo County School Corporation, Western Indiana Community Action Agency, Terre Haute Redevelopment Department and the Terre Haute Housing Authority to identify housing and community development needs and set forth strategies and goals to address lead-based paint issues. The grant application is for a community wide education program. The Coalition plans to submit additional applications in the future to address both education and remediation programs.

The City of Terre Haute will continue with lead-hazard reduction activities through its current housing program requirements.

## HOUSING

### Specific Housing Objectives

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

The City of Terre Haute has taken several approaches to comprehensively examine the housing needs of its community. We have contacted and had meetings with housing and social service providers, listed earlier in the Consolidated Plan, who have an interest in housing, the placement of clients in housing, supportive housing issues, and those providers who serve the homeless in order to help broaden public participation in the Consolidated Plan process. The Department of Redevelopment, the Housing Authority, along with the private and non-profit organizations have identified their needs and plans for the future.

Rehabilitation: Rehabilitation Funds will be used for the cost of the physical rehabilitation of housing for the benefit of mentally or physically disabled persons, very low/low income persons, elderly persons, or disadvantaged youth. Properties rehabbed with these funds must be occupied by income eligible residents for not less than 10 years. Approximately 3-5 dwelling units will be rehabbed in low/mod income eligible areas. Only income-eligible persons will qualify for this program. Outcome/Objective – Sustainability of Decent Housing by the rehabilitation of single-family rental housing. Estimated Cost: \$150,000 CDBG.

The City of Terre Haute shall utilize its 2008 HOME Funds to construct or rehabilitate housing units and leverage a portion of its funds to serve very low, low and moderate income persons in income eligible areas, and to facilitate neighborhood revitalization. The City will work with non-profits to construct residential units on infill lots they already own or that are owned by the Terre Haute Department of Redevelopment. The 15 – 17 housing units will be either renter occupied or first time homebuyers. Two of these units will be developed to accommodate persons with physical disabilities.

This activity will benefit approximately 15 to 17 low/mod income persons or families. Of the two homebuyers at least one will be a minority household. At least 15% of the HOME funds will be reserved for new housing constructed with CHDO's. The City works with four local CHDO's: Jonah, Inc., Mother Theodore Corp., Habitat for Humanity and Terre Haute Housing Authority Development Corporation. The City of Terre Haute is planning to utilize a portion of its 2008 HOME funds to leverage an application for \$500,000 in Federal Home Loan Bank Affordable Housing funds, by the Light House Mission, towards developing a 10-unit housing project with supportive services, to serve chronically homeless individuals. Outcome/Objective – Availability/Accessibility of Decent Housing through the development of rental housing and assisting first time homebuyers, for income eligible persons. Estimated Cost: \$417,000 HOME

In addition to the entitlement grants, local banks will also participate in the programs by lending funds for mortgages at attractive interest rates and terms to leverage the City's expenditure of HOME and CDBG funds in order to make the units affordable.

### **Needs of Public Housing**

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 4 Action Plan Public Housing Strategy response:

The Terre Haute Housing Authority will utilize its Capital funding grants to make improvements to the public housing units. Homeownership activities will be accomplished through the use of the FSS program. Tenants who receive Section 8 assistance, and have lived in qualified houses for a period of three years and participated in the Homeownership Guidance Program may purchase housing units. The Department of Redevelopment has a close working relationship with the Terre Haute Housing Authority. Projects are undertaken jointly to develop affordable housing and/or improve conditions for low/mod income individuals and families.

The Terre Haute Housing Authority is not designated as "troubled" or otherwise considered to be operating poorly. The Terre Haute Housing Authority is consistently rated a Public Housing Assessment System high performer.

### **Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 4 Action Plan Barriers to Affordable Housing response:

Terre Haute is one of the most affordable cities in the State and in the country. No public policies, regulations, or rules negatively affect the affordability of housing or create barriers to affordable housing. The City has not identified any negative barriers or policies towards affordable housing. The City will continue its efforts to identify any obstacles to addressing under-served needs and barriers to affordable housing.

The City of Terre Haute, through its Common Council and Mayor, established its Human Relations Commission to provide a forum for the citizens of the community. The Human Relations Director helps to market the Commission and the services provided by the Director. The City will assist the Director with marketing efforts, through workshops and printed materials, in order to enable the public to become more aware of fair housing and human rights policies. The City worked with the Director and other individuals to conduct a Fair Housing Seminar for financial institutions, real estate companies, insurance agencies and other parties connected with housing in our community. A brochure was developed and underwritten by the City, that explains Fair Housing Rights as well as the function and purpose of the Director and Commission, in order to better market their services to the citizens of Terre Haute.

### **HOME/ American Dream Down payment Initiative (ADDI)**

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
  - a. Describe the planned use of the ADDI funds.
  - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
  - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 4 Action Plan HOME/ADDI response:

The Department of Redevelopment will administer the HOME funds. The City of Terre Haute shall utilize its 2008 HOME Funds to construct or rehabilitate housing units, fund a first time homebuyers program and/or assist an apartment project for very low, low and moderate income persons in income eligible areas, to facilitate neighborhood revitalization. The City will utilize a portion of its HOME funds to leverage a Federal Home Loan Bank application project to provide permanent housing. This has been identified as a high priority of the City. If the applicant does not receive funding, the HOME funds will be utilized for constructing or rehabilitating rental units. The City will develop fifteen (15) to seventeen (17) housing units with not-for-profit organizations and CHDO's, through rehabilitation or new construction on infill lots already owned by the organizations or the Terre Haute Redevelopment Department serve income eligible persons. The units will either be renter occupied or for first time homebuyers and developed with non-profit and/or CHDO organizations. This activity will benefit approximately 15 to 17 low/mod income households. The City of Terre Haute has no match requirements.

The houses to be constructed will range in size from approximately 900 to 1200 square feet, depending on bedroom size. Two and three bedroom houses will be constructed as one-story bungalows or two story in order to be compatible with the architectural style of the neighborhood. The houses will be energy efficient and vinyl sided.

The amount of HOME funds anticipated for the City of Terre Haute for the 2008 program year is at least \$460,000. The majority of the proceeds will be used for housing, except for approximately \$46,000, which will be reserved for administering the housing program. None of the HOME funds will be used for tenant based rental assistance. Local banks will participate in the program by lending funds at attractive interest rates and terms to leverage the City's expenditure of HOME funds.

The HOME program will be administered by the City's Department of Redevelopment. Most of the new houses will be developed, owned, or sponsored by a Certified Community Housing Development Corporation (CHDO). At least 15% (\$70,000) of the HOME funds will be reserved for new housing constructed with CHDO's. The City works with four local CHDO's: Jonah, Inc., Mother Theodore Corp., Habitat for Humanity and the Terre Haute Housing Authority Development Corporation. Over the years, the City has far exceeded the required 15% of its HOME funds to be reserved for CHDOs. The City has also been able to commit and expend the funds for all programs in a timely manner.

None of the CHDO's that the City works with will be Sub-recipients. The City oversees the bidding process, contracting, construction and funds disbursements for the housing projects. The City monitors the marketing/tenant information and provides for the necessary periodic inspections of the housing units.

HOME activities, which assist homebuyers, include a recorded agreement that protects the affordability provisions regarding resale of the housing units. The owner will be required to sell the existing property to a subsequent qualified low-income purchaser, and the owner will receive a fair return on their investment, including improvements. The property may be sold to a subsequent low-income buyer that has no greater than 80% of the median family income of Vigo County. The Department of Redevelopment has chosen to define affordability for a subsequent homebuyer as the mortgage principle and interest, taxes and home insurance (PITI), which does not exceed 30% of the homebuyer's annual gross income. After an individual/family has owned the property for ten (10) years, it may be sold without affordability restrictions. The fair return to the buyer from the sale of the home is defined as the homebuyers initial investment during the affordability period, plus any appreciation that might accrue.

Affirmative Marketing - The HOME program requires participating jurisdictions to design a statement of policy and procedures to follow to meet the affirmative marketing, and minority and women business outreach requirements as defined in 24 CFR Part 92. The Terre Haute Housing Authority and the non-profit agencies will affirmatively market the new housing units in projects containing five or more HOME-assisted housing units to all individuals, including minority and women tenants in accordance with the Federal Affirmative Marketing procedures as defined in 24 CFR Part 92. The initial marketing of the housing units will be carried out by the non-profit agencies or the Terre Haute Housing Authority.

The City will inform the public, owners and tenants about Federal Fair Housing Laws by:

Placing statements regarding affirmative marketing policy and procedures in any media releases and reports. A copy of a description of applicable fair housing laws will be provided to owners and tenants;

Placing the equal housing opportunity logo, slogan, or statement, in any newspaper ads and other media regarding the program;

Giving direct notice to owners and tenants of the affirmative marketing policy, procedures, and fair housing law.

Owners of the housing constructed with HOME funds will be required to implement the following practices & procedures:

Advertising vacant units in commercial media, using the equal opportunity logotype, slogan, or statement;

Displaying the fair housing poster in their leasing office;

Making good faith efforts by using community contacts and provide information to attract eligible persons from all racial, ethnic, and gender groups in the housing market area;

Special outreach efforts will be undertaken to reach persons who are least likely to apply for the housing by contacting community organizations, churches, employment centers, fair housing groups, housing counseling agencies, and minority Section 8 landlords.

Letters will be sent to minority and women businesses requesting them to bid their services for the construction of the houses. These efforts will be undertaken as a special program to reach persons who are least likely to bid their services.

Racial, ethnic, and gender characteristic records as required by Section 511.71 will be maintained concerning tenancy before and after construction. Likewise, relocation data for displaced households will be maintained in individual files and on a computer spreadsheet, which will be a total of the individual files.

Assessment of affirmative marketing efforts of owners will be accomplished by requiring the housing owners to keep records regarding their marketing information and the racial, ethnic, and gender characteristics of their tenants. The City will assess the marketing effort of the owners by collecting and reviewing the data collected by the owners. If affirmative marketing efforts are not met, the City will work with the owners to complete special outreach programs to seek tenants, and/or foreclose the mortgage loan.

The City of Terre Haute will not use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

The City of Terre Haute does not currently receive ADDI entitlement funding.

## HOMELESS

### Specific Homeless Prevention Elements

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 4 Action Plan Special Needs response:

As with other programs, the community solicits proposals for the Emergency Shelter Grant funding. The City of Terre Haute anticipates receiving approximately \$82,000 for FY 2008. Potential applicants will be notified that proposals will be accepted. All proposals will be reviewed for eligibility and need and proposed funding amounts will be outlined. In the past several years, only two agencies have submitted qualified applications: Catholic Charities and CODA. Each of these agencies are required to provide the required matching funds and supporting documents for eligible expenditures. In the past several years, only Catholic Charities has budgeted a very small portion of their funding for homeless prevention (\$500-\$1000). They have not used all of the monies for that purpose, instead requesting to transfer it to another budget item. The City of Terre Haute is planning to utilize \$200,000 of its HOME funds to leverage a Federal Home Loan Bank application by the Light House Mission, toward developing a 10-unit housing project to serve chronically homeless individuals.

The Vigo County Homeless Coalition (VCHC), our local CoC, was established specifically to address the homeless population in the area, and develop a proactive approach to meeting the needs of that population. Comprised of local social service agencies, homeless providers, government officials, and community leaders, the group addresses the needs of the homeless and those at risk of becoming homeless. The Coalition has worked on outlines for projects that are priorities in the community, including youth homelessness, chronic homelessness, and urban revitalization. The intent of these outlines is to have in place desired programs should funding become available on a short time frame. Having these outlines in place will increase the likelihood that the community could respond on a short time frame.

A major focus of the VCHC has been the needs of the chronically homeless, which is a high priority in the City of Terre Haute. The strategy to accomplish this task has been to include substance abuse providers to address their additional needs. Many members of the Coalition are working on expanded drug treatment in residential settings, and pulling together the appropriate agencies to provide supportive services. The Vigo County Mental Health Association received a Supportive Housing grant to construct a ten-unit housing project and provide supportive services for the chronically homeless. In 2008, the City will work with the Light House Mission to obtain Federal Home Loan Bank funding to develop another ten-unit housing project and provide supportive services for the chronically homeless. These actions over the next year are aimed at meeting HUD's goal for eliminating chronic homelessness by 2012.

The system of variable entry into the continuum of care among the City's collaborating agencies remains in place. Client movement between service points is handled in a variety of ways. Typically, agencies have clients sign releases of

information that designate who can be informed of their situation. In other instances, such as between CODA Transitional Housing Program and the Terre Haute Housing Authority Family Self Sufficiency program, clients are considered mutual and information is shared on a regular basis to avoid duplication of services. The nature of the social services community in the Wabash Valley is the largest factor in preventing duplication of services. Many agencies, such as CODA, Mental Health Association, Lifeline, etc. provide services in multiple counties, and work closely with agencies and service providers in each community. Many of these agencies have memorandums of understanding, or coordination agreements. As the agencies work together to meet the needs of each individual client, they also come together at the monthly Homeless Coalition meeting to share problems, successes, and concerns regarding the clients and their unmet needs. This process helps identify not only priorities for the SuperNOFA, but other ways the coalition can impact the homeless population and those at risk of becoming homeless in the Wabash Valley.

Many projects are currently in the planning stages to provide housing and services for the homeless. The VCHC strives to identify and address weak points in the continuum of care, determine priorities, develop programs, and identify groups or agencies that should be involved in the planning process. As the process has evolved since 1996, organizations and individuals collaborate by bringing issues and ideas regarding the homeless and housing issues that affect the community.

The Vigo County Homeless Coalition will continue to work with publicly funded institutions to request that they comply with guidelines similar to the following state mental health services for release of individuals to the community: Before an individual is discharged or placed on outpatient status, a discharge plan shall be formulated in consultation with the patient's designated case-manager. The superintendent shall provide copies of the individual's plan of discharge or placement to a community mental health center or a managed care provider serving the area in which the individual will reside. The plan must include the following: (1) A copy of the papers authorizing the discharge or placement; (2) An assessment of the individual's mental health; (3) The superintendent's recommendations concerning the follow-up treatment services and the specific residential placement that the individual should receive after the individual is discharged or placed; (4) If the individual has been placed on outpatient status, a description of the conditions relating to the individual's placement.

## **Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 4 Action Plan ESG response:

N/A

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## **COMMUNITY DEVELOPMENT**

### **Community Development**

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 4 Action Plan Community Development response:

All activities will be completed within two years of the award date (see attached priority chart).

Street Improvements: Continued revitalization of low/mod income neighborhoods through the design and/or construction of approximately 5,000 linear feet of curbs, gutters, storm water drainage system, a new street surface, placement of street trees, and sidewalk replacement on the following streets:

North Eastside Target Area

27th Street - Barbour Avenue to Maple Avenue  
28th Street - Barbour Avenue to Maple Avenue  
29th Street - Barbour Avenue to Maple Avenue  
30th Street - Barbour Avenue to Maple Avenue

Engineering Study – Preliminary engineering study of a low/mod income eligible residential area adjacent to the existing area being improved within the target area. The area is bound by Duane Avenue on the West; 25th Street on the East; and Maple Avenue on the South.

Central Eastside Target Area

8<sup>th</sup> Avenue - 25<sup>th</sup> Street to Kester Avenue

Engineering Study – Preliminary engineering study of a low/mod income eligible residential area adjacent to the existing area being improved within the target area. The area is bound by 25th Street on the West; 8th Avenue on the North; Kester Avenue on the East; and 4th Avenue on the South.

Expand and improve the quality of recreational opportunities provided to persons in the inner-city neighborhoods. Improve Park/Recreation facilities located within the City's existing target areas. Estimated Cost: \$ 900,000 CDBG. Outcome/Objective – Sustainability of Suitable Living Environments by updating Neighborhood streets with new storm sewer drainage, sidewalk replacement, street trees, etc. and by updating the facilities in inner-city parks located within the City's target areas.

Rehabilitation: The City will work with non-profit organizations to rehabilitate a neighborhood/community facility located in the City's target areas that serve predominately low/mod income families. Estimated Cost: \$200,000 CDBG. Outcome/Objective – Sustainability of Suitable Living Environments by updating the community facilities in inner-city areas that are located within the City's target areas.

Demolition/Clearance: Continuance of the City's efforts to eliminate blighting conditions in target neighborhoods. The City will demolish abandoned and vacant/dilapidated houses and structures in low and moderate income eligible areas, including the Central Eastside & Lost Creek/Lafayette neighborhoods. Approximately 25 structures will be demolished. Estimated Cost: \$200,000 CDBG. Outcome/Objective – Sustainability of Suitable Living Environments by removing or securing unsafe buildings.

Administration: This activity covers costs for staff to operate the Community Development Block Grant program and for general office costs and project planning and development. This amount represents approximately 20% of the CDBG funds or 16% of the total funds to be administered by the Department of Redevelopment in the 2008 fiscal year. Estimated Cost: \$370,000 CDBG.

## **Antipoverty Strategy**

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 4 Action Plan Antipoverty Strategy response:

Terre Haute Housing Authority's Self-Sufficiency will continue the type of programs that will guide and support families to empower themselves to take control of their lives and become independent, productive members of the community and taxpayers. This will be achieved with support from the Western Indiana Employment and Training Services, Indiana Workforce Development, T.A.N.F.-U.P., Vigo County Head Start, 4-C Child Care, Ryves Hall, Catholic Charities free medical and dental clinics, Vigo County Adult Stay Well Clinic, Consumer Credit Counseling, Area 7 Agency on Aging, along with other agencies, educational facilities and private businesses that have committed time and resources to their programs.

The City of Terre Haute will continue to work with all agencies to identify barriers and issues related to poverty, including those concerned with the number of persons struggling with mental health, substance addictions and abuse problems.

The Terre Haute Housing Authority and Department of Redevelopment help supply single-family and multi-family housing for those individuals in poverty and will continue to do so in the future. When rehabilitating or constructing new housing, the City requests the contractor to employ, when possible, low income individuals from the area.

## **NON-HOMELESS SPECIAL NEEDS HOUSING**

## **Non-homeless Special Needs (91.220 (c) and (e))**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

The City of Terre Haute has identified permanent housing for developmentally and/or physically disabled individuals as a high priority and is working with the Mental Health Association and other agencies to provide funding to help with the development of housing projects.

## **Housing Opportunities for People with AIDS**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 4 Action Plan HOPWA response:

The City of Terre Haute is not eligible for HOPWA entitlement funds at this time. While AIDS victims individually do not represent long-term problems, the increasing number does represent a need for long-term transitional housing. The local Health Department has indicated there is not currently a need for AIDS victims housing, as the majority are taken care of by family members. The Vigo County Homeless Coalition is working with interested entities to develop a comprehensive approach for addressing the needs in our Community.

### **Specific HOPWA Objectives**

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 4 Specific HOPWA Objectives response:

N/A

### **Other Narrative**

Include any Action Plan information that was not covered by a narrative in any other section.

N/A