



Fifth Program Year Action Plan

The CPMP Fifth 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 5 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 2014, Terre Haute expects to receive approximately \$1.4 million in Community Development Block Grant (CDBG) funds, \$308,000 in HOME Investment Partnership Program (HOME) funds and \$10,000 in program income. Of the program activities sponsored through these funds, at least 70 percent will be used to benefit low- and moderate-income persons. Due to the uncertainty concerning the federal budget, in the event the 2014 CDBG amount is more than \$1,400,000, then excess funds are proposed to be allocated to the budget items on a prorated basis. If the grant amount is less than \$1,400,000, then it is proposed 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 these 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 2010 census, Terre Haute's population was 59,614, reflecting approximately a 4-percent increase from the 2000 census. During this same period of time, Terre Haute annexed outlying urbanized areas, so the net increase was actually less than the figure suggests (the 2010 Census data was not available at the block group level to compare changes). Although the City's minority population, which represents 13.7 percent of the overall population, increased by 1.55 percent during the past two decades, the U.S. Federal Penitentiary population accounts for the majority of that increase. Furthermore, Terre Haute's elderly population, which represents approximately 19 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. 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 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 women 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 three 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 August, 2013, there were no certificates or vouchers that were not being used or assigned. The waiting list for housing units has remained high.

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 has also completed and annually updates an Analysis of the Impediments to Fair Housing 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 50-60 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 multi-family 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 the non-profits working 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 2014, Terre Haute will allocate funds to the following key projects:

Revitalizing low/mod income eligible neighborhoods through the design and/or construction of approximately 600 – 800 feet of curbs, gutters, and a storm water drainage system; resurfacing of streets; landscaping of streets; and the replacement of sidewalks. The City will also undertake engineering design projects to determine future improvements for existing target areas. 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. 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 5-10 abandoned, vacant, or dilapidated houses and structures. Outcome/Objective – Sustainability of Suitable Living Environments by removing or securing unsafe buildings.

Rehabilitating 2-3 dwelling units for residents who are income qualified. 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. 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 and/or rehabilitating 2-4 rental units and assisting with 1-2 first time home purchases for very low- and low-income families. Outcome/Objective – Availability/Accessibility of Decent Housing through the development of rental housing and first-time homebuyers, for income eligible persons.

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 5 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. Approximately 80% of the CDBG funds will be expended in these established target areas. 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 total population (including the federal penitentiary). According to the census, the minority population of the City increased 1.6% over the past decade,. 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 is estimated to be 851 individuals of minority race residing at the penitentiary, and they have no input on the local 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 an area with more than 50% of the families or individual incomes, that do not exceed 80% of the area median income, as determined by HUD (Map A), and includes all of the City's current target areas.

The City has not identified any obstacles to meeting underserved needs, other than a steady decline in Federal and local funding resources. The Terre Haute Department of Redevelopment will continue to work with other community organizations and government entities to participate in and/or access the programs for affordable housing and services, and assess the need for new programs to be developed to meet any deficiencies.

For FY 2014, the City of Terre Haute expects to receive approximately \$1.4 million in Community Development Block Grant (CDBG) funds, with approximately \$10,000 in anticipated program income and \$280,000 in HOME Investment Partnership Program (HOME) funds, with approximately \$10,000 in anticipated program income. Of the program activities sponsored through these funds, at least 70 percent will be used to benefit low- and moderate-income persons. Due to the uncertainty concerning the federal budget, in the event the 2014 CDBG is more than \$1,400,000, then excess funds are proposed to be allocated to the budget items on a prorated basis. If the grant amount is less than \$1,400,000, then it is proposed that each budget item be reduced on a prorated basis. No HOME Match is required, there has historically been a 100% Match Reduction for the City of Terre Haute. In addition to the CDBG & HOME funds, it is anticipated that an additional \$150,000 - \$200,000 will be leveraged from non-profits through private resources or mortgages from local banks.

There is no funding anticipated for our current projects coming from Section 8 funds or Low Interest Housing Tax Credits. The City will work with non-profits to construct/rehabilitate residential units on infill lots they already own or that are owned by the Department of Redevelopment. 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 and HOME 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 5 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 six (6) Comprehensive Housing Development Corporations (CHDOs). Over the past 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 5 Action Plan Citizen Participation response:

The City of Terre Haute complies with all of the provisions required for citizen participation and creates a plan that relies 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, public hearing and focus group meetings are held in buildings and rooms, which are handicapped accessible. Notices of public meetings and hearing, announcements on the availability of documents, and outlines of public comment periods are published in the Terre Haute Tribune-Star and on the Redevelopment Department's website.

Focus group meetings, public meetings and a public hearing were held in November and December 2013 and January 2014 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 4 weeks (12/08/13 – 1/06/14). Documents relevant to the programs were available at the Department of Redevelopment, and technical assistance was made available for extremely low-, very low-, or 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 Hearing and Focus Group meetings along with a summary of the comments received. A time schedule showing the meeting/hearing dates, with topics for discussion was published on November 23, 2013 in the Terre Haute Tribune-Star and displayed on our the Department's website.

Public Meetings: November 20, 2013, 4:00 PM, Redevelopment Commission Meeting. A discussion was planned concerning the application/meeting schedule and upcoming focus group meetings. December 18, 2013, 4:00 PM, Redevelopment Commission Meeting. A more detailed discussion was held concerning the application schedule, focus group meetings and the 2014 Consolidated Planning Process. Comments received at the focus group meetings were supportive of the programs and improvements expressed in the Plan and the use of funds. January 2, 2014, 4:00 PM, Redevelopment Commission Meeting, the Redevelopment Commission reviewed for approval, the 2014 Annual Consolidated Plan and the proposed use of funds.

On January 9, 2014, 5:30 PM, City Council Special Meeting, a Resolution supporting the 2014 Annual Consolidated Plan and Proposed Use of Funds was presented to the Council and Resolution #1 – 2014 was approved authorizing the Mayor 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 HUD.

Public Hearing: December 19, 2013, 4:00 PM. A draft of the 2014 Annual Action 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 in the community.

Focus Group Meetings:

Continuum of Care Focus Group - December 3, 2013, at 11:00 a.m., in the Mayor's Conference Room

Attendees:

Terre Haute Housing Authority, Catholic Charities, Terre Haute Human Relations Commission, Hamilton Center, Mental Health Association, Council on Domestic Abuse,

Light House Mission and the Department of Redevelopment.

Discussion/Comments:

There was overall support expressed to continue to apply for outside funding sources, like the Supportive Housing applications Hamilton Center and the Mental Health America have received. Local HUD grants and private funds can be used as leverage for these types of projects. Representatives all 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 Homeless Prevention and Rapid Re-Housing (HPRP) funds had a positive impact on the shelter populations. The Wabash Valley Planning Council on Homeless for Region 7 has served as a good focal point for all agencies to interact and communicate about needs and services. The group discussed the need to work together to utilize the software and tracking system required for the Homeless Management Information System (HMIS). Light House Mission, Catholic Charities and Mental Health Association of Vigo County have used the software for some time and will work with other agencies. Most of the facilities are operating at or near capacity and networking to provide shelter/services by the appropriate agency.

Infrastructure Focus Group - December 4, 2013, at 10:00 a.m., in the Mayor's Conference Room

Attendees:

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

Discussion/Comments:

The group discussed the transportation improvements planned for the next three to five years and the importance to coordinate the projects to leverage outside resources to the maximum extent possible. The Street Department and Wastewater Treatment Plant both emphasized that the City needs to continue to reduce the inflow to the treatment facility by separation or diversion of storm water. All of the focus group members indicated the need to leverage all of our resources due to the diminished funding levels from the State and Federal entities.

Housing Focus Group - December 5, 2013, at 10:00 a.m., in the Mayor's

Conference Room

Attendees:

United Cerebral Palsy (CHDO), Jonah (CHDO), Central Eastside Housing (CHDO), Habitat for Humanity, Hamilton Center, Mother Theodore (CHDO), Terre Haute Housing Authority, The Will Center, 5/3 Bank and Department of Redevelopment.

Discussion/Comments:

The group all 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 10-25 units a year if funding was available. The moratorium on Tenant Based Section 8 Vouchers for new applications is making the issue more difficult. Central Eastside Housing again indicated a need for more transitional and permanent housing for men and women, with an emphasis on apartment and 2-bedroom houses. Housing counseling needs to be coordinated with private groups to continue to reach those in need. Indiana State University, Ivy Tech and Vigo County School Corporation need to be involved in providing teaching assistance and leveraging funding sources. Most expressed a concern with the difficulties towards homeownership conversion, mainly due to very poor credit ratings by clients.

Fair Housing Focus Group - December 6, 2013, at 10:00 a.m., in the Mayor's Conference Room

Attendees:

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

Discussion/Comments:

The group supports the City's efforts to continue with the development of new affordable housing. Another concern expressed again was the need for updated/expanded brochures to distribute to tenants and homeowners to make them aware of trash, weed, animal control and other code enforcement provisions and contact information. An effort is being continued to connect Diversity Recognition in February with other education programs through the month of April, which is Fair Housing Awareness month. 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, lenders and housing providers. Education seems to have the greatest impact on Fair Housing awareness. It was also discussed that various local organizations like the Vigo County School system be utilized to disseminate information and begin education programs at the elementary school level. The Director of the Human Relations Commission commended the Terre Haute Apartment Association for their cooperation and proactive approach. The second highest concern expressed was the continued need for decent affordable housing, especially for persons with disabilities. Terre Haute has a higher percentage of older housing stock, which requires increased maintenance costs. This focus group is involved with the City's update to its Analysis of Impediments to Fair Housing and all groups represented concurred that these concerns continue to be the majors areas to address over the next few years.

Institutional Structure

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

Program Year 5 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 updated their Comprehensive Plan, which includes 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 Wabash Valley Planning Council on Homeless for Region 7 with the enhancement of the Continuum of Care Strategy. Two persons from the Redevelopment staff serve on the Council 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 5 Action Plan Monitoring response:

The City of Terre Haute is a CDBG entitlement city and has supplied HUD with the necessary 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 and other non-profit organizations to expend the HOME funds. None of the CHDO's that the City works with will be Sub-recipients.

The Department of Redevelopment works directly with the organizations to ensure 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 ensure 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, rent structure, income limits 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. 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.

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.

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 5 Action Plan Lead-based Paint response:

During upcoming years the City will continue to work with the Lead-Based Paint Council 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 2015 NOFA. The organization recognized that lead poisoning is a preventable disease, and it is an important issue that must be addressed.

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 applications have been for a community wide education program. The Council 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 5 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 2-3 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: \$100,000 CDBG.

The City of Terre Haute shall utilize its 2015 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/rehabilitate residential units on infill lots they already own or that are owned by the Department of Redevelopment. The 2-5 housing units will be either renter occupied or first time homebuyers. One of these units will be developed to accommodate persons with physical disabilities. This activity will benefit approximately 2 to 5 low/mod income persons or families. Of the two homebuyers, efforts will be made to make at least one of them a minority household. At least 15% of the HOME funds will be reserved for new housing constructed with CHDO's. The City works with at least six (6) local CHDO's: Jonah, Inc., Mother Theodore Corp., Habitat for Humanity, Central Eastside Housing, Low Income Housing Development Corporation and Terre Haute Housing Authority Development Corporation. Outcome/Objective – Availability/Accessibility of Decent Housing through the development of rental housing and assisting first time

homebuyers, for income eligible persons. Estimated Cost: \$260,000 HOME. No HOME Match is required, and there has been a 100% Match Reduction for Terre Haute.

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.

All of the Department's housing and community facility programs are publicly advertised on a first-come, first-served basis when HUD's CDBG and HOME program funds become available each year. The guidelines for all of the programs are adopted annually by the Terre Haute Redevelopment Commission and applications are available at the Redevelopment Department, from the Housing Program Administrator. Program guidelines are also available on the Department's website http://www.thredevelopment.com/residential_home.html, Any non-profit corporation that has the capacity to undertake and complete the rehabilitation or construction of housing for low- to moderate-income persons can apply for the housing and community facilities programs according to the program guidelines. Community Housing Development Organizations (CHDO's) are encouraged to apply.

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 5 Action Plan Public Housing Strategy response:

The Terre Haute Housing Authority will utilize its Capital funding grants to make improvements to 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 has in the past been rated a Public Housing Assessment System high performer. They are currently working to overcome identified deficiencies.

Barriers to Affordable Housing

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

Program Year 5 Action Plan Barriers to Affordable Housing response:

Terre Haute is one of the most affordable cities in the State and 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 5 Action Plan HOME/ADDI response:

The Department of Redevelopment will administer the HOME funds. The City of Terre Haute shall utilize its 2015 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. 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 two (2) to five (5) 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, to 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 2 to 5 low/mod income households. No HOME Match is required, there has historically been a 100% Match Reduction for the City of Terre Haute.

The houses to be constructed will range in size from approximately 900 to 1,200 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 2015 program year is approximately \$260,000. The majority of the proceeds will be used for housing, except for what will be utilized for administration of the programs, which is approximately \$25,000. 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% (\$40,000) of the HOME funds will be reserved for new housing constructed with CHDO's. The City works with six local CHDO's: Jonah, Inc., Mother Theodore Corp., Habitat for Humanity, Central Eastside Housing, Low Income Housing Development Corporation 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 Department of Redevelopment

monitors the marketing/tenant information and provides for the necessary periodic inspections of the housing units.

HOME activities engaged in by the Department of Redevelopment consist of direct subsidies to assist homebuyers as well as development subsidies to develop income eligible housing units. The Department will use either the Resale or Recapture provisions to ensure compliance with HOME regulations as appropriate for the particular program. Use of funds for client homebuyers assistance shall be subject to the Recapture provisions of 24 CFR §92.254(a)(5)(ii).

All HOME assisted homebuyers projects must remain affordable to or be occupied by income eligible households for the appropriate Period of Affordability in accordance with the following:

<u>SUBSIDY</u>	<u>TERM</u>
Under \$15,000.00	5 years
Between \$15,000.00 and \$40,000.00	10 years
Over \$40,000.00	15 years

HOME RECAPTURE PROVISIONS: When HOME funds are provided as a direct subsidy the Recapture provisions will be utilized in the event the property affected is transferred during the Affordability Period. Direct subsidy funds must be repaid from the net proceeds of the sale of the property. Net proceeds are equal to the sales price minus downpayment, capital improvements (defined as improvements professionally installed and approved by the Department of Redevelopment prior to commencing work) and superior loan principal repayment. If the net proceeds are not sufficient to recapture the full subsidy amount due to the Department the sum recaptured may be reduced and prorated based on the period of time owned measured against the required Affordability Period. The pro rata amount recaptured by the Department may not exceed what is available from net proceeds. Use of funds for development subsidies shall be subject to the Resale provisions of 24 CFR §92.254(a)(5)(i).

All HOME assisted rental projects must remain affordable to or be occupied by income eligible households for the appropriate Period of Affordability in accordance with the following:

<u>SUBSIDY</u>	<u>TERM</u>
Under \$15,000.00	5 years
Between \$15,000.00 and \$40,000.00	10 years
Over \$40,000.00 or Rehabilitation involving financing	15 years
New Construction or acquisition of newly constructed housing	20 years

HOME RESALE PROVISIONS: When HOME funds are provided as a development subsidy the Resale provisions will be utilized in the event the property affected is transferred during the Affordability Period. Upon sale during the Affordability Period the subsequent purchaser must meet the following requirements: (A) Income cannot exceed sixty percent (60%) of the median family income of Vigo County; (B) Mortgage principal and interest, taxes and home insurance (PITI) cannot exceed thirty percent (30%) of homebuyers annual gross income and (C) Utilize the property as their principal residence during the Affordability Period.

The initial owner of the affected property shall be entitled to a fair return on its

investment defined as the original initial investment plus capital improvements and the percentage change in median real estate sale prices in Vigo County over the period of ownership.

Capital Improvements is defined as those improvements approved by the Department in advance and completed by a licensed contractor. Capital Improvements will be valued for purpose of fair return by the national average increase in value a specific improvement brings at sale.

Imposition of the Resale and Recapture provisions will be reflected in written agreements between the Department and the party receiving the subsidy and will be evidenced by recorded deed restrictions and covenants running with the land. In the event of breach of any of the restrictions or covenants during the Affordability Period the Department shall have all rights of enforcement under Indiana law for the collection of the subsidy and foreclosure of the lien interest.

In the event of the termination of this Agreement for fault of Homesteaders, they shall not be entitled to any compensation or reimbursement for any expenditures which they may have made or any services they may have performed or any matter or thing whatsoever done by them for or on behalf of the Department of Redevelopment prior to any such termination; Unless notice of breach and termination of this Agreement is filed for record in Vigo County, Indiana, within ten (10) years after the date of this Agreement, or unless action for recovering title and possession of said property is filed within ten (10) years after the date of this Agreement, the title of Homesteaders shall be a fee simple absolute, and all reversionary interest, if any, of the Department of Redevelopment shall be extinguished; Upon the violation of one or more of the above certifications by owners, and at any time thereafter, the entire loan balance and all accrued, unpaid interest thereon, shall, at the option of the Department of Redevelopment become immediately due and payable, without any notice, which is hereby expressly waived by owners, and the Department of Redevelopment shall have the right to pursue immediately any and all remedies, legal or equitable, as are available under applicable law, to collect the entire amount of the loan unpaid and accrued interest, to foreclose this certification agreement and mortgage in favor of the Department of Redevelopment or to take such other action appropriate to protect the interest of the Department of Redevelopment.

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 Housing Authority.

The City informs the public, owners & tenants about Federal Fair Housing Laws by:

- Placing statements regarding affirmative marketing policy and procedures in any media releases and reports. A copy of the 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 and 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 2013. 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 5 Action Plan Special Needs response:

The City of Terre Haute does not anticipate receiving ESG funds for FY 2015 (*Due to the Hearth Act legislation and the fact that a HUD budget was not fully funded, these funds will not be available to the City of Terre Haute as an entitlement grant.).

The Wabash Valley Planning Council on Homeless for Region 7, 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 Council 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, a way to prioritize desired programs, should funding become available in a short time frame. Having these outlines in place will increase the likelihood that the community could respond within a short time frame and be successful with their funding request.

A major focus of the Wabash Valley Planning Council on Homeless for Region 7 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 the additional needs. Many members of the Council are working on expanded drug treatment in residential settings, and pulling together the appropriate agencies to provide supportive services. The Mental Health Association received a Supportive Housing grant to construct a housing project and provide supportive services for the chronically homeless. 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, 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 monthly meetings 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 Council 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 Wabash Valley Planning Council on Homeless for Region 7 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 Wabash Valley Planning Council on Homeless for Region 7 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.

As a result of the American Recovery and Reinvestment Act of 2009 (ARRA), the City received a one-time grant for the Homelessness Prevention and Rapid Re-Housing Program (HPRP). These funds provided support for local programs to keep persons and families from becoming homeless and allow those living in shelters to obtain suitable housing. These funds had an immediate impact by offering persons and families short-term rental assistance, housing relocation, and/or security and utility deposits. Nearly 65% of the City's HPRP funds were used for a Homelessness Prevention program, that was designed to provide financial assistance to eligible households. 30% of these funds were used for Housing Relocation and Stabilization services, and 5% for Administration costs. Assistance was provided through case managers. All participants were screened: That homelessness is imminent without the assistance; To ensure that they are cases that with the limited direct assistance will prevent homelessness; and That the household meets the 50% AMI criteria.

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 5 Action Plan ESG response:

N/A

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 5 Action Plan Community Development response:

All activities are proposed to be completed within two years of the award date.

Street Improvements: Continued revitalization of low/mod income neighborhoods through the design and/or construction of approximately 800 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:

- Duane Avenue – 23rd Street to 24th Street
- Duane Avenue – 24th Street to 25th Street
-

Central Eastside Target Area:

- Kester Avenue – 8th Avenue to Buckeye Street
- Ash Street – 31st Street to Kester Avenue
- Beech Street – 31st Street to Kester Avenue
- Plum Street – 31st Street to Kester Avenue
- 4th Avenue – 25th Street to 27th Street
- 4th Avenue – 27th Street to 29th Street
- 4th Avenue – 29th Street to 30th Street
- 30th Street – 4th Avenue to 5th Avenue

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: \$ 855,000 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: \$75,000 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 5-10 structures will be demolished. Estimated Cost: \$160,000 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 2014 fiscal year. The Department expects to receive approximately \$10,000 in program income. Estimated Cost: \$285,000 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 5 Action Plan Antipoverty Strategy response:

Terre Haute Housing Authority's Self-Sufficiency employees will continue the type of programs that will guide and support families to empower themselves, in order to take control of their lives and become independent, productive members of the community. This will be achieved with support from the WIETS, Workforce One, 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 Redevelopment Department help supply single 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 contractors 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 5 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. The Mental Health Association is currently working with IHEDA to construct 30 residential units to serve as permanent housing and the Department of Redevelopment is working with six (6) local CHDO's to develop up to thirty-five (35) residential units over the next several years.

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 5 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 service providers have indicated there is not currently a need for AIDS victims housing, as the majority are taken care of by family members. The Wabash Valley Planning Council on Homeless for Region 7 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 5 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