



Goshen Common Council

6:00 p.m. April 20, 2021 Regular Meeting

Council Chambers, Police & Court Building, 111 East Jefferson Street, Goshen, Indiana

Call to Order by Mayor Jeremy Stutsman

Pledge of Allegiance

Roll: Megan Eichorn (District 4) Julia King (At-Large) Jim McKee (District 1)
Doug Nisley (District 2) Gilberto Pérez, Jr. (District 5) Matt Schrock (District 3)
Council President Brett Weddell (At-Large) Youth Advisor Hazany Palomino (Non-voting)

Approval of Minutes

Approval of Meeting Agenda

Privilege of the Floor

- I. **Public Hearing** Community Development Block Grant (CDBG) Program Year 2021 Annual Action Plan
 - Staff Memo (Bylsma)
 - 2021 Annual Action Plan

- II. **Resolution 2021-12** Interlocal Agreement with the County of Elkhart for the Consolidated County Court Site

- III. **Resolution 2021-13** Approve Disposal of Real Estate at 2601 Woodland Drive by Goshen Redevelopment Commission

- IV. **Ordinance 5077** (2nd Reading) Amending Ordinance 3828 Governing Public Purchasing

- V. **Ordinance 5078** Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described, and Commonly Known as 1905 Reliance Road, from Residential R-1 District to Commercial B-3 District
 - Plan Commission Report
 - Staff Analysis and Recommendations (Yoder)
 - Project Narrative and Maps (JPR)

Elected Official Reports

Adjournment



**Meaghan Bylsma, MPA
CDBG Program, CITY OF GOSHEN**

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MEMORANDUM

TO: Mayor, Goshen Common Council Members & Goshen City Department Heads

FROM: Meaghan Bylsma, Community Development Specialist

DATE: April 20, 2021

RE: Public Hearing & Notice of Availability of Draft Community Development Block Grant (CDBG) Program Year 2021 Annual Action Plan

The City of Goshen's CDBG Annual Action Plan for Program Year 2021 has been prepared and is available for public review and comment beginning March 25, 2021. A hard copy is available for review upon request at the Planning Office located at the City Annex Building, 204 E. Jefferson Street. The Plan is also available on the City website at <http://www.goshenindiana.org/cdbg>.

The City will hold a **public hearing on the proposed 2021 Annual Action Plan on Tuesday, April 20, 2021, at 6pm** during the City Council meeting in the City Council Chambers, at the Goshen Police and Courts Building, 111 E. Jefferson Street, Goshen. The Goshen Police and Courts Building is handicapped accessible. Non-English-speaking persons and others needing special assistance to participate in the hearing process should contact the City as soon as possible. The City of Goshen Rules for Virtual Meetings will be in effect. A link to access this meeting will be posted on the City's website.

The public hearing will include a review of the proposed 2021 Annual Action Plan, a review of the current 2020 program year and opportunity for citizen comment.

The following priorities were among those identified for community and neighborhood development in the City of Goshen in the 2020-2024 Consolidated Plan:

1) Housing Opportunities

- Improve owner-occupied housing through rehab
- Increase quality of rental housing
- Increase transitional housing options
- Reduce housing cost burden through higher wage job opportunities and job training
- Provide permanent supportive housing for chronically homeless
- Support affordable housing creation and preservation
- Provide emergency shelter for homeless individuals and families
- Expand housing options and assistance
- Maintain and facilitate use of Housing Choice voucher program

continued on page 2

2) Access to Services

- Increase access to affordable healthcare
- Increase services for mentally ill
- Support programs for youth
- Increase access to affordable childcare and early childhood education
- Support services for elderly and the disabled
- Support public transportation
- Provide emergency shelter for homeless individuals and families
- Provide permanent supportive housing for chronically homeless
- Support counseling/advocacy for underserved populations
- Increase access to substance abuse prevention and treatment
- Support life skill development
- Support nutrition programs and food assistance

3) Neighborhood Revitalization

- Improve owner-occupied housing through rehab
- Remove blighted residential properties
- Address issue of vacant/foreclosed houses
- Increase quality of rental housing
- Support public infrastructure projects
- Repair/replace existing sidewalks
- Support neighborhood parks

Proposed 2021 Annual Action Plan

For program year 2021, the City of Goshen expects to receive an entitlement allocation of \$280,949 in CDBG funds. This allocation will be combined with **estimated** program income in the amount of \$43,238 and \$25,000 in prior years' resources for an estimated total budget of \$349,187.

Please note, this program income estimate has been updated since the initial budget was released, and, as the draft plan states, the budget will be finalized at the time the plan is submitted to HUD. The only activity that will be impacted by the finalization is the multi-family housing rehabilitation project.

The proposed use of CDBG funds for program year 2021 is as follows:

- | | |
|--|------------------|
| 1. Public Service Grants – Provision of services to low- and moderate-income individuals and households City-wide | \$48,500 |
| 2. Owner-Occupied, Single Unit Rehabilitation of homes occupied by low- and moderate-income households through loans, grants and deferred payment loans City-wide | \$108,837 |
| 3. Multi-family Housing Rehabilitation- One multi-unit project to create and preserve affordable housing est. \$131,850 | |
| 4. Planning, general administration, environmental reviews, and audit | \$60,000 |
| Estimated Total Budget | \$349,187 |

Comments may be submitted to Meaghan Bylsma, Goshen City Planning, 204 E. Jefferson Street, Suite 4, Goshen, IN, 46528; (574) 533-9370, meaghanbylsma@goshencity.com on or before 30 days after March 25, 2021, and no later than April 23, 2021. A summary of comments and responses will be submitted to HUD.

Community Development Block Grant (CDBG) – City of Goshen

Summary of Program Year 2020

PY 2020 Budget- Traditional

CDBG Funds	\$272,823
Program Income	\$45,000
Prior Year Resources	\$279,165
Total	\$596,988

PY 2020 Budget- CV

CDBG-CV Funds- \$294,514

PY 2020 Activities & Expenditures as of 4/14/21

Activity Category	Amount Allocated	Expended To-Date	Percentage
Administration & Planning	\$59,959	\$45,306.48	75.6%
Public Services	\$49,000	\$43,529.98	88.8%
Single-Unit Housing Rehab	\$116,029	\$0*	0%
Multi-Unit Housing Rehab	\$372,000	\$245,570.76**	66%
Totals	\$596,988	\$334,407.22	56%

* In process, expenditures always begin late in each program year.

**1 of 2 planned Multi-Unit Housing Activities were implemented in PY 2020. The activity that was not implemented is planned for implementation in PY 21.

PY 2020 CV Activities & Expenditures as of 4/14/2021

Activity Category	Amount Allocated	Expended To-Date	Percentage
Administration	\$9,546	\$705.49	7.4%
Public Services (including Rent Assistance Program)	\$284,968	\$180,884.25	63.5%
Totals	\$294,514	\$181,589.74	61.7%



City of Goshen
Community Development Block Grant
Annual Action Plan Program Year 2021

DRAFT: March 18, 2021

Executive Summary

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

1. Introduction

The City of Goshen CDBG program seeks to strengthen neighborhoods by providing decent housing and a suitable living environment, and to strengthen individuals by expanding economic opportunities for low/moderate income individuals and families through access to resources to improve their lives, homes and neighborhoods. Goshen's CDBG projects and activities will be implemented in the following areas: (1) Housing Opportunities; (2) Access to Services; and (3) Neighborhood Revitalization.

CDBG funding may be used in the following areas:

- Housing Rehabilitation, single- and multi-unit
- Public Service Grants
- Public Facilities & Improvements
- Housing Construction
- Homeownership Services
- General Program Planning & Administration

Public facilities & improvements activities will be located in CDBG income-eligible areas. All other activities will have project locations distributed throughout the City of Goshen.

Public facilities & improvements and public service grants have the primary objective of creating a suitable living environment, with the outcomes of promoting a more sustainable and livable community through public facilities & improvements, and access to affordable services through public service grants.

Housing activities have the primary objective of decent housing, with outcomes of affordability of housing-related services and availability of affordable housing.

2. Summarize the objectives and outcomes identified in the Plan

Objectives

(1) Decent Affordable Housing

Rehabilitation of single- and multi-unit housing to meet the objective of decent, affordable housing.

(2) Suitable Living Environment

Public service grants for direct assistance to low- and moderate-income families to meet the objective of a suitable living environment.

(3) Other: Program planning and general administration.

Outcomes

(1) Availability/Accessibility

Public service grants with the outcome of providing access to affordable services, such as a daily nutrition program, senior transportation, shelter meals, primary medical care, supportive services for those with mental illness and early childhood education.

(2) Affordability

Rehabilitation of single- and multi-unit housing, with outcomes of affordable housing services and availability of quality, affordable housing units for low- and moderate-income Goshen households.

(3) Sustainability

Rehabilitation of single- and multi-unit housing, with the outcome of promoting a livable, sustainable community, including the creation and preservation of affordable housing.

3. Evaluation of past performance

The Goshen CDBG program has typically met its yearly objectives, primarily due to strong local partnerships, active sub-recipients, and the strength of the neighborhood-based approach to implementation. The neighborhood-based approach includes support for neighborhood associations, resulting in neighborhood residents who actively participate in efforts to achieve improvements. The objectives of creating a suitable living environment and supporting decent, affordable housing have been met by funding activities which have broadened access to affordable housing and services for

low/moderate income individuals and families in Goshen. These efforts have contributed to a more livable and sustainable community.

4. Summary of Citizen Participation Process and consultation process

Input and participation are encouraged throughout the CDBG planning and implementation process through a variety of methods. During each program year, numerous contacts and meetings occur with agencies and individuals, both formal and informal. The CDBG administrator regularly participates with several local groups, such as the Indiana Region 2 Homeless Coalition (the local Continuum of Care), and the LaCasa loan committee, in order to learn from others, strengthen relationships and work cooperatively with the local network, which is essential to the success of Goshen's CDBG program.

Invitations to all public hearings/meetings are sent to a broad contact list, including local public housing and service agencies, Warsaw Housing Authority, institutions such as Goshen Health, Goshen Community Schools, Goshen College, Oaklawn, and Greencroft Goshen, City staff, City Council members and local media. As required by Goshen's citizen participation plan, two public hearings were held. The first was held to review the current five-year plan and program year 2020, to solicit input and set priorities for the 2021 annual action plan and 2021 program year activities. The second public hearing was held to review the draft 2021 annual action plan. The draft plan was posted on the City website with a link for feedback. Notice of the availability of the draft plans was also emailed to the local Continuum of Care (Indiana Region 2 Homeless Coalition). The submittal of the final plan was approved at a public meeting of the Goshen City Council.

Input for the 2021 Annual Action Plan was obtained through the following:

- Email requesting input on CDBG priorities for 2021, January 21, 2021
- Public hearing for current plan review and input for upcoming plan, January 28, 2021
- Invitation to Continuum of Care requesting input on 2021 Annual Action Plan and submittal timeline, February 25, 2021
- Public comment period for draft 2021 Annual Action Plan, March 25, 2021 through April 23, 2021
- Public hearing to receive input on draft 2021 Annual Action Plan and current plan review, April 20, 2021
- Public meeting to authorize submittal of 2021 Annual Action Plan, May 4, 2021

Details of the input received is provided in the attached Citizen Participation Overview and Detailed Comments, also referenced in the following section.

5. Summary of public comments

Details of public comments and the citizen participation process is provided in the attached Citizen Participation Overview and Detailed Comments.

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

All comments were accepted.

7. Summary

Public input was solicited and encouraged utilizing a variety of methods. Feedback indicated support for CDBG activities and priorities identified in 2020-2024 consolidated plan and proposed for the 2021 Annual Action Plan.

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	goshen	Planning Office

Table 1 – Responsible Agencies

Narrative (optional)

The Goshen Planning Office has primary responsibility for management of the CDBG program, with assistance provided by the Clerk Treasurer's Office, Goshen Board of Public Works & Safety, Goshen Engineering Department, Goshen Community Development Department, Mayor's Office, and Goshen Common Council. The CDBG Administrator works in partnership with community partners, such as Lacasa, other local agencies, and other jurisdictions. The Goshen Planning Office oversees the implementation of the annual action plan, including public facilities improvements, public services, and housing activities. Warsaw Housing Authority administers a Housing Choice voucher program, including Goshen vouchers, and the Permanent Supportive Housing program is administered by Lacasa and Oaklawn.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The 2021 Annual Action Plan reflects a coordinated effort with public and private housing, health and social service agencies. The City of Goshen, City of Elkhart, Elkhart County, LaCasa, and Habitat for Humanity worked together and shared resources to conduct a countywide housing needs assessment, published in 2014, to gather information on housing availability and affordability, housing conditions, and future housing development priorities.

The City's CDBG staff participates and serves on the executive committee of the Region 2 Continuum of Care, a group of agencies and organizations interested in homelessness who meet bi-monthly to share data and information on homelessness, facilitate dialogue among service providers, and coordinate community resources and services for the benefit of individuals and families who are homeless or in imminent danger of becoming homeless, thereby reducing homelessness.

Information about all meetings and opportunity for input was provided to a large contact list, which includes public and private housing, health and social service agencies, published in the local newspaper and posted on the City's website.

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

Opportunities for feedback are provided throughout the CDBG program year, but during the planning process for the consolidated plan and each annual action plan a more formal effort is made to solicit input, following, at a minimum, the guidance provided by Goshen's Citizen Participation Plan. A list of more than 100 contacts from local housing and service providers, neighborhood association leaders, City of Goshen elected officials, City staff, Warsaw Housing Authority, local institutions such as Goshen Health, Greencroft Goshen, Oaklawn, Goshen College, and Goshen Community Schools, and social service agencies including those focusing on services to children, services to elderly persons, persons with disabilities, persons with HIV/AIDS and their families, persons with mental illness, and homeless persons as well as local media are notified of, and invited to, each public meeting, and are also provided notice of public hearings and notice of the availability of draft plans and the public comment period. Notice of the availability of the draft plans is also provided to the local Continuum of Care, with opportunity for input provided during a regular meeting and during the public comment period.

A public hearing with 23 participants, with twelve individuals representing eight local agencies, including other City of Goshen departments and elected officials, was held on January 28, 2021, to review the

current program year and to discuss needs, priorities and activities for the 2021 annual action plan. A second public hearing was held April 20, 2021, as part of a regular Goshen Common Council meeting, to provide opportunity for input for the draft 2021 annual plan, and to review program year 2020. The draft 2021 annual action plan was also distributed to the Continuum of Care and to the broad CDBG contact list. The submittal of the final plan was approved at a public meeting with the Goshen City Council on May 4, 2021.

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

The Indiana Region 2 Homeless Coalition (IR2HC), the local Continuum of Care, was notified during a meeting on February 25, 2021, of the 2021 Annual Action Plan completion timeline. A copy of the draft plan and notice of the public comment period and upcoming public hearing was provided to the Coalition via email on March 18, 2021.

The IR2HC is a group of public and private agencies interested in homelessness who meet bi-monthly to coordinate community resources and discuss services to address and prevent homelessness in Elkhart County and Region 2, with the aim of reducing homelessness.

The City's CDBG staff participates and serves on the executive committee of the Region 2 Continuum of Care.

The CDBG administrator is also on the State Continuum of Care email distribution list, and a member of the Region 2 CoC has been serving on the State's funding and strategy committee, representing Region 2.

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

The City does not receive or allocate ESG funds, but the draft 2021 annual action plan was distributed to the Region 2 Continuum of Care for review and comment. The City's CDBG staff serves on the executive committee of the Region 2 Continuum of Care.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BOYS AND GIRLS CLUB OF GREATER GOSHEN, INC.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public service needs assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list, participated in the January 28, 2021, public hearing, participated in the sub-recipient meeting, and is a current public service grant sub-recipient.
2	Agency/Group/Organization	CENTER FOR HEALING & HOPE
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Public service needs assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and is a current public service grant sub-recipient (through PY 2020).
3	Agency/Group/Organization	GOSHEN INTERFAITH HOSPITALITY NETWORK
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Public service needs assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list, is a member of the Region 2 Continuum of Care, participated in January 28, 2021, public hearing, participated in the subrecipient meeting, and is a current public service grant sub-recipient.

4	Agency/Group/Organization	MAPLE CITY HEALTH CARE CENTER, INC.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Public Service needs assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list, participated in the January 28, 2021, public hearing, participated in the sub-recipient meeting, and is a current public service grant sub-recipient.
5	Agency/Group/Organization	LACASA OF GOSHEN, INC
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list, was a partner in the countywide housing needs assessment, implements the housing rehabilitation portion of the City's CDBG program, assists in CDBG program planning through neighborhood outreach, is designated as a CBDO, is a member of the Region 2 Continuum of Care, participated in the January 28, 2021, public hearing and the sub-recipient meeting, and provided input through direct contact.
6	Agency/Group/Organization	WALNUT HILL EARLY CHILDHOOD EDUCATION CENTER
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Public service needs assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and is a current public service grant sub-recipient.
7	Agency/Group/Organization	Salvation Army Goshen
	Agency/Group/Organization Type	Public Service Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public service needs assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and is a member of the Region 2 Continuum of Care.
8	Agency/Group/Organization	Goshen Engineering Department
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Public facilities & improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and participates in the planning and implementation of public facilities & improvements projects.
9	Agency/Group/Organization	Council on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public service needs assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list, participated in the January 28, 2021, public hearing, participated in the sub-recipient meeting, and is a current public service grant sub-recipient.
10	Agency/Group/Organization	YWCA OF NORTH CENTRAL INDIANA
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and is a member of the Region 2 Continuum of Care.
11	Agency/Group/Organization	REAL SERVICES, INC.
	Agency/Group/Organization Type	Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and is a member of the Region 2 Continuum of Care.
12	Agency/Group/Organization	ADEC
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list.
13	Agency/Group/Organization	AIDS MINISTRIES AIDS ASSIST
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and is a member of the Region 2 Continuum of Care.
14	Agency/Group/Organization	Elkhart County Clubhouse
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list, participated in the January 28, 2021, public hearing, participated in the sub-recipient meeting, provided input through direct contact, and is a current public service grant sub-recipient.
15	Agency/Group/Organization	EMERGE MINISTRIES
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is a member of the Region 2 Continuum of Care.
16	Agency/Group/Organization	GOODWILL OF MICHIANA
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is a member of the Region 2 Continuum of Care.
17	Agency/Group/Organization	OAKLAWN PSYCHIATRIC CENTER, INC.
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list, is a member of the Region 2 Continuum of Care, and provides permanent supportive housing.
18	Agency/Group/Organization	VA Northern Indiana
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health Health Agency Other government - Federal
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and is a member of the Region 2 Continuum of Care.
19	Agency/Group/Organization	Warsaw Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and is consulted via staff contacts.

20	Agency/Group/Organization	HABITAT FOR HUMANITY OF ELKHART COUNTY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list, is a member of the Region 2 Continuum of Care, and participated in the countywide housing needs assessment.
21	Agency/Group/Organization	Goshen Building Department
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and provides input related to housing needs.
22	Agency/Group/Organization	Goshen Community Development Dept
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list, provides economic development input, and is consulted on the overall CDBG program.

23	Agency/Group/Organization	Goshen Community Relations Commission
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Fair Housing & Equal Opportunity
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and the activities of the Commission are an integral part of the overall CDBG program.
24	Agency/Group/Organization	Goshen Community Schools
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and is a member of the Region 2 Continuum of Care.
25	Agency/Group/Organization	Goshen Mayor's Office
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list, participated in the public hearings on January 28, 2021, and April 23, 2021, participated in the public meeting May 4, 2021, and provides overall guidance for the CDBG program.

26	Agency/Group/Organization	Goshen Police Department
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Neighborhood activities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and provides liaison officers for each neighborhood association.
27	Agency/Group/Organization	Goshen Parks Department
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Public facilities & improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and participates in public facilities & improvements projects.
28	Agency/Group/Organization	Goshen Health
	Agency/Group/Organization Type	Health Agency Major Employer
	What section of the Plan was addressed by Consultation?	Public service needs assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list.

29	Agency/Group/Organization	Greencroft Goshen
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and is consulted regarding housing needs for the elderly.
30	Agency/Group/Organization	MACOG
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development Transportation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and the CDBG administrator participates in the agency's transit advisory committee.
31	Agency/Group/Organization	Maple Court Place
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list.

32	Agency/Group/Organization	Goshen College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Education & public service needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list.
33	Agency/Group/Organization	Goshen Ministerial Association
	Agency/Group/Organization Type	Religious Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list.
34	Agency/Group/Organization	Goshen Common Council
	Agency/Group/Organization Type	Other government - Local Elected officials
	What section of the Plan was addressed by Consultation?	Overall plan review
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All Goshen Common Council members are on the email distribution list, and one public hearing and one public meeting are held during regular Council meetings. Council members are invited to all neighborhood CDBG meetings.

35	Agency/Group/Organization	Chamberlain Neighborhood Association
	Agency/Group/Organization Type	Neighborhood Association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
36	Agency/Group/Organization	College Farm Neighborhood Association
	Agency/Group/Organization Type	Neighborhood association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
37	Agency/Group/Organization	East Goshen Neighborhood Association
	Agency/Group/Organization Type	Neighborhood association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
38	Agency/Group/Organization	East Lincoln Crossroads Neighborhood Association
	Agency/Group/Organization Type	Neighborhood association

	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
39	Agency/Group/Organization	Historic Dickerson Landing Neighborhood
	Agency/Group/Organization Type	Neighborhood association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
40	Agency/Group/Organization	Historic Racemere Peninsula Neighborhood
	Agency/Group/Organization Type	Neighborhood association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
41	Agency/Group/Organization	Historic Southside Neighborhood
	Agency/Group/Organization Type	Neighborhood association
	What section of the Plan was addressed by Consultation?	Neighborhood development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
42	Agency/Group/Organization	Maplecrest Neighborhood
	Agency/Group/Organization Type	Neighborhood association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
43	Agency/Group/Organization	Northside Neighborhood
	Agency/Group/Organization Type	Neighborhood association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
44	Agency/Group/Organization	Parkside Neighborhood
	Agency/Group/Organization Type	Neighborhood association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.

45	Agency/Group/Organization	Pickwick Village Neighborhood
	Agency/Group/Organization Type	Neighborhood association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
46	Agency/Group/Organization	Rieth Park Neighborhood
	Agency/Group/Organization Type	Neighborhood association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
47	Agency/Group/Organization	Shanklin Millrace Neighborhood
	Agency/Group/Organization Type	Neighborhood association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
48	Agency/Group/Organization	Terrace Park Neighborhood
	Agency/Group/Organization Type	Neighborhood Association

	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
49	Agency/Group/Organization	West Goshen Neighborhood
	Agency/Group/Organization Type	Neighborhood Association
	What section of the Plan was addressed by Consultation?	Neighborhood development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contacts for all neighborhood associations are on the email distribution list, and meetings are held with neighborhood associations in preparation for all public facilities & improvements projects.
50	Agency/Group/Organization	Campus Center for Young Children
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Public service needs assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and participated in the January 28, 2021 public hearing.
51	Agency/Group/Organization	SPA Womens' Ministry
	Agency/Group/Organization Type	Services - Housing Services - Victims

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency is on email distribution list and participates in the CoC.

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

No agencies were excluded from consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Indiana Region 2 Homeless Coalition	The City of Goshen's strategic plan goals of providing permanent supportive housing for the chronically homeless and providing emergency shelter for homeless individuals and families are the same as other Continuum of Care agencies.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

While there is always room for improvement, strong partnerships exist between public, private, non-profit and institutional groups in Goshen, and between the Goshen and Elkhart City CDBG programs. These relationships, which are developed, facilitated and maintained through regular contact, are a primary strength of Goshen's CDBG program, and ensure consistent implementation of the annual plan. One outcome of these partnerships has been several combined applications for grant funding and new designation of LaCasa as a CBDO in program year 2020. These

efforts demonstrate the level of cooperation and strong working relationships which exist, which will continue to be strengthened, and which will ensure the ongoing successful implementation of the CDBG annual plan.

AP-12 Participation – 91.105, 91.200(c)

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

Opportunities for feedback are provided throughout the CDBG program year, but during the planning process for each consolidated and annual action plan a more formal effort is made to solicit input, following, at a minimum, the guidance provided by Goshen's Citizen Participation Plan. A list of more than 100 contacts from local housing and service providers, neighborhood association leaders, City of Goshen elected officials, City staff, local institutions, and local media are notified of, and invited to, each public meeting, provided notice of public hearings, notice of the availability of the draft consolidated and annual plan and public comment periods. Notice of the availability of the draft consolidated and annual plan is also provided to the local Continuum of Care (Indiana Region 2 Homeless Coalition), along with opportunity for input.

Input for the 2021 Annual Action Plan was obtained through the following:

- Email requesting input on CDBG priorities for 2021, January 21, 2021
- Public hearing for current plan review and input for upcoming plan, January 28, 2021
- Invitation to Continuum of Care requesting input on 2021 Annual Action Plan and submittal timeline, February 25, 2021
- Public comment period for draft 2021 Annual Action Plan, March 25, 2021 through April 23, 2021
- Public hearing to receive input on draft 2021 Annual Action Plan and current plan review, April 20, 2021
- Public meeting to authorize submittal of 2021 Annual Action Plan, May 4, 2021

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	CDBG contact list	25 Responses received.	Summary of comments are included in citizen participation section	None	
2	Public Hearing	Non-targeted/broad community Housing & Service Providers	23 attenders, representing eight local agencies, and other City departments and elected officials	Comments used as a reference for the CDBG plans.	None	
3	Public Meeting	Continuum of Care	Regular CoC meeting with 21 participants	Information is included in the plan related to homeless needs.	None	
4	Outreach via email	Continuum of Care	Notice of 30-day public comment period and draft plan was provided to CoC	Information is included in the plan related to homeless needs	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Non-targeted/broad community	Notice of 30-day public comment period, notice of public hearing, and draft plan was posted on the City website.	Comments are included in citizen participation section.	None	http://goshenindiana.org/cdbg
6	Outreach via email	CDBG contact list	Notice of 30-day public comment period, notice of public hearing, and draft plan was provided to CDBG contact list.	Comments are included in citizen participation section.	None	
7	Public Hearing	Non-targeted/broad community	Regular Council meeting	Comments are included in citizen participation section.	None	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For program year 2021, direct funding available for CDBG is expected to include an annual entitlement grant of \$280,949, estimated Program Income of \$31,388, and prior year resources of \$25,000, for a PY 2021 annual budget of \$337,337. The final amount of Program Income will be based on the total calculated as of June 30, 2021, and the final Program Income total will be incorporated into the budget without further public notice. Any increase/decrease will be adjusted as an across the board percentage, subject to required caps.

Based on past proposals, such as HUD's Moving CDBG Forward initiative, the City expects it could lose its entitlement grant at some point in the future, based on falling below the proposed minimum threshold.

In program year 2021, CDBG funds for multi-unit housing rehabilitation are expected to be used with other funding sources such as HOME and/or LIHTC. Local agencies receiving public service grants will match CDBG funds with other federal, state, local and in-kind funds, including volunteer hours. When available, CDBG funds for owner-occupied housing rehabilitation will be used with other grants/loans, such as Federal Home Loan Bank, and will also be used in conjunction with volunteer hours.

The City does not directly receive HOME, ESG, HOPWA or LIHTC.

Warsaw Housing Authority administers a Housing Choice voucher program that includes vouchers used in Goshen, and provided approximately

\$1.7 million in assistance payments for voucher holders in their most recent completed fiscal year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	280,949	31,388	25,000	337,337	855,000	A 2021 allocation of \$280,949 will be combined with an estimated \$31,388 of program income and \$25,000 of prior year resources.
Other	public - federal	Other	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

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

The federal, state and local resources (on-going and new) expected to be made available to address the needs identified in the CDBG annual plan include:

- \$1.7 million HUD Housing Choice Voucher program, including vouchers used in Goshen, administered by Warsaw Housing Authority

- \$612,000 HOME funds, multi-unit rehab
- \$54,000 IHCDCA Development Fund loan

Warsaw Housing Authority (WHA) administers a Housing Choice voucher program, that includes vouchers for Goshen, with FY 2020 total assistance for both areas at approximately \$1.7 million. There are approximately 191 vouchers in use in Goshen, with 43 of those vouchers being used for NED households.

During program year 2020, Lacasa expected to receive approximately \$336,000 of HOME funds from Indiana Housing & Community Development Authority (IHCDCA), to be used with \$122,000 of PY 2020 CDBG funds, for rehab of a vacant four-unit rental property, to provide four rental units affordable at 60% AMI. Rents will follow the rents required by the primary funding source, in this case for HOME as set by IHCDCA. The HOME funds require a 20-year affordability period, and the CDBG funds will require a concurrent five-year affordability period. This project was unable to be implemented in program year 2020 due to delayed funding and will proceed in program year 2021.

During program year 2021, in addition to the \$336,000 in HOME funds anticipated the above four-unit property, LaCasa expects to receive approximately \$276,000 in HOME funds from IHCDCA, to be used with \$120,000 of PY 2021 CDBG funds, for rehab of a three-unit rental property, with the goal to provide three rental units affordable at 60% AMI. Rents, like the above project, will follow HOME and IHCDCA guidelines. Per HOME guidelines, this project will also require a 20-year affordability period, with a concurrent five-year period with the use of CDBG funds.

Funding for the rehabilitation of approximately eight (8) single-family, owner-occupied homes in program year 2021 is budgeted at \$108,837. CDBG funds will be matched with private and in-kind donations and volunteer labor.

CDBG public service grants received by local organizations are matched with additional funding, including volunteer labor. In PY 2020, CDBG public service budgeted funds of \$49,000 (not including CV funds) were matched with \$533,759.60 of State, local, private and other funds, as reported in IDIS as of March 12, 2021.

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

Not applicable

Discussion

In program year 2021, prior year resources in the amount of \$25,000 and estimated program income in the amount of \$31,388 will be included into the CDBG budget.

Approximately 68% of the total CDBG budget will be allocated toward housing activities, including single-unit and multi-unit rehab, meeting the objective of creating and preserving decent housing for low/moderate income families and individuals, with the outcomes of available and affordable access to housing and rehabilitation services, and sustainable and viable neighborhoods.

Approximately 14% of the total 2021 CDBG budget will be used for public service grants, funded at the 15% maximum cap, with the objectives of creating a suitable living environment and providing decent housing for homeless and low/moderate income families and individuals, with the outcomes of available and affordable access to primary healthcare, mental health supportive services, early childhood education, senior transportation, and daily nutrition programs.

Approximately 18% of the 2021 CDBG budget will be spent for program planning & administration, which will facilitate the implementation of all other activities. Program planning funds will primarily support neighborhood outreach in income eligible areas. General administration funds will be spent in support of the overall CDBG program.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation Multi Unit	2020	2024	Affordable Housing		Housing Opportunities Neighborhood Revitalization	CDBG: \$120,000	Rental units rehabilitated: 3 Household Housing Unit
2	Housing Rehabilitation Single Unit	2020	2024	Affordable Housing		Housing Opportunities Neighborhood Revitalization	CDBG: \$108,837	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Public Service Grants	2020	2024	Access to Services		Access to Services	CDBG: \$36,500	Public service activities other than Low/Moderate Income Housing Benefit: 3633 Persons Assisted
4	Homeless Facilities	2020	2024	Homeless		Housing Opportunities Access to Services	CDBG: \$12,000	Homeless Person Overnight Shelter: 75 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation Multi Unit
	Goal Description	In program year 2021, approximately 36% of the CDBG budget will be used for multi-unit housing rehabilitation to be undertaken by a Community Based Development Organization. The objective is to create and preserve decent rental housing for low/moderate income families and individuals, with the outcomes of available and affordable access to high quality rental housing, and support for sustainable and viable neighborhoods. The goal is to rehab three units each program year. CDBG funds will likely be a secondary funding source, used with HOME and/or LIHTC.
2	Goal Name	Housing Rehabilitation Single Unit
	Goal Description	The loan/grant program for owner-occupied housing rehabilitation will continue in program year 2021, with a goal of assisting eight units per year, using approximately 32% of the program year 2021 budget. One goal of investing in owner-occupied rehabilitation is to stimulate investment by landlords in the area so that rental properties are also improved. Owner-occupied rehabilitation preserves existing housing at a much lower cost than new construction, and rehabilitation may encourage private investment in maintenance and rehabilitation by neighbors. This program assists elderly residents and people with special needs to continue living in their homes and neighborhoods. The objective is to support the retention of decent housing, with the outcome of affordable rehabilitation services.
3	Goal Name	Public Service Grants
	Goal Description	In program year 2021, approximately 14% of the overall CDBG budget (funded at the 15% cap and including funding for homeless facilities) will be used for public service grants, with the objectives of creating a suitable living environment for low/moderate income families and individuals, with the outcomes of available and affordable access to services, such as primary healthcare, mental health supportive services, early childhood education, transportation and daily nutrition programs.

4	Goal Name	Homeless Facilities
	Goal Description	In program year 2021, CDBG funding for homeless facilities will be used to support the daily meals and healthy snack program at Goshen Interfaith Hospitality Network. The objective for support of homeless facilities is to provide decent housing and a suitable living environment, with the outcomes of the housing and related services being available and affordable.

Projects

AP-35 Projects – 91.220(d)

Introduction

In Program Year 2021, with an ESTIMATED total budget of \$337,337, reflecting an allocation of \$280,949, ESTIMATED program income of \$31,388 and \$25,000 in prior year resources, the following projects are expected to received CDBG funding:

1. Public Service grants (\$48,500) for direct assistance to low- and moderate-income families to meet the objective of a suitable living environment, with the outcome of providing access to affordable services, such as a daily nutrition program, senior transportation, shelter meals, primary medical care, mental health supportive services, and early childhood education;
2. Rehabilitation of single-family, owner-occupied housing (\$108,837) to meet the objective of decent housing, with the outcome of available and affordable rehabilitation of owner-occupied housing for low- and moderate-income Goshen homeowners
3. Rehabilitation of multi-family, rental housing (\$120,000) to meet the objective of decent housing, with the outcomes of available and affordable access to high quality rental housing for Goshen renters, and support for sustainable and viable neighborhoods; and
4. Program planning and general administration (\$60,000).

Projects

#	Project Name
1	Program Administration
2	Program Planning
3	Boys & Girls Club
4	Council on Aging of Elkhart County
5	Elkhart County Clubhouse
6	Goshen Interfaith Hospitality Network
7	Maple City Health Care Center
8	Walnut Hill Early Childhood Center
9	Single Unit Housing Rehab
10	Multi Unit Housing Rehab

Table 7 - Project Information

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

Approximately 36% of the total CDBG budget will be used for multi-unit housing rehab to be undertaken

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by a CBDO. The objective is to create and preserve decent rental housing for low/moderate income families and individuals, with the outcomes of available and affordable access to high quality rental housing, and support for sustainable and viable neighborhoods. The goal for program year 2021 is 3 units, to be combined with a 4-unit project that could not be implemented in program year 2020 and is anticipated to be implemented in program year 2021. CDBG funds will be a secondary funding source, used with HOME and/or LIHTC. Rents will follow the rents required by the primary funding source, typically HOME and/or LIHTC, as set by IHCD. CDBG will require a concurrent five-year affordability period for all multi-family rehab projects.

Approximately 32% of the CDBG budget will be used for owner-occupied housing rehab, with the objective of supporting the retention of decent, safe housing, with the outcome of affordable rehab services.

Approximately 14% of the total 2021 CDBG budget will be used for public service grants, funded at the 15% maximum cap, with the objectives of creating a suitable living environment and providing decent housing for homeless and low/moderate income families and individuals, with the outcomes of available and affordable access to primary healthcare, mental health supportive services, early childhood education, senior transportation, and daily nutrition programs.

Approximately 18% of the 2021 CDBG budget will be spent for program planning & administration, which will facilitate the implementation of all other activities. Program planning funds will primarily support neighborhood outreach in income eligible areas. General administration funds will be spent in support of the overall CDBG program.

The City of Goshen will implement the CDBG priorities using a neighborhood-based strategy, with the primary objective of creating a suitable living environment, with the outcome of a more sustainable and livable neighborhood. The CDBG focus areas are based on income eligible Census block groups, which are typically older areas where investment is needed in housing and infrastructure. Outreach efforts will strengthen neighborhood associations and help support implementation of CDBG activities, such as identifying homeowners in need of housing rehabilitation assistance.

The neighborhood-based strategy has been used successfully in several previous neighborhoods, and, based on this positive experience, the City plans to continue this strategy of concentrating housing rehabilitation, public facilities improvements, community development activities, and support for neighborhood associations within a specific neighborhood in order to maximize the impact of limited funds.

Within the areas eligible for CDBG funding, obstacles to meeting underserved needs include an inadequate amount of CDBG funding, lack of participation by landlords who own property in the area, and lack of awareness and lack of participation by neighborhood residents. These obstacles to meeting underserved needs will be addressed primarily through the cooperative implementation of the CDBG

plan, with the City, local public service organizations, Lacasa, Habitat for Humanity, and the families and individuals in neighborhoods working together. Part of the strength of the Goshen CDBG program is a result of the positive working relationships that exist between the City and local partners, including other public agencies, non-profit agencies, and neighborhood residents. Lacasa's neighborhood outreach worker and the City's neighborhood association coordinator will continue to work together to develop and strengthen neighborhood associations. When neighborhood associations are active, residents work together to improve their neighborhood and implementation of the CDBG program is more effective.

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration
	Target Area	
	Goals Supported	Housing Rehabilitation Multi Unit Housing Rehabilitation Single Unit Public Service Grants Homeless Facilities
	Needs Addressed	Housing Opportunities Access to Services Neighborhood Revitalization
	Funding	CDBG: \$53,000
	Description	Program administration to pay for staff, staff training, supplies and other administrative costs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	General program administration funds will pay for staff, staff training, supplies and other administrative costs in support of the implementation and administration of the overall CDBG program.
2	Project Name	Program Planning
	Target Area	
	Goals Supported	Housing Rehabilitation Multi Unit Housing Rehabilitation Single Unit
	Needs Addressed	Housing Opportunities Neighborhood Revitalization
	Funding	CDBG: \$7,000
	Description	Program planning, including neighborhood outreach, in support of the CDBG program and CDBG activities.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	Program planning in support of the CDBG program.
3	Project Name	Boys & Girls Club
	Target Area	
	Goals Supported	Public Service Grants
	Needs Addressed	Access to Services
	Funding	CDBG: \$7,500
	Description	Provide support for daily nutrition program at Boys & Girls Club.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 500 school-age, low/mod income children will benefit.
	Location Description	
	Planned Activities	Funding in this category will contribute to direct support of service programs designed to benefit low/moderate income individuals and families, with the objective of making services available and affordable, including access to a daily nutrition program at the Boys & Girls Club.
4	Project Name	Council on Aging of Elkhart County
	Target Area	
	Goals Supported	Public Service Grants
	Needs Addressed	Access to Services
	Funding	CDBG: \$5,500
	Description	Provide support for senior transportation program.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 25 low/mod income senior citizens will benefit.
	Location Description	NA
	Planned Activities	Funding in this category will contribute to direct support of service programs designed to benefit low/moderate income individuals and families, with the objective of supporting and enhancing a suitable living environment, with the outcome of making services available and affordable, including support for the senior transportation program at the Council on Aging of Elkhart County.
5	Project Name	Elkhart County Clubhouse
	Target Area	
	Goals Supported	Public Service Grants
	Needs Addressed	Access to Services
	Funding	CDBG: \$4,000
	Description	Provide support for daily support services program for individuals with mental illness.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 low/mod individuals who are considered disabled because of mental illness will benefit.
	Location Description	NA
	Planned Activities	Funding in this category will contribute to direct support of service programs designed to benefit low/moderate income individuals and families, with the objective of supporting and enhancing a suitable living environment, with the outcome of making services available and affordable, including support for supportive services for those with mental illness at the Elkhart County Clubhouse.
6	Project Name	Goshen Interfaith Hospitality Network
	Target Area	
	Goals Supported	Homeless Facilities

	Needs Addressed	Housing Opportunities Access to Services
	Funding	CDBG: \$12,000
	Description	Provide support for shelter healthy eating program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 75 individuals, including homeless families with children and single females, will benefit.
	Location Description	NA
	Planned Activities	Funding in this category will contribute to direct support of service programs designed to benefit homeless individuals, including families with children, with the objective of supporting and enhancing a suitable living environment, with the outcome of making services available and affordable, including support for the shelter meal and snack program at Goshen Interfaith Hospitality Network.
7	Project Name	Maple City Health Care Center
	Target Area	
	Goals Supported	Public Service Grants
	Needs Addressed	Access to Services
	Funding	CDBG: \$5,000
	Description	Provide support for integrated primary health care.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3000 low/mod individuals will benefit.
	Location Description	NA
	Planned Activities	Funding in this category will contribute to direct support to service programs designed to benefit low/moderate income individuals and families, with the objective of supporting and enhancing a suitable living environment, with the outcome making services available and affordable, including access to affordable primary health care at Maple City Health Care Center.

8	Project Name	Walnut Hill Early Childhood Center
	Target Area	
	Goals Supported	Public Service Grants
	Needs Addressed	Access to Services
	Funding	CDBG: \$14,500
	Description	Provide support to supplement parent fees for early childhood education.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 low/mod income children will benefit.
	Location Description	NA
	Planned Activities	Funding in this category will contribute to direct support of services programs designed to benefit low/moderate individuals and families, with the objective of supporting and enhancing a suitable living environment, with the outcome of making services affordable and available, including access to early childhood education at Walnut Hill Early Childhood Center.
9	Project Name	Single Unit Housing Rehab
	Target Area	
	Goals Supported	Housing Rehabilitation Single Unit
	Needs Addressed	Housing Opportunities Neighborhood Revitalization
	Funding	CDBG: \$108,837
	Description	Rehabilitation of single-family, owner-occupied housing units, to improve housing for low- and moderate-income homeowners.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 low/mod homeowners will benefit.
	Location Description	NA

	Planned Activities	The City intends to continue the loan/grant program for owner-occupied housing rehabilitation in program year 2021. One goal of investing in owner-occupied rehabilitation is to stimulate investment by landlords in the area so that rental properties are also improved. Owner-occupied rehabilitation preserves existing housing at a much lower cost than new construction, and rehabilitation may encourage private investment in maintenance and rehabilitation by neighbors. This program assists elderly residents and people with special needs to continue living in their homes and neighborhoods. The objective is to support the retention of decent housing, with the outcome of affordable rehabilitation services.
10	Project Name	Multi Unit Housing Rehab
	Target Area	
	Goals Supported	Housing Rehabilitation Multi Unit
	Needs Addressed	Housing Opportunities Neighborhood Revitalization
	Funding	CDBG: \$120,000
	Description	Rehabilitation of multi-family, rental housing units, to improve housing for low- and moderate-income renters.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated three households and housing units will benefit.
	Location Description	NA
	Planned Activities	Multi-unit housing rehabilitation, to be undertaken by a Community Based Development Organization. The objective is to create and preserve decent rental housing for low/moderate income individuals and families, with the outcomes of available and affordable access to high quality rental housing, and support for sustainable and viable neighborhoods. CDBG funds will be a secondary funding source, used with HOME and/or LIHTC.

AP-50 Geographic Distribution – 91.220(f)

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

Goshen's population is contained within ten Census tracts (1, 2, 3.01, 3.02, 4, 5.01, 5.02, 6, 13 and 20). Based on the 2019 low/mod income summary data (LMISD) released by HUD for CDBG, effective April 1, 2019, four Census tracts, 1, 2, 3.02, and 5.02 contain the highest percentage of low/mod income population, with a total of seven of the 14 block groups within the four Census tracts containing 51% or more low/mod income population, making them income eligible areas for CDBG. These income eligible areas are block group 2 in Census tract 1, block groups 1, 3 and 4 in Census tract 2, block groups 2 and 3 in Census tract 3.02, and block group 1 in Census tract 5.02. A map of the seven income-eligible block groups is provided as an attachment. The LMISD data for 2020 has remained unchanged according to the April 2020 release.

Census 2010 data indicate that Goshen's population is 78.2% White, 2.6% Black/African American, 1.2% Asian, 0.5% American Indian/Alaska Native, and 28.1% Hispanic/Latino. The 2007-2011 CHAS data for housing problems by race and percent AMI do not show any disproportionately greater need for any racial or ethnic group in comparison to the needs as a whole. Based on the 2007-2011 CHAS data, housing problems in Goshen are distributed evenly by race, as compared to the overall racial and ethnic makeup of the total population. There are no disproportionately greater needs for any racial or ethnic group in comparison to the needs as a whole.

Beginning program year 2020, CDBG area-based activities are not focused in a specific neighborhood, but may occur in any CDBG income eligible area. Income eligible areas tend to be older neighborhoods near the central city, often with deteriorating housing and infrastructure due to age and/or neglect. The goal will continue to be implementation of CDBG activities through neighborhood-based community development, with a mix of housing and development activities and neighborhood outreach. Lacasa's neighborhood outreach worker will work with neighborhood associations in income eligible areas, to strengthen neighborhood capacity and to facilitate the implementation of CDBG activities. CDBG funds alone are not adequate to implement large-scale projects, so leveraging CDBG funds as part of larger housing projects undertaken by a Community Based Development Organization will broaden the use of CDBG funds and help address the need for quality affordable housing for both renters and owners.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Goshen CDBG program uses a neighborhood-based community development approach, with a mix of housing and development activities supported by neighborhood outreach. Outreach strengthens neighborhood capacity and facilitates the implementation of CDBG activities. This provides maximum impact, with project funds reaching more families, and additional long-term costs to the City reduced through the strengthening of neighborhood associations. CDBG funds alone are not adequate to implement large-scale projects, so leveraging CDBG funds as part of larger housing projects undertaken by a Community Based Development Organization will broaden the use of CDBG funds and help address the need for quality affordable housing for both renters and owners.

Discussion

The City of Goshen will implement the community development priorities in the context of a neighborhood-based community development strategy, with the primary objective of creating a suitable living environment, with the outcome of a more sustainable and livable neighborhood. Beginning program year 2020, CDBG area-based activities are not focused in a specific neighborhood, but may occur in any CDBG income eligible area. Income eligible areas tend to be older neighborhoods near the central city, often with deteriorating housing and infrastructure due to age and/or neglect.

The neighborhood-based community development strategy has been used successfully in previous CDBG program years, and will continue with a mix of housing and development activities supported by neighborhood outreach. Outreach strengthens neighborhood capacity and facilitates the implementation of CDBG activities. This provides maximum impact, with project funds reaching more families, and additional long-term costs to the City reduced through the strengthening of neighborhood associations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As a way to remove barriers to affordable housing, the City has provided tax phase-ins, grants, loans and assistance for projects which have rehabilitated deteriorating housing or redeveloped brownfield sites, creating affordable housing for low- and moderate-income persons. The City also provided a loan to Lacasa to be used in Lacasa's Revolving Real Estate Development Fund, which was established with the intent to acquire, rehabilitate and return to homeownership run-down, often vacant, investment properties. Within neighborhoods, residents often cite vacant and dilapidated properties as a major concern, and this fund seeks to address the worst of these problem properties. Potential homebuyers have access to Lacasa's homeownership classes, financial training, and a matched savings program.

The City has also partnered with local agencies and other units of local government to pursue grant funding, such as a successful Neighborhood Stabilization Program Round 1 (NSP1) grant, to develop affordable housing.

The City is not aware of any local ordinances or policies which create unreasonable barriers to affordable housing. The City will continue to explore incentives and opportunities available for the development of affordable housing, and will continue to use local public resources for infrastructure improvements to enhance living conditions in low/moderate income neighborhoods. Efforts will continue to preserve existing affordable housing and create new affordable housing, through housing rehabilitation and new construction.

Cost burden is the most significant housing issue, for both owners and renters. For owners, excessive cost burden means that maintenance and improvements are often deferred, resulting in the need for rehab assistance. Renters with excessive cost burden may require rental assistance to ensure stable housing.

Strategies to address barriers include rehab of multi-unit rental housing, rehab of owner-occupied housing, construction of new affordable housing, upgrades to infrastructure and new infrastructure to complement housing activities, rental assistance for low income tenants and the homeless, and assistance for homeless persons and persons with special needs.

Strategies are implemented cooperatively, with a past example a \$2.1 million NSP1 grant, an application by the City, in partnership with Lacasa and Habitat for Humanity. Implementation was completed in PY 2016, with 14 single-family homes rehabbed/redeveloped, one multi-family (six-unit) rehabbed, and six

uninhabitable residential properties demolished.

Permanent supportive housing (PSH) is a partnership of Lacasa, the owner/developer, and Oaklawn, the service provider, with a total of 29 units in Goshen at two locations.

Benham Avenue Apartments, a PSH project in the City of Elkhart completed in 2020 providing 11 new housing units and supportive services for chronically homeless. Funding for the \$1.8 million project included HOME, Housing Trust Fund, and IHEDA Development Fund, with rental assistance through Shelter+Care vouchers. The project is another partnership of Lacasa and Oaklawn. PSH is a successful model that provides stable housing and supportive services.

LaCasa has applied for a total of 9 project-based vouchers (PBV) for two of their properties. The Lincoln Avenue Redevelopment property (including Shoots and Hattle buildings) has 28 units, and LaCasa requested 7 PBVs. The new Westplains II property, scheduled to be completed late Spring 2021, has 8 units, and LaCasa requested 2 PBVs. Approval is expected late Spring 2021.

One Year Goals for the Number of Households to be Supported	
Homeless	29
Non-Homeless	148
Special-Needs	43
Total	220

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	191
The Production of New Units	0
Rehab of Existing Units	11
Acquisition of Existing Units	0
Total	202

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

Discussion

Census 2010 data indicate that Goshen's population is 78.2% White, 2.6% Black/African American, 1.2% Asian, 0.5% American Indian/Alaska Native, and 28.1% Hispanic/Latino. The 2007-2011 CHAS data for housing problems by race and percent AMI do not show any disproportionately greater need for any racial or ethnic group in comparison to the needs as a whole. Based on the 2007-2011 CHAS data, housing problems in Goshen are distributed evenly by race, as compared to the overall racial and ethnic

makeup of the total population.

Priority #1: Rehabilitation of Multi Unit Rental Housing (Low/mod income renters 0-80% AMI)

In PY 2021, the CDBG program expects to rehab approximately 3 rental housing units, through multi-unit rehab, to be undertaken by a CBDO. This is in addition to the 4-unit project (Activity #298) that was unable to be implemented in PY 2020 but is expected to be implemented in PY 2021. The objective is to create and preserve high quality affordable rental housing for low/moderate income families and individuals, with the outcomes of available and affordable access to high quality rental housing, and support for sustainable and viable neighborhoods. CDBG funds will be a secondary funding source, used with HOME and/or LIHTC.

Priority #2: Rehabilitation of Owner-occupied Homes (Low/mod income owners 0-80% AMI)

In PY 2021, the goal is to rehab 8 single-unit owner-occupied homes, with CDBG funds matched with local, state and federal funds, and private and in-kind donations and volunteer labor. This program targets low/mod income elderly, persons with disabilities, and large and small related households. Assistance is primarily in the form of deferred loans. Owner-occupied rehab is available citywide. Rehab preserves existing housing and encourages private investment in maintenance and rehab in the neighborhood. The owner-occupied rehab program also assists elderly residents and people with special needs to continue living in their homes.

Priority #3: Rental Assistance (Low income tenants, non-homeless & special needs, 0-50% AMI)

Warsaw Housing Authority (WHA) administers a housing choice voucher program that includes vouchers for Goshen. Goshen Housing Authority was dissolved in November 2018, and Goshen vouchers were absorbed by WHA. WHA has committed to maintaining housing choice voucher assistance in Goshen. One-year goals for PY 2021 shown in Table 64 and Table 65 are based on the 191 Housing Choice vouchers currently in use, including 148 regular vouchers and 43 NED (non-elderly disabled) vouchers for persons with disabilities.

Priority #4: Homeless Persons and Persons with Special Needs

Support for homeless persons and persons with special needs will continue in PY 2021 through support for emergency shelter and permanent supportive housing (PSH). PSH in Goshen is a partnership of Lacasa, the owner/developer, and Oaklawn, the service provider, with a total of 29 PSH units at two sites. PSH is a successful model that provides stable housing and supportive services.

Benham Avenue Apartments, a LaCasa/Oaklawn PSH project in the City of Elkhart completed in 2020, is providing 11 new housing units and supportive services for chronically homeless. Funding for the \$1.8 million project included HOME, Housing Trust Fund, and IHEDA Development Fund, with rental

assistance through Shelter+Care vouchers.

Westplains II, a Lacasa/Oaklawn project made up of 8-one bedroom-units, is expected to be completed late Spring 2021 to increase affordable rental options. Five units \leq 40% AMI and 3 units \leq 60% AMI, with one of the units being fully ADA accessible. Westplains II aims to fill a gap in housing needs for Oaklawn clients, by providing independent options for clients who are at risk of being under/unstably housed.

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing units within the City of Goshen. The City of Goshen will continue to work with Warsaw Housing Authority (WHA), Lacasa, Oaklawn Psychiatric Center, Greencroft Goshen, Habitat for Humanity, Council on Aging, City of Elkhart, Elkhart County, and other local organizations to address housing and related needs.

In their most recently completed fiscal year, Warsaw Housing Authority administered approximately \$1.7 million in housing assistance to voucher recipients, a 12% increase from the prior year. There are approximately 191 vouchers currently in use, including 43 NED (non-elderly disabled) vouchers for persons with disabilities.

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

There is strong local support for maintaining access to housing choice vouchers, and WHA has committed to maintaining housing choice voucher assistance in Goshen

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

There are no public housing units in Goshen. Warsaw Housing Authority (WHA) operates a Housing Choice voucher program, including vouchers for Goshen, which were absorbed when Goshen Housing Authority was dissolved in 2018. WHA works closely with other agencies who provide services for low- and moderate-income families, and have been working with volunteers in Goshen who are providing case management. WHA operates a Good Housekeeping Award program, initiated in 2015, to promote pride in housing and to encourage tenants to keep units clean and immediately report maintenance issues rather than waiting for an inspection. In 2020 nearly 75% of Goshen WHA clients received a Good Housekeeping award. WHA is currently in the process of adding homeownership vouchers for a first-time homebuyer program.

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

Not applicable

Discussion

In addition to the Housing Choice voucher program, subsidized housing available in Goshen includes 250

Section 8 units at Greencroft Goshen, which are all income-based rental units for the elderly.

Maple Leaf Commons, located in Goshen, is a 41-unit Section 202 PRAC for elderly.

Mercer Manor in Goshen, supported by USDA rural development, has 15 income-based rental units. Lacasa is the general partner and property manager of a 72-unit Low-Income Housing Tax Credit project, Arbor Ridge Apartments. The Hattle Hotel and Shoots Building, two deteriorating rooming houses that were renovated, provide a total of 28 affordable rental units, with efficiency, one- and two-bedroom units.

In program year 2011, construction was completed for a 60-unit apartment complex, Maple Court Place, affordable for low/moderate income persons, with six (6) one-bedroom apartments, 24 two-bedroom apartments, 24 three-bedroom apartments and six (6) four-bedroom apartments. The \$7.6 million Low-Income Housing Tax Credit project was occupied beginning in March 2012.

Hawks Arts and Enterprise Center, fully occupied at the time of opening in April 2015, is providing 33 affordable housing units. This \$6.8 million LIHTC project included HOME and FHLB funds.

Permanent supportive housing (PSH) in Goshen is a partnership of Lacasa, the owner/developer, and Oaklawn Psychiatric Center, the service provider, with a total of 29 PSH units at two sites, Westplains Apartments and Lincoln Avenue West Apartments. Rental assistance is provided through rental assistance vouchers, formerly known as Shelter+Care vouchers.

Benham Avenue Apartments, located in the City of Elkhart, is another permanent supportive housing partnership between LaCasa and Oaklawn Psychiatric Center which opened in April 2020. This \$1.8 million project included HOME, Housing Trust Fund and IHEDA Development Funds and also utilizes rental assistance/project-based vouchers for their tenants.

Westplains II, a Lacasa/Oaklawn project made up of 8-one bedroom-units, is expected to be completed late Spring 2021 to increase affordable rental options. Five units \leq 40% AMI and 3 units \leq 60% AMI, and one of the units will be fully ADA accessible. Westplains II aims to fill a gap in housing needs for Oaklawn clients, by providing independent options for clients who are at risk of being under/unstably housed.

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

Introduction

Advocacy, education and coordination of housing and homeless programs in Indiana is managed by the Indiana Housing & Community Development Authority (IHCDA), through the regional Continuum of Care (CoC) network. Goshen, located in Elkhart County, is part of Region 2 CoC, and actively participates with the Indiana Region 2 Homeless Coalition, which meets bi-monthly. Goshen's CDBG administrator and the Community Development Specialist serve on the executive committee of the CoC. The City of Goshen does not expect to receive any direct public or private funding in program year 2021 to address homeless needs and to prevent homelessness.

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

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

Specific steps being taken to eliminate chronic homelessness include the following:

1. A total of 29 units of permanent supportive housing have been constructed and occupied in Goshen;
2. In program year 2019, construction began for a new permanent supportive housing (PSH) project in the City of Elkhart, Benham Avenue Apartments, to provide 11 new housing units and supportive services for chronically homeless. Occupancy began in April 2020. Funding for the \$1.8 million project includes HOME, Housing Trust Fund, and IHCDA Development Fund, with rental assistance provided through Shelter+Care vouchers. The PSH project is another partnership of Lacasa, the owner/developer, and Oaklawn Psychiatric Center, the service provider.
3. Westplains II, a Lacasa/Oaklawn project made up of 8-one bedroom-units, is expected to be completed late Spring 2021 to increase affordable rental options. Five units \leq 40% AMI and 3 units \leq 60% AMI, and one of the units will be fully ADA accessible. Westplains II aims to fill a gap in housing needs for Oaklawn clients, by providing independent options for clients who are at risk of being under/unstably housed.
4. Agencies outside the City of Goshen, such as Oaklawn Psychiatric Center, Elkhart County Clubhouse, Salvation Army, The Window, and Elkhart Township Trustee's office, will continue to provide supportive services to the chronically homeless population;
5. The Indiana Region 2 Homeless Coalition will continue to work with IHCDA to increase the effectiveness of the Region 2 Continuum of Care; and

6. The City of Goshen, City of Elkhart, Faith Mission, Lacasa, Oaklawn Psychiatric Center, Goshen Interfaith Hospitality Network, Habitat for Humanity, and other local agencies will continue to hold regular discussions and work together to address issues related to chronic homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Within Elkhart County, emergency shelter for homeless individuals and families is provided by Faith Mission, located in the City of Elkhart. In Goshen, emergency shelter for families and single women is provided by Goshen Interfaith Hospitality Network (GIHN). Emergency shelter for victims of domestic violence is provided by the YWCA Safe Haven Women's Shelter, with a total of 82 beds available for households with children and 95 beds available for households with no children. Permanent supportive housing (PSH) is provided in Elkhart County by AIDS Ministries and Oaklawn Psychiatric Center, with 29 fixed-site PSH units in Goshen, and an additional 38 fixed and scattered site (vouchers) beds in Elkhart County. Transitional housing for homeless households is provided by Emerge Ministries, located in the City of Elkhart, with a total of 16 beds, serving households with and without children. Faith Mission operates transitional housing in the City of Elkhart, with a total of 30 beds, serving households with children.

Families and individuals who are homeless have few resources and little money to stabilize their situation while they try to find work and a place to live. Often families are forced to rent substandard or overcrowded housing units because they do not have rental or utility deposits and are not able to earn enough to find housing that meets their needs. Transitional housing programs provide services, support and training to assist families and individuals toward stability. In Elkhart County, transitional housing is provided by Emerge Ministries, SPA Ministries, and Faith Mission, with a total of 46 beds for households with children and 18 beds for households without children. None of the transitional housing units are located in Goshen.

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

Two permanent supportive housing (PSH) projects have been constructed in Goshen. The first PSH project, Lincoln West Apartments, contains 14 units, and was completed in December 2011 and fully occupied by March 2012. The second PSH project, Westplains Apartments, with 15 units, was completed in January 2014 and was fully occupied by March 2014. The PSH projects are a partnership of Lacasa, the owner/developer, and Oaklawn Psychiatric Center, the service provider. Benham Avenue Apartments, a new Lacasa-Oaklawn PSH project with 11 units in the City of Elkhart, was under construction in PY 2019,

and completed and occupied in Spring 2020.

Westplains II, a Lacasa/Oaklawn project made up of 8-one bedroom-units, is expected to be completed late Spring 2021 to increase affordable rental options. Five units \leq 40% AMI and 3 units \leq 60% AMI, and one of the units will be fully ADA accessible. Westplains II aims to fill a gap in housing needs for Oaklawn clients, by providing independent options for clients who are at risk of being under/unstably housed.

Permanent supportive housing is also provided by AIDS Ministries, with a program serving families and individuals in Elkhart County, with housing located in the City of Elkhart. This program provides housing and supportive services, with six beds for individuals and two beds for families with children.

The Indiana Region 2 Homeless Coalition is a group of agencies and organizations interested in homelessness who meet regularly to share data and information on homelessness, facilitate dialogue among service providers, and coordinate community resources and services for the benefit of individuals and families who are homeless or in imminent danger of becoming homeless, thereby reducing homelessness. The Coalition has participation from a large number of local agencies, which during calendar year 2020 included AIDS Ministries, Anthem Indiana Medicaid, Beaman Home, CARE Source, Church Community Services, City of Elkhart, City of Goshen, Concord Schools, Elkhart Chamber, Elkhart Community Schools, Elkhart County Public Defender, Elkhart County Special Education Cooperative, Emerge Ministries, Faith & Hope Houses, Faith Mission, Fellowship Missions, Goodwill, Goshen Community Schools, Guidance Ministries, Goshen Interfaith Hospitality Network, Lacasa, Maple City Health Care Center, MDwise, Minority Health Coalition, New Start Home, Oaklawn Psychiatric Center, Salvation Army Goshen, Senator Todd Young's office, SPA Women's Ministry, Veteran's Administration, and YWCA of Northern Indiana. The Coalition and direct connections with participating agencies are the primary structure through which the City of Goshen will carry out its homelessness strategy.

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

The most direct method of preventing homelessness for the City is the Housing Choice Voucher program. Warsaw Housing Authority (WHA) operates a Housing Choice voucher program, which includes vouchers for Goshen. Goshen Housing Authority was dissolved in November 2018. The Housing Choice voucher program provided approximately \$1.7 million in assistance payments in its most recently completed fiscal year, which is a 12% increase from the prior year. There are approximately 191

vouchers currently in use, including 43 for persons with disabilities.

At the present time, there is not a coordinated discharge policy in place for Elkhart County. In the past, this has been discussed at the Indiana Region 2 Homeless Coalition and will continue to be a goal that is pursued. Previously, the Indiana Coalition on Housing and Homeless Issues, now subsumed through IHCD, developed an action plan to end chronic homelessness, which includes a strategy to ensure that individuals are not released from institutions into homelessness.

In 2020, Project Scope, a 4-5 bed transitional housing program for men coming out of incarceration started in the City of Elkhart.

The Elkhart County Reentry Initiative (ECRI) is a collaborative group of local agencies and service providers that aims to meet monthly to network and share resources with the goal of removing barriers to successful reentry from incarceration and to reduce recidivism, which is estimated at 30-70% for Elkhart County. Some of the challenges faced by individuals returning to the community from prison are employment, education, housing, transportation, access to resources, health (addictions/mental illness/physical), accountability and a changing world. ECRI is providing training for mentors, accountability partners or transitional coaches to help individuals with reentry challenges.

Discussion

Currently, the system to address homelessness and the priority needs of homeless persons and families operates mostly informally through the cooperation of local agencies providing housing and services, and formally through the Indiana Region 2 Homeless Coalition (the local Continuum of Care), which meets bi-monthly to network around issues related to homelessness and to empower local agencies addressing homelessness. Goshen's CDBG administrator and Community Development Specialist serve on the CoC executive committee, and will continue to regularly participate with this group. Support will also continue for local agencies providing services to homeless families and individuals, and those at imminent risk of becoming homeless, including prevention of homelessness, outreach, emergency shelter, case management, transitional housing and permanent supportive housing.

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

Introduction:

As a way to remove barriers to affordable housing, the City has provided a variety of support, including \$162,000 invested by the Redevelopment Commission in the Hawks Arts & Enterprises property for demolition and cleanup, which was renovated by Lacasa to provide 33 units of affordable housing, and a tax phase-in and a grant of \$100,000 for a project which rehabilitated two deteriorating rooming houses to create 28 apartments affordable for low- and moderate-income persons. In program year 2007, the City also provided a five-year \$500,000 loan to Lacasa, extended for another five years in August 2012, and again in January 2017, to be used in Lacasa's Revolving Real Estate Development Fund. The fund was established with the intent to acquire, rehabilitate and return to homeownership vacant investment properties. Within neighborhoods, residents often cite vacant and dilapidated properties as a major concern, and this fund seeks to address the worst of these problem properties. Potential homebuyers have access to Lacasa's homeownership and financial fitness classes, and funding through Lacasa's affordable housing loan pool would be available to those who qualify.

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

The City is not aware of any local ordinances or policies which create unreasonable barriers to affordable housing. The City will continue to explore incentives and opportunities available for the development of affordable housing, and will continue to use local public resources for infrastructure improvements to enhance living conditions in low/moderate income neighborhoods. Efforts will continue to preserve existing affordable housing and create new affordable housing, through housing rehabilitation and new construction.

As has been discussed, cost burden is the most significant housing issue, for both owners and renters. For owners, excessive cost burden means that maintenance and improvements are often deferred, resulting in the need for owner-occupied housing rehabilitation assistance. Renters with excessive cost burden may require rental assistance in order to have stable housing.

Census 2010 data indicate that Goshen's population is 78.2% White, 2.6% Black/African American, 1.2% Asian, 0.5% American Indian/Alaska Native, and 28.1% Hispanic/Latino. The 2007-2011 CHAS data for housing problems by race and percent AMI do not show any disproportionately greater need for any racial or ethnic group in comparison to the needs as a whole. Based on the 2007-2011 CHAS data, housing problems in Goshen are distributed evenly by race, as compared to the overall racial and ethnic makeup of the total population. There are no disproportionately greater needs for any racial or ethnic

group in comparison to the needs as a whole.

Discussion:

Cost burden is the most significant housing issue, for both owners and renters. For owners, excessive cost burden means that maintenance and improvements are often deferred, resulting in the need for rehab assistance. Renters with excessive cost burden may require rental assistance to ensure stable housing.

Strategies to address barriers include rehab of multi-unit rental housing, rehab of owner-occupied housing, construction of new affordable housing, upgrades to infrastructure and new infrastructure to complement housing activities, rental assistance for low income tenants and the homeless, and assistance for homeless persons and persons with special needs.

Strategies are implemented cooperatively, with a past example a \$2.1 million NSP1 grant, an application by the City, in partnership with Lacasa and Habitat for Humanity. Implementation was completed in PY 2016, with 14 single-family homes rehabbed/redeveloped, one multi-family (six-unit) rehabbed, and six uninhabitable residential properties demolished.

Permanent supportive housing (PSH) is a partnership of Lacasa, the owner/developer, and Oaklawn, the service provider, with a total of 29 units in Goshen at two locations.

In PY 2019, construction began for a new PSH project in the City of Elkhart, Benham Avenue Apartments, to provide 11 new housing units and supportive services for chronically homeless. This project was completed in Spring 2020 with occupancy beginning in April 2020. Funding for the \$1.8 million project includes HOME, Housing Trust Fund, and IHEDA Development Fund, with rental assistance through Shelter+Care vouchers. The project is another partnership of Lacasa and Oaklawn. PSH is a successful model that provides stable housing and supportive services.

Current projects and efforts to remove barriers include:

- Westplains II, a Lacasa/Oaklawn project, to increase affordable rental options, with 5 units \leq 40% AMI and 3 units \leq 60% AMI, to divert Oaklawn clients from homelessness and provide independent options for clients who would otherwise be underhoused.
- A pending approval for LaCasa's application for 9 project-based vouchers across two of their properties. This application will likely be approved late Spring 2021.
- A Lacasa project with 2 units at 102 N 9th, to increase rental housing options, with each 3-bedroom unit for families \leq 60% AMI.
- A \$1.4 million Lacasa project for rehab of 5 multi-family dwellings in East Lincoln Crossroads to provide 20 quality rental units. Three of the 5 properties were completed in 2018.
- Lacasa financial empowerment services include financial training/coaching, matched savings,

homebuyer training, and workplace financial empowerment.

- A Lacasa workforce housing development project, to address a shortage of affordable housing, with Indiana modular units placed in the City of Elkhart.
- A Lacasa HOME Innovation Grant, for affordable housing construction and/or rehab in 3 neighborhoods, Goshen, City of Elkhart, and Elkhart County. The program includes pre-purchase counseling, home ownership training, financial education, and matched savings.

Past LIHTC projects have included Hawks Arts and Enterprise Center, a \$6.8 million project, using HOME and FHLB funding, fully occupied when open in 2015, providing 33 affordable units, and Maple Court Place, a \$7.6 million project, completed in 2011, with 60 total units, predominately 2-3 bedrooms.

Cooperative efforts to address barriers include a countywide housing needs assessment undertaken by the City of Goshen, City of Elkhart, Elkhart County, Lacasa and Habitat for Humanity, completed in PY 2014.

AP-85 Other Actions – 91.220(k)

Introduction:

The 2020-2024 five-year consolidated CDBG plan includes the following priorities, which will guide the

choice of specific activities and actions for program year 2021:

1) Housing Opportunities

- Improve owner-occupied housing through rehab
- Increase quality of rental housing
- Increase transitional housing options
- Reduce housing cost burden through higher wage job opportunities and job training
- Provide permanent supportive housing for chronically homeless
- Support affordable housing creation and preservation
- Provide emergency shelter for homeless individuals and families
- Expand housing options and assistance
- Maintain and facilitate use of Housing Choice voucher program

2) Access to Services

- Increase access to affordable healthcare
- Increase services for mentally ill
- Support programs for youth
- Increase access to affordable childcare and early childhood education
- Support services for elderly and the disabled
- Support public transportation
- Provide emergency shelter for homeless individuals and families
- Provide permanent supportive housing for chronically homeless
- Support counseling/advocacy for underserved populations
- Increase access to substance abuse prevention and treatment
- Support life skill development
- Support nutrition programs and food assistance

3) Neighborhood Revitalization

- Improve owner-occupied housing through rehab
- Remove blighted residential properties
- Address issue of vacant/foreclosed houses
- Increase quality of rental housing
- Support public infrastructure projects
- Repair/replace existing sidewalks
- Support neighborhood parks

Actions planned to address obstacles to meeting underserved needs

Within the areas eligible for CDBG funding, obstacles to meeting underserved needs include an inadequate amount of CDBG funding, lack of participation by landlords who own property in the area, and lack of awareness and lack of participation by neighborhood residents. These obstacles to meeting underserved needs will be addressed primarily through the cooperative implementation of the CDBG plan, with the City, local public service organizations, Lacasa, Habitat for Humanity, and the individuals and families in the neighborhoods working together. Part of the strength of the Goshen CDBG program is a result of the positive working relationships between the City and local partners, including other public agencies, non-profit agencies, and neighborhood residents. Lacasa's neighborhood outreach worker and the City's neighborhood association coordinator will continue to work together to develop and strengthen neighborhood associations. There are organized neighborhood associations in the majority of CDBG income eligible areas, and outreach efforts will support and strengthen these organizations. When neighborhood associations are active, residents work together to improve their neighborhood and the implementation of the CDBG program is more effective.

Census 2010 data indicate that Goshen's population is 78.2% White, 2.6% Black/African American, 1.2% Asian, 0.5% American Indian/Alaska Native, and 28.1% Hispanic/Latino. The 2007-2011 CHAS data for housing problems by race and percent AMI do not show any disproportionately greater need for any racial or ethnic group in comparison to the needs as a whole. Based on the 2007-2011 CHAS data, housing problems in Goshen are distributed evenly by race, as compared to the overall racial and ethnic makeup of the total population. There are no disproportionately greater needs for any racial or ethnic group in comparison to the needs as a whole.

Actions planned to foster and maintain affordable housing

Actions planned to foster and maintain affordable housing include rehabilitation of multi-unit rental housing, rehabilitation of owner-occupied housing for low/mod income homeowners, construction of new affordable housing, upgrades to infrastructure and new infrastructure to complement housing activities, rental assistance for low income tenants and the homeless, and assistance for homeless persons and persons with special needs.

Affordable housing strategies are implemented as a cooperative effort, with a past example being a \$2.1 million Neighborhood Stabilization Program Round 1 (NSP1) grant, which was an application by the City, in partnership with Lacasa and Habitat for Humanity. Implementation of the NSP1 grant was completed in PY 2016, with 14 single-family homes rehabilitated/redeveloped (12 owner-occupied and two rental occupied), one multi-family home (six-unit) rehabilitated and fully occupied as a rental property, and six uninhabitable residential properties demolished.

Permanent supportive housing (PSH) is a partnership of Lacasa, the owner/developer, and Oaklawn, the

service provider, with a total of 29 units in Goshen at two locations.

In PY 2019, construction began for a new PSH project in the City of Elkhart, Benham Avenue Apartments, to provide 11 new housing units and supportive services for chronically homeless. This project was completed and occupied in Spring 2020. Funding for the \$1.8 million project includes HOME, Housing Trust Fund, and IHCD Development Fund, with rental assistance through Shelter+Care vouchers. The project is another partnership of Lacasa and Oaklawn. PSH is a successful model that provides stable housing and supportive services.

Current activities, projects and efforts to remove barriers include:

- Westplains II, a Lacasa/Oaklawn project, to increase affordable rental options, with 5 units ≤ 40% AMI and 3 units ≤ 60% AMI, to divert Oaklawn clients from homelessness and provide independent options for clients who would otherwise be underhoused.
- A pending approval for LaCasa's application for 9 project-based vouchers across two of their properties. This application will likely be approved late Spring/early Summer 2021.
- A Lacasa project with 2 units at 102 N 9th, to increase rental housing options, with each 3-bedroom unit for families ≤ 60% AMI.
- A \$1.4 million Lacasa project for rehab of 5 multi-family dwellings in East Lincoln Crossroads to provide 20 quality rental units. Three of the 5 properties were completed in 2018.
- Lacasa financial empowerment services include financial training/coaching, matched savings, homebuyer training, and workplace financial empowerment.
- A Lacasa workforce housing development project, to address a shortage of affordable housing, with Indiana modular units placed in the City of Elkhart.
- A Lacasa HOME Innovation Grant, for affordable housing construction and/or rehab in 3 neighborhoods, Goshen, City of Elkhart, and Elkhart County. The program includes pre-purchase counseling, home ownership training, financial education, and matched savings.
- Lacasa submitted an application for The Oaks, requesting \$834,000 in tax credits and \$400,000 HOME funds, for construction of 40 two, three, and four-bedroom units, with 20 multi-family units and 14 attached single units in an existing undeveloped subdivision, and six single houses on infill lots. The application was not funded.

Past LIHTC projects have included Hawks Arts and Enterprise Center, a \$6.8 million project, using HOME and FHLB funding, fully occupied when open in April 2015, providing 33 affordable units, and Maple Court Place, a \$7.6 million project, completed in December 2011, with 6 one-bedroom units, 24 two-bedroom units, 24 three-bedroom units, and 6 four-bedroom units.

Actions planned to reduce lead-based paint hazards

In program year 2011, a \$2.4 million Lead Hazard Control Grant was awarded to Elkhart County (in May

2012) from the Department of Housing & Urban Development, with the goal of addressing lead hazards in approximately 140 housing units in Elkhart County, including the City of Goshen. This follows successful completion of a three-year, \$3 million lead hazard grant awarded to Elkhart County, with the City of Goshen providing assistance through an interlocal agreement. The lead hazard control grant completed in program year 2011 assisted 67 housing units in Goshen, out of a total of 197 units assisted countywide. The \$3 million grant was matched with approximately \$973,632 of local funds, in a three-year program which funded education, outreach and training, and addressed lead hazards in a total of 197 housing units. Major partners were Elkhart County Health Department and Lacasa, with many additional community partners, including the City of Goshen and City of Elkhart. This investment provides an additional positive impact within the CDBG target area and strengthens the overall community development efforts taking place within the City of Goshen.

As the City of Goshen has no city health department, the City is under the jurisdiction of the Elkhart County Health Department, which provides free lead screening tests, takes referrals from local physicians, and follows up with case management and environmental investigations. The Department employs licensed lead inspectors and conducts lead risk assessments and lead clearance exams. The Department's Community Health Nursing program manages lead cases and conducts lead screenings, along with education and outreach. Identified lead poison cases are reported to the State Board of Health, the property owner and the parents/guardian.

The City and Lacasa will continue to inspect for and address lead paint hazards in the housing rehabilitation program, and will provide participants with information regarding lead paint hazards. Based on information from the Health Department, education, blood testing and counseling may be the most cost-effective measures to lower cases of lead poisoning in children.

Actions planned to reduce the number of poverty-level families

The antipoverty strategy will continue as in previous CDBG program years, as a component of each community development and housing objective, based on the assumption that the most effective tools for reducing poverty are stable housing, education, training and access to supportive services. These are all key components of housing activities, public service grants, and neighborhood-based community development efforts. CDBG assistance will be part of the overall strategy to provide households in poverty with the stability, services and support necessary for successful employment, such as transportation, rental housing assistance, case management, child care assistance and healthcare assistance. Homeownership training and financial fitness training will be available to neighborhood residents through the housing construction and rehabilitation programs.

The Housing Choice voucher program is an essential foundation of the City's housing strategy, as it assists families so that they pay no more than 30 percent of their gross income for rent and utilities. This reduces the need for constant shifting of housing units, and provides stability so children are able to remain in the same school for no less than one year. In addition to the Housing Choice voucher program,

other affordable housing in Goshen includes 250 Section 8 elderly units at Greencroft Goshen, 41 units in Maple Leaf Commons, a Section 202 PRAC for elderly, 15 income-based rental units at Mercer Manor, supported by USDA Rural Development, Maple Court Place, a 60-unit apartment complex affordable for low/moderate income persons, 28 affordable units in the Shoots and Hattle buildings, 72 affordable units at Arbor Ridge, and 29 units of fixed-site permanent supportive housing (PSH) in two locations. An additional six units of scattered site PSH were occupied in Goshen in PY 2018, designated for individuals with disabilities. New affordable housing, completed and fully occupied in PY 2014, was provided through a \$6.8 million LIHTC project, Hawks Arts and Enterprise Center, developed by Lacasa, providing 33 affordable units, a mix of one- and two-bedroom units.

Actions planned to develop institutional structure

The City of Goshen's annual plan for program year 2021 will be carried out through the Planning office, Board of Public Works & Safety, Clerk Treasurer's office, Community Development Department, and Mayor's office, with primary responsibility for administration through the Planning Office. The Planning office will work closely with Lacasa to manage and implement the housing activities. The planning neighborhood outreach activity will be implemented by Lacasa.

Plan implementation will occur in close cooperation with a number of local non-profit and institutional partners, including Lacasa, Region 2 Continuum of Care, Boys & Girls Clubs of Elkhart County, Council on Aging of Elkhart County, Elkhart County Clubhouse, Goshen Interfaith Hospitality Network, Maple City Health Care Center, Walnut Hill Early Childhood Center, Oaklawn Psychiatric Center, Habitat for Humanity of Elkhart County, and Warsaw Housing Authority. In addition to active partners, many organizations are on the general CDBG contact list and receive regular information and requests for input. Neighborhood associations are also partners, and efforts will continue to strengthen the capacity of these groups and increase their participation with the CDBG program.

Strong partnerships exist between public, private, non-profit and institutional groups in Goshen. These relationships, which are facilitated through regular contact, ensure consistent implementation of the five-year and annual plans. One outcome of these partnerships has been several combined applications for grant funding, such as Neighborhood Stabilization Program Round 1, which was a partnership between City of Goshen, Habitat for Humanity and Lacasa. Although it was not funded, an NSP2 consortium application was submitted from City of Goshen, City of Elkhart and Lacasa. This demonstrates the level of cooperation and strong working relationships which exist and which strengthen the CDBG program.

There is close coordination with the local Continuum of Care (Indiana Region 2 Homeless Coalition), which meets bi-monthly to coordinate and discuss services to address and prevent homelessness in Elkhart County and Region 2. Goshen's CDBG administrator and Community Development Specialist serve on the executive committee of the CoC. Input for the CDBG five-year and annual plans for both

Goshen and Elkhart has been provided by the CoC.

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

Opportunities for feedback are provided throughout the CDBG program year, but during the planning process for each consolidated and annual action plan a more formal effort is made to solicit input, following, at a minimum, the guidance provided by Goshen's Citizen Participation Plan. A list of more than 100 contacts from local housing and service providers, neighborhood association leaders, City of Goshen elected officials, City staff, local institutions, and local media are notified of, and invited to, each public meeting, provided notice of public hearings, notice of the availability of the draft consolidated and annual plan and public comment periods. Notice of the availability of the draft consolidated and annual plan is also provided to the local Continuum of Care (Indiana Region 2 Homeless Coalition), along with opportunity for input.

Coordination between public and private housing, health and social service agencies will continue to be strengthened through regular interaction and meetings. Strong local networks are in place which address several priorities outlined in the CDBG plan. For example, the CDBG administrator and Community Development Specialist participates in the Indiana Region 2 Homeless Coalition (IR2HC), which is a group of public and private agencies who meet bi-monthly to coordinate and discuss services to address and prevent homelessness in Elkhart County and Region 2. The IR2HC is the local Region 2 Continuum of Care, and Goshen's CDBG administrator and Community Development Specialist serve on the executive committee of the CoC.

During program year 2013, the City of Goshen, City of Elkhart, Elkhart County, Lacasa and Habitat for Humanity worked together and shared resources to conduct a countywide housing needs assessment to gather information on housing availability and affordability, housing conditions, and future housing development priorities. The process included a resident housing survey and three strategy workshops, one in each jurisdiction. Input from the surveys and workshops were used to identify general strategies to address identified housing needs. The Elkhart County Housing Needs Assessment 2014 was completed in PY 2014.

Discussion:

While there is always room for improvement, strong partnerships exist between public, private, non-profit and institutional groups in Goshen, and between the Goshen and Elkhart City CDBG programs. These relationships, which are developed, facilitated and maintained through regular contact, are a primary strength of Goshen's CDBG program, and ensure consistent implementation of the annual plan. One outcome of these partnerships has been several combined applications for grant funding, such as the successful application to IHCD for Neighborhood Stabilization Program Round 1, which was a partnership of the City of Goshen, Habitat for Humanity, and Lacasa. A countywide grant to provide

housing rehabilitation assistance to elderly homeowners has also been funded, as a cooperative effort of Lacasa and the Council on Aging of Elkhart County. Additionally, in program year 2013 the City of Goshen, City of Elkhart, Elkhart County, Lacasa and Habitat for Humanity worked together and shared resources to conduct a countywide housing needs assessment. These examples demonstrate the level of cooperation and strong working relationships which exist, which will continue to be strengthened, and which will ensure the ongoing successful implementation of the CDBG annual plan.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	31,388
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	31,388

Other CDBG Requirements

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

Annual Action Plan
2021

Goshen: DRAFT 3/18/2021

70

The overall benefit to persons of low- and moderate-income will be calculated based on a single program year, PY 2021.

GRANTEE APPENDICES

City of Goshen

1. Citizen Participation Overview and Detailed Comments
2. Map of Income-Eligible Census Block Groups
3. Proof of Publication
 - a. Public Hearing- January, 28, 2021
 - b. *Public Hearing and Public Comment Period TBD*
4. Certifications
5. Application for Federal Assistance SF-424 & SF-424D

Citizen Participation Overview & Detailed Comments

2021 Annual Action Plan: Goshen, Indiana

Opportunities for feedback are provided throughout the CDBG program year, but during the planning process for each consolidated and annual action plan a more formal effort is made to solicit input, following, at a minimum, the guidance provided by Goshen's Citizen Participation Plan. A list of more than 100 contacts from local housing and service providers, neighborhood association leaders, City of Goshen elected officials, City staff, local institutions, and local media are notified of, and invited to, each public meeting, provided notice of public hearings, notice of the availability of the draft consolidated and annual plan and public comment periods. Notice of the availability of the draft consolidated and annual plan is also provided to the local Continuum of Care (Indiana Region 2 Homeless Coalition), along with opportunity for input.

Input for the 2021 Annual Action Plan was obtained through the following:

- Email requesting input on CDBG priorities for 2021, January 21, 2021
- Public hearing for current plan review and input for upcoming plan, January 28, 2021
- Invitation to Continuum of Care requesting input on 2021 Annual Action Plan and submittal timeline, February 25, 2021
- Public comment period for draft 2021 Annual Action Plan, March 25, 2021 through April 23, 2021
- Public hearing to receive input on draft 2021 Annual Action Plan and current plan review, April 20, 2021
- Public meeting to authorize submittal of 2021 Annual Action Plan, May 4, 2021

In preparation for the public hearing scheduled January 28, 2021, an email was sent to the CDBG contact list requesting input about the top priorities for CDBG for Program Year 2021. The email listed the three categories of CDBG priority needs in the 2020-2024 Consolidated Plan- Housing Opportunities, Access to Services and Neighborhood Revitalization- and asked responders to indicate which objectives in each category they feel should be priorities for CDBG in 2021. Twenty-five (25) responses were received, and the top areas in each category are shown below and were also discussed during the public hearing on January 28, 2021.

- Housing Opportunities
 - Support affordable housing creation and preservation
 - Increase quality of rental housing
 - Provide permanent supportive housing for chronically homeless
- Access to Services
 - Provide emergency shelter for homeless individuals and families
 - Increase access to affordable childcare and early childhood education
 - Support life skill development, including job training
- Neighborhood Revitalization
 - Increase quality of rental housing
 - Address issue of vacant/foreclosed houses
 - Remove blighted residential properties

A public hearing was held virtually on January 28, 2021 to review the current program year and request input for the upcoming plan. Twenty-three (23) individuals were in attendance, with twelve individuals

representing eight local agencies, including other City of Goshen departments and elected officials. Eleven (11) of those in attendance were interested community members, including a college class focused on policy. Comments received during this public hearing affirmed the current practices and use of CDBG funds as well as stressed the critical need for affordable housing in this community. Notice of this public hearing was published in the Goshen News on January 14, 2021 and posted on the City's CDBG website on January 11, 2021. An article about the public hearing was also written and published in the Elkhart Truth on January 27, 2021.

The Indiana Region 2 Homeless Coalition (IR2HC), the local Continuum of Care, was notified during a meeting on February 25, 2021, of the 2021 Annual Action Plan completion timeline. The IR2HC is a group of public and private agencies who meet bi-monthly to coordinate and discuss services to address and prevent homelessness in Elkhart County and Region 2. A copy of the draft plan and notice of the public comment period and upcoming public hearing was provided to the Coalition via email on March 18, 2021.

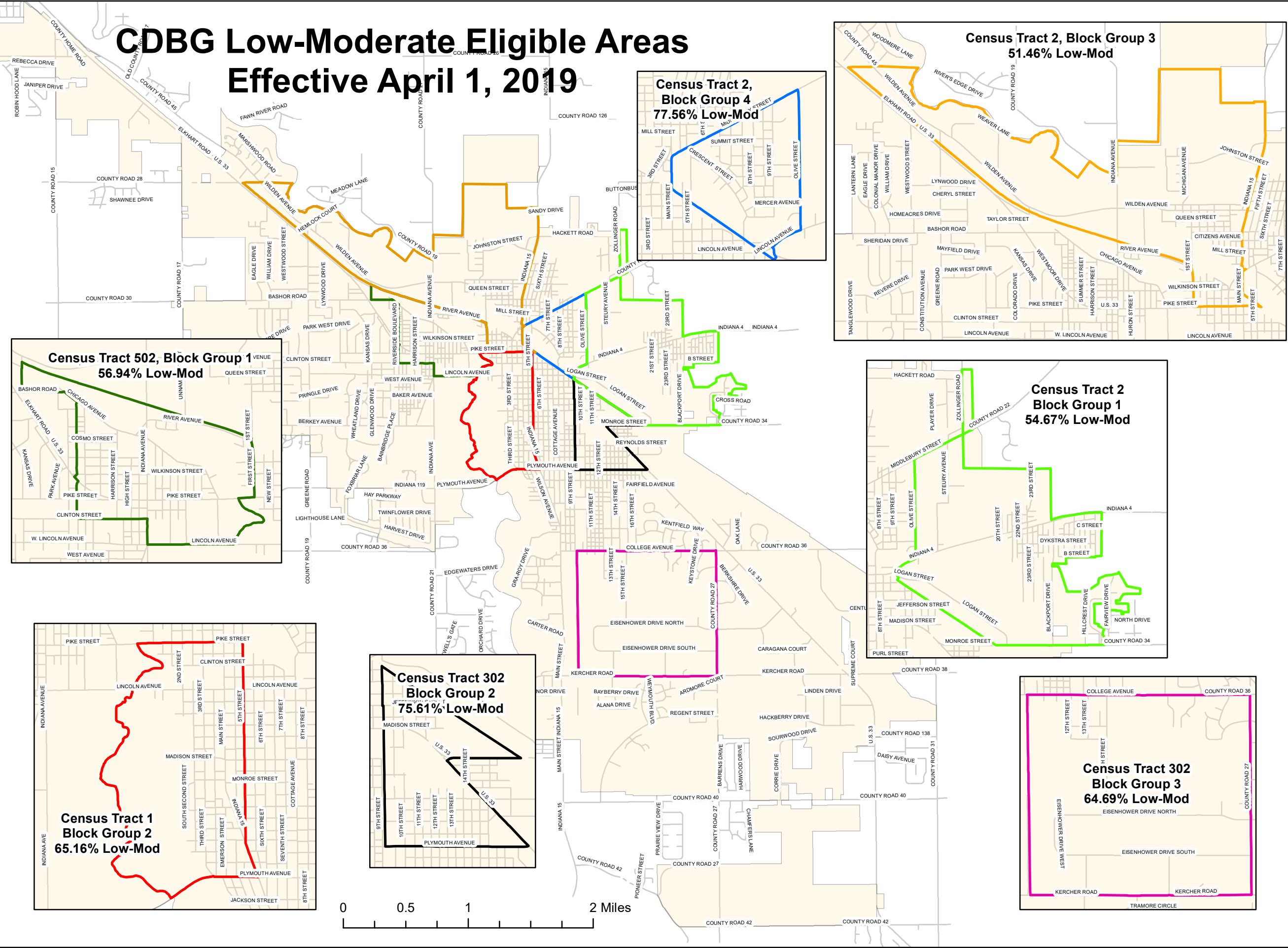
The draft 2021 Annual Action Plan, notice of the public comment period and upcoming public hearing was distributed to the broad CDBG contact list, consisting of more than 100 individuals and organizations on March 18, 2021.

Notice of public hearing and notice of availability of the 2021 Annual Action Plan was published in the Goshen News on *March 24, 2021*, with the plan available for review on *March 25, 2021* online at <https://goshenindiana.org/cdbg> and at the Goshen Planning Office.

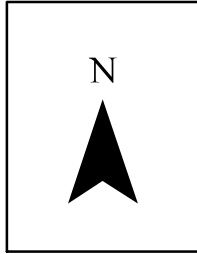
A second public hearing was held on *April 20, 2021* as part of a Goshen Common Council meeting, to provide opportunity for input for the draft 2021 Annual Action Plan and again review the current program year. Prior to the public hearing, the link to the draft plans, along with a notice of public hearing and notice of availability of the draft plans was provided to the regular Council distribution list, along with a summary of the proposed CDBG priorities, budget, and an overview of the current program year 2020.

A final public meeting was held *May 4, 2021*, at a regular Goshen Common Council meeting, to authorize submittal of the 2021 Annual Action Plan.

CDBG Low-Moderate Eligible Areas Effective April 1, 2019



The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.



The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

City of Goshen
CDBG Low-Moderate Eligible Areas
Effective April 1, 2019

Proof of Publication

COPY

Ad # 1688440

STATE OF INDIANA,
Elkhart County, } ss:

I, being duly sworn, on oath say that THE GOSHEN NEWS is a daily newspaper of general circulation, printed and published in the City of Goshen, in the County and State of aforesaid; that the annexed true copy

consecutive week as follows:

Notice of Public Hearing City of Goshen CDBG Annual Action Plan for Program Year 2021

The City of Goshen is preparing the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2021 (July 1, 2021, through June 30, 2022) and is soliciting public input. The following were identified as priority needs and specific objectives for community and neighborhood development in the City of Goshen for the CDBG Five-year Consolidated Plan (2020-2024):

- 1) Housing Opportunities
 - Improve owner-occupied housing through rehab
 - Increase quality of rental housing
 - Increase transitional housing options
 - Reduce housing cost burden through higher wage job opportunities and job training
 - Provide permanent supportive housing for chronically homeless
 - Support affordable housing creation and preservation
 - Provide emergency shelter for homeless individuals and families
 - Expand housing options and assistance
 - Maintain and facilitate use of Housing Choice voucher program
- 2) Access to Services
 - Increase access to affordable healthcare
 - Increase services for mentally ill
 - Support programs for youth
 - Increase access to affordable childcare and early childhood education
 - Support services for elderly and the disabled
 - Support public transportation
 - Provide emergency shelter for homeless individuals and families
 - Provide permanent supportive housing for chronically homeless
 - Support counseling/advocacy for underserved populations
 - Increase access to substance abuse prevention and treatment
 - Support life skill development, including job training
 - Support nutrition programs and food assistance
- 3) Neighborhood Revitalization
 - Improve owner-occupied housing through rehab
 - Remove blighted residential properties
 - Address issue of vacant/foreclosed houses
 - Increase quality of rental housing
 - Support public infrastructure projects
 - Repair/replace existing sidewalks
 - Support neighborhood parks

For Program Year 2021, the City of Goshen expects to fund program activities in the following areas: public services, owner-occupied housing rehabilitation, multi-unit housing, program planning and program administration.

The City will hold a virtual public hearing to review Program Year 2020 and to solicit input for the 2021 Annual Plan on Thursday, January 28, 2021, at 9:00 AM. This virtual hearing will be held in accordance with Mayor Stutsman's Executive Order 2020-16 and will adhere to the City of Goshen's Rules for Virtual Public Meetings. A link to the hearing will be posted on the City's website calendar: www.goshenindiana.org/calendar. Non-English speaking persons and others needing special assistance to participate in the hearing process should contact the City as soon as possible.

January 14 hspaxlp

January 14, 2021

Mae Deal
Mackenzie Deal

January 14, 2021

Angela S. Kulczar
Angela S. Kulczar
Notary Public

\$81.57

My commission expires February 04, 2027
Commission # NP0718334

The Goshen News
114 S. Main St., Goshen, IN 46526
ID # 82-2664009



CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

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

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

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

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Specific CDBG Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2021 , _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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

Signature/Authorized Official

Date

Title

**OPTIONAL CERTIFICATION
CDBG**

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

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

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

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

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>
---	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text" value="B-20-MC-18-0019"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="35-6001045"/>	* c. Organizational DUNS: <input type="text" value="0986461360000"/>
--	---

d. Address:

* Street1:	<input type="text" value="202 South 5th Street"/>
Street2:	<input type="text"/>
* City:	<input type="text" value="Goshen"/>
County/Parish:	<input type="text"/>
* State:	<input type="text" value="IN: Indiana"/>
Province:	<input type="text"/>
* Country:	<input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code:	<input type="text" value="46528-3703"/>

e. Organizational Unit:

Department Name: <input type="text" value="Community Development"/>	Division Name: <input type="text" value="Planning"/>
--	---

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

Prefix: <input type="text" value="Ms ."/>	* First Name: <input type="text" value="Meaghan"/>
Middle Name: <input type="text" value="TK"/>	
* Last Name: <input type="text" value="Bylsma"/>	
Suffix: <input type="text"/>	

Title:

Organizational Affiliation:

* Telephone Number: <input type="text" value="574-533-9370"/>	Fax Number: <input type="text" value="574-533-8626"/>
---	---

* Email:

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Department of Housing & Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

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

Community Development Block Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="280,949.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value="25,000.00"/>
* f. Program Income	<input type="text" value="31,388.00"/>
* g. TOTAL	<input type="text" value="337,337.00"/>

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

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

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

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

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

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.



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

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE <input data-bbox="899 1339 1511 1377" type="text" value="Mayor"/>
APPLICANT ORGANIZATION <input data-bbox="94 1482 872 1514" type="text" value="City of Goshen, Indiana"/>	DATE SUBMITTED 

COUNCIL RESOLUTION 2021-12

**Interlocal Agreement
with the County of Elkhart
for the Consolidated County Court Site**

WHEREAS the City of Goshen and the County of Elkhart have negotiated an agreement to identify the duties and responsibilities of the parties to extend and/or improve needed infrastructure to the proposed Consolidated County Court Site located in the area of US 33, Reliance Road and County Road 17.

WHEREAS pursuant to Indiana Code § 36-1-7 et seq., a power that may be exercised by one governmental entity may be exercised by one entity on behalf of another entity if the entities enter into a written agreement.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Common Council approves the terms and conditions of the Interlocal Agreement with the County of Elkhart for the Consolidated County Court Site attached to and made a part of this resolution.

PASSED by the Goshen Common Council on April 20, 2021.

Presiding Officer

ATTEST:

Adam C. Scharf, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on April _____, 2021, at _____
a.m./p.m.

Adam C. Scharf, Clerk-Treasurer

APPROVED and ADOPTED on April _____, 2021.

Jeremy P. Stutsman, Mayor

**INTERLOCAL AGREEMENT
FOR CONSOLIDATED COUNTY COURT SITE**

THIS AGREEMENT is made and entered this _____ day of _____, 2021 by and between the CITY OF GOSHEN, INDIANA (City), by and through the Goshen Board of Public Works and Safety and Stormwater Board and the Goshen Redevelopment Commission, and with the approval of the Goshen Common Council, and the COUNTY OF ELKHART, INDIANA (County) by and through the Board of Commissioners of the County of Elkhart, Indiana, and with the approval of the Elkhart County Council.

WHEREAS, the County is moving the location of most of the Elkhart County Courts to a site in the area of US 33, Reliance Road and County Road 17.

WHEREAS, the Goshen Redevelopment Commission agrees to provide part of the funding for infrastructure needed for the new County Court site which is located within the City of Goshen.

WHEREAS, the City and County enter into this agreement to identify the duties and responsibilities of the City and County to extend and/or improve needed infrastructure to the proposed Consolidated Court Site.

THEREFORE, in consideration of the following terms, conditions, and commitments, the parties agree as follows:

CONSOLIDATED COURT SITE

1. County will locate most, if not all, of the Elkhart County courts to a location within the corporate limits of the City. County will be responsible for the design and construction of all on-site buildings, parking lots, and infrastructure, including water, sewer, sidewalks and stormwater.
2. The Consolidated Court Site is east of County Road 17, west of Reliance Road and north of Mohawk Drive and Peddlers Village Road (County Road 28) as shown on the map attached to this agreement as Exhibit A.

3. All county building construction and on-site infrastructure construction will be designed, constructed and paid for by County.

JOINT PROJECTS

1. Joint Projects do not include the building construction projects and infrastructure projects located on County's real estate as shown in Exhibit A.
2. Joint Projects include the following projects:
 - a. Road construction. Road improvements needed along Reliance Road between US 33 and Peddler's Village Road, along Peddler's Village Road between US 33 and County Road 17, and along CR 17 from Peddler's Village Road to the US 33 overpass, including center turn lanes and acceleration/deceleration lanes where appropriate and the necessary improvements at all intersections included in the affected corridors.
 - b. Stormwater piping. Stormwater piping will be constructed to City of Goshen standards to take stormwater run-off from Reliance Road to an approved outlet and may be incorporated into the stormwater retention area on the Consolidated Court Site if determined feasible by both parties and without restricting the County's planned and future development needs for the Consolidated Court Site.
3. City will serve as the Lead Agency for the Joint Projects including, but not limited to, the following duties:
 - a. Bidding the Joint Projects in compliance with governmental requirements applicable to the City and County.
 - b. Obtaining any permits or approvals required to construct the Joint Projects.
 - c. Administrating any contract or contracts awarded to a successful bidder or bidders for the Joint Projects.
 - d. Providing or contracting for engineering review and construction inspection services for the Joint Projects to the extent that such are not the responsibility of the successful bidder or bidders.
 - e. Maintaining the documents, contracts, notes, and other records connected with the Joint Projects.
 - f. Providing the County with a financial summary of all funds needed for the Joint Projects, all funds received for the Joint Projects and all funds spent on the Joint Projects, including the reconciliation of the funding provided by the City and County.
 - g. Providing or contracting for rights-of-way acquisition services and obtaining right-of-way needed for the Joint Projects.

- h. Paying all administrative costs and expenses associated with serving as the Lead Agency for the Joint Projects.

TRAFFIC IMPACT STUDY

- 1. City will conduct a traffic impact study to evaluate the impacts of the new court facility that will determine the level of service of existing roads and potential public roadway improvements.
- 2. The scope of work for the traffic impact study will include analysis and evaluation of the following:
 - a. Utility conflicts;
 - b. Right-of-way requirements/impact/options;
 - c. Consideration for route and intersection lighting;
 - d. Stormwater management;
 - e. Opinions of probable cost;
 - f. Construction impacts to the affected properties and existing improvements; and
 - g. Feasible alternatives for access to the Consolidated Court Site.
- 3. City will expedite completion of the traffic impact study to accommodate the County's project timeline.
- 4. The funding for the study will count towards the City's One Million Five Hundred Thousand Dollar (\$1,500,000) funding commitment described below.

DESIGN CONSULTANT

- 1. City shall provide or contract for an engineer to serve as the "Design Consultant" on the Joint Projects. The Design Consultant will furnish design engineering services necessary for the Joint Projects, including, but not limited to, survey and geotechnical services.
- 2. The design engineering services shall include a preliminary phase to identify the necessary expanded rights-of-way and real estate to be acquired. This work shall have the approval of the City and County before work shall begin on the final design engineering and design standards.
- 3. The final design engineering and design standards for the Joint Projects shall be subject to the approval of the County and City.

COUNTY PARTICIPATION

City will serve as the Lead Agency for the Joint Projects. City and County acknowledge that City will provide the administrative and oversight services required for the Joint Projects. County will be significantly involved with the Joint Projects. County participation shall include, but not be limited to, the following:

1. County will review and approve the Joint Projects design engineering. The design engineering services shall be obtained or provided by City as part of its Lead Agency role.
2. County will pay its share of all costs and expenses associated with the design engineering, land acquisition, and construction needed for the Joint Projects, including necessary appraisals and review appraisals, and shall cooperate with City on the rights-of-way acquisition for the Joint Projects.
3. County participation shall include its share of all direct and indirect costs associated with the Joint Projects. Direct and indirect costs associated with the Joint Projects shall include, but not be limited to, utility relocation, change orders, and compaction and materials testing.
4. County shall appropriate and have available for use by City all funds required of County for its share of the direct or indirect costs. The transfer of such funds to City must occur in advance or essentially simultaneous with the bidding as City is not in a position to advance the funds for all costs associated with the Joint Projects.

APPROVALS AND FUNDING PARTICIPATION

1. This Agreement is subject to the approval of the Goshen Board of Public Works and Safety and Stormwater Board, Goshen Redevelopment Commission and Goshen Common Council for City, and the Board of Commissioners of the County of Elkhart, Indiana and Elkhart County Council for County.
2. After design engineering has been completed for the Joint Projects, the City shall provide written notice of design engineering completion to the County pursuant to the Notice provisions of this Agreement. For a period of thirty (30) days after receipt of the Notice that design engineering is complete, both the City and the County shall have the right to withdraw from further participation in the Joint Projects by providing written notice to the other party if the estimated cost of the Joint Projects exceed Three Million Dollars (\$3,000,000). In the event that neither party withdraws, then both parties agree to complete the Joint Projects in accordance with the terms and provisions of this Agreement.
3. If one of the parties withdraws from this agreement, City and County each agree to pay for one-half (1/2) of the design engineering costs for the Joint Projects. If the parties are contractually obligated for any costs other than design engineering costs, the withdrawing party shall pay seventy-five percent (75%) of such costs and the non-withdrawing party shall pay twenty-five percent (25%) of the costs. Prior to the expiration of the thirty (30) day right to withdraw period, City and County agree that any contractual obligation for

costs, other than design engineering costs, will only be entered with the written consent of both City and County.

4. In the event that neither party withdraws from participating in the Joint Projects, the City and County will be responsible for the costs and expenses of the Joint Projects as follows:
 - a. City will pay the first One Million Five Hundred Thousand Dollars (\$1,500,000) of all direct and indirect costs of the Joint Projects including design, rights-of-way acquisition, and construction costs.
 - b. County will pay the next Five Hundred Thousand Dollars (\$500,000) of all direct and indirect costs of the Joint Projects including design, rights-of-way acquisition, and construction costs.
 - c. City and County will each pay one-half (1/2) of all direct and indirect costs of the Joint Projects which exceed Two Million Dollars (\$2,000,000).

TIME IS OF THE ESSENCE; DURATION OF PROJECT

1. City and County agree to cooperate so that the design engineering, rights-of-way acquisitions, and preliminary bidding process can be completed in time to accept bids for the Joint Projects by May 1, 2022.
2. The Joint Projects construction will commence no earlier than June 1, 2022, and then only if City and County have the required funding in place.
3. Time is of the essence with regard to constructing the Joint Projects. City and County agree to communicate with each other in establishing a construction schedule that will allow the Joint Projects to be completed in a timely fashion no later than November 30, 2023 consistent with subparagraphs 1 and 2 above.
4. This Agreement shall be in effect through December 31, 2024 and shall thereafter automatically renew on a year-to-year calendar basis unless either party shall give written notice of termination to the other party at least ninety (90) days prior to the end of the initial term of this Agreement or any renewal year of this Agreement. Once construction has started or the construction agreement has been fully executed, neither party may terminate the Agreement until the Joint Projects are completed.

OWNER OF PROJECT

The Joint Projects, or respective portions thereof, shall be owned by the entity with jurisdiction over the Joint Project, or those respective portions of such Project for which the entity has jurisdiction.

FILING REQUIREMENTS

Within thirty (30) days after the approval and execution of this Agreement, County shall have this Agreement recorded and filed with the appropriate governmental offices and agencies as required by Indiana Code.

SUPPLEMENTAL DOCUMENTS

City and County agree to execute any and all supplementary documents and to take any and all supplementary steps as are reasonable and appropriate to accomplish the purposes and provisions of this Agreement.

LIMITATIONS OF LIABILITY

1. City acknowledges that County shall not be liable to City for completion of or the failure to complete any activities which are an obligation of City to perform pursuant to this Agreement, and City agrees to defend, indemnify, and hold harmless County and its agents, officers, and employees from all claims and suits of any nature whatsoever arising from City's performance of this Agreement, from all judgments therefore, and for all expenses in defending or appealing any such claims or judgments, including without limitation court costs, attorney's fees, and other expenses.
2. County acknowledges that City shall not be liable to County for completion of or the failure to complete any activities which are an obligation of County to perform pursuant to this Agreement, and County agrees to defend, indemnify, and hold harmless City and its agents, officers, and employees from all claims and suits of any nature whatsoever arising from County's performance of this Agreement, from all judgments therefore, and for all expenses in defending or appealing any such claim or judgments, including without limitation court costs, attorney's fees, and other expenses.

NON-DISCRIMINATION

Pursuant to Indiana Code 22-9-1-10, neither City nor County, nor any of their contractors or subcontractors, shall discriminate against any employee or applicant for employment, to be employed in the performance of any work under this Agreement with respect to hire, tenure, terms or conditions or privileges of employment, or any matter directly or indirectly related to employment because of race, color, religion, sex, disability, national origin, ancestry, or veteran status. Breach of this covenant may be regarded as a material breach of this Agreement.

MISCELLANEOUS

1. Amendment. This Agreement, and any exhibits attached, may be amended only by the mutual written consent of the parties, by the adoption of a resolution approving said amendment as provided by law, and by the execution of an amendment by the parties.

2. No Other Agreement. Except as otherwise expressly provided, this Agreement supersedes all prior agreements, negotiations, and discussions relative to the subject matter and is a full integration of the agreement of the parties.
3. Severability. If any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants, agreements, or portions of this Agreement, and to that end, any provisions, covenants, agreements, or portions of this Agreement are declared to be severable.
4. Indiana Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Indiana.
5. Notice. Any notices required or permitted under this Agreement shall be given to the parties at their respective mailing addresses provided below by deposit in the United States mail:

County: Board of Commissioners of the County of Elkhart, Indiana
c/o Jeff Taylor, County Administrator
Elkhart County Administration Building
117 North Second Street
Goshen, IN 46526
Fax: (574) 535-6747
Email: jaylor@elkhartcounty.com

City: City of Goshen, Indiana
Board of Public Works and Safety
c/o Mayor Jeremy Stutsman
202 South Fifth Street
Goshen, IN 46526
Fax: (574) 533-3074
Email: mayor@goshencity.com

with copies to:

Bodie J. Stegelmann, Goshen City Attorney
Goshen Legal Department
City Annex Building
204 East Jefferson Street, Suite 2
Goshen, IN 46528
Fax: (574) 537-3817
Email: bodiestegelmann@goshencity.com

and

Craig M. Buche, Elkhart County Attorney
Yoder Ainlay Ulmer & Buckingham, LLP
130 North Main Street
Goshen, IN 46526
Fax: (574) 534-4174
Email: cbuche@yaub.com

The parties may change their respective mailing addresses by providing written notice of the new address in accordance with the terms and provisions of this paragraph.

6. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns; provided, however, that this Agreement may not be assigned without the express written consent of the non-assigning party.

IN WITNESS WHEREOF, the parties have duly executed this agreement pursuant to all requisite authorizations as of the dates set forth below.

[Signatures on separate sheets.]

COUNTY OF ELKHART, INDIANA

Date: _____, 2021

Board of Commissioners of the
County of Elkhart, Indiana

Suzanne M. Weirick

Frank R. Lucchese

Bradley D. Rogers

ATTEST:

Patricia A. Pickens, Auditor
County of Elkhart, Indiana

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Frank R. Lucchese, Suzanne M. Weirick, and Bradley D. Rogers of the Board of Commissioners of the County of Elkhart, Indiana, and Patricia A. Pickens, Auditor of the County of Elkhart, Indiana, being known to me or whose identity have been authenticated by me to be the persons who acknowledged the execution of the foregoing Interlocal Agreement for and on behalf of the County of Elkhart, Indiana for the purpose stated therein.

Witness my hand and Notarial Seal this ____ day of _____, 2021.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

APPROVAL

The Elkhart County Council of the County of Elkhart, Indiana approves the foregoing Interlocal Agreement on this ____ day of _____, 2021.

Elkhart County Council
County of Elkhart, Indiana

Thomas W. Stump, President

ATTEST:

Patricia A. Pickens, Auditor
County of Elkhart, Indiana

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Thomas W. Stump, President of the Elkhart County Council of the County of Elkhart, Indiana, and Patricia A. Pickens, Auditor of the County of Elkhart, Indiana, being known to me or whose identity have been authenticated by me to be the persons who acknowledged the execution of the Approval of foregoing Interlocal Agreement for and on behalf of the County of Elkhart, Indiana.

Witness my hand and Notarial Seal this ____ day of _____, 2021.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

CITY OF GOSHEN, INDIANA

Date: _____, 2021

Goshen Board of Public Works and Safety
and Stormwater Board
City of Goshen, Indiana

Jeremy P. Stutsman

Michael A. Landis

Mary Nichols

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jeremy P. Stutsman, Michael A. Landis, and Mary Nichols of the Goshen Board of Public Works and Safety and Stormwater Board of the City of Goshen, Indiana, being known to me or whose identity have been authenticated by me to be the persons who acknowledged the execution of the foregoing Interlocal Agreement for and on behalf of the City of Goshen, Indiana for the purpose stated therein.

Witness my hand and Notarial Seal this ____ day of _____, 2021.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

Date: _____, 2021

Goshen Redevelopment Commission
City of Goshen, Indiana

Printed: _____
President

Printed: _____
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared _____, President and _____, Secretary of the Goshen Redevelopment Commission of the City of Goshen, Indiana, being known to me or whose identity have been authenticated by me to be the persons who acknowledged the execution of the foregoing Interlocal Agreement for and on behalf of the City of Goshen, Indiana for the purpose stated therein.

Witness my hand and Notarial Seal this _____ day of _____, 2021.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

APPROVAL

The Goshen Common Council of the City of Goshen, Indiana approves the foregoing Interlocal Agreement on this ____ day of _____, 2021.

Jeremy P. Stutsman, Presiding Officer

ATTEST:

Adam C. Scharf, Clerk-Treasurer
City of Goshen, Indiana

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jeremy P. Stutsman, Presiding Officer of the Goshen Common Council of the City of Goshen, Indiana, and Adam C. Scharf, Clerk-Treasurer of the City of Goshen, Indiana, being known to me or whose identity have been authenticated by me to be the persons who acknowledged the execution of the Approval of foregoing Interlocal Agreement for and on behalf of the City of Goshen, Indiana.

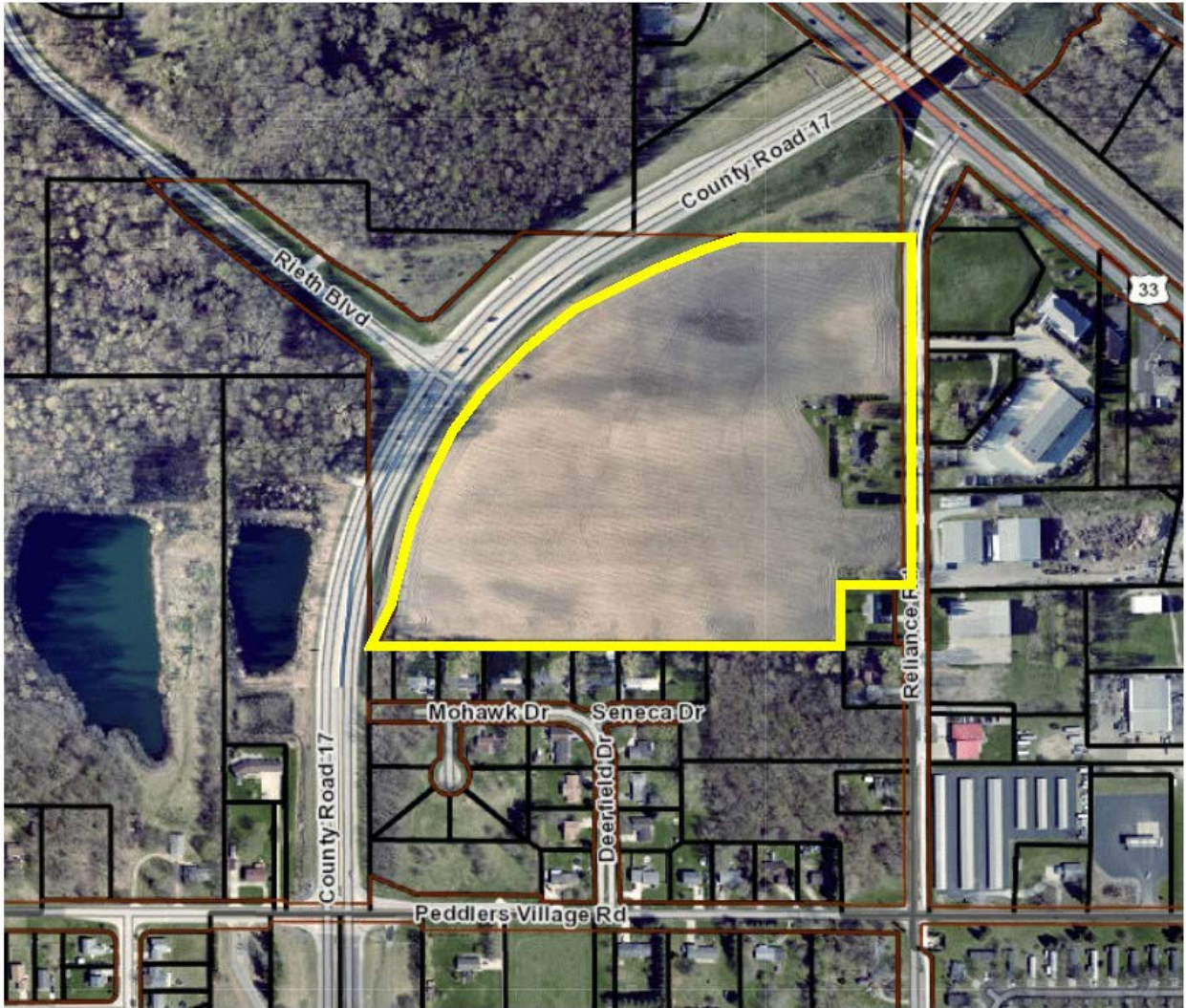
Witness my hand and Notarial Seal this ____ day of _____, 2021.

Printed Name: _____
Notary Public of _____ County, Indiana
My Commission Expires: _____
Commission Number: _____

This instrument was prepared by Larry A. Barkes, Attorney No. 3568-20, City of Goshen Legal Department, 204 East Jefferson Street, Suite 2, Goshen, Indiana 46528, (574) 537-3820.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law (Larry A. Barkes).

EXHIBIT A
CONSOLIDATED COURT SITE



COUNCIL RESOLUTION 2021-13

**Approve Disposal of Real Estate
at 2601 Woodland Drive
by Goshen Redevelopment Commission**

WHEREAS the City of Goshen acquired the real estate at 2601 Woodland Drive, Goshen (subject real estate) to carry out an economic development project.

WHEREAS the acquisition of the subject real estate was funded by the Goshen Redevelopment Commission.

WHEREAS after the completion of the intersection improvement project at Kercher Road and Main Street, there is excess real estate that is no longer needed by the City.

WHEREAS the Redevelopment Commission wishes dispose of the remainder of the subject real estate.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Common Council approves the disposal of the real estate at 2601 Woodland Drive, Goshen by the Goshen Redevelopment Commission by offering the subject real estate for sale to the public in accordance with Indiana Code § 36-7-14-22.

PASSED by the Goshen Common Council on April 20, 2021.

Presiding Officer

ATTEST:

Adam C. Scharf, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on April _____, 2021, at _____ a.m./p.m.

Adam C. Scharf, Clerk-Treasurer

APPROVED and ADOPTED on April _____, 2021.

Jeremy P. Stutsman, Mayor

ORDINANCE 5077

Amending Ordinance 3828 Governing Public Purchasing

WHEREAS, Indiana Code §5-22-4-5 requires the City of Goshen Common Council to designate a purchasing agency for the City; and

WHEREAS, the City of Goshen Common Council designated its Board of Public Works and Safety as the Purchasing Agency for the City of Goshen in Ordinance Number 3828;

WHEREAS, I.C. §5-22-15-21 requires the City of Goshen Common Council to adopt rules to promote the purchase of supplies manufactured in the United States; and

WHEREAS, the City of Goshen Common Council adopted Ordinance Number 3828 on or about June 2, 1998, in which it established certain rules to promote the purchase of supplies manufactured in the United States; and

WHEREAS, the City of Goshen Common Council wishes to amend its rules that promote the purchase of supplies manufactured in the United States by delegating to the Board of Public Works and Safety the duty to determine whether a product is manufactured in the United States and the duty to determine whether statutory exceptions exist to purchasing products manufactured in the United States;

WHEREAS, the City of Goshen Common Council also wishes to amend Ordinance Number 3828 to empower the Board of Public Works and Safety to utilize purchasing preferences described in I.C. 5-22-15, if it deems the use of such preferences to be appropriate.

NOW THEREFORE, BE IT ORDAINED, that City of Goshen Common Council amends Ordinance Number 3828 as follows:

1. Section 1 shall be amended to read as follows:

Section 1. Designation of Purchasing Agency; Powers and Duties; Purchasing Agent

A. The Board of Public Works and Safety is designated as the Purchasing Agency for the City of Goshen.

B. The Purchasing Agency shall have all powers and duties as authorized by Indiana Code 5-22 et seq., as may be amended and as may be supplemented from time to time by ordinances adopted by the Common Council and by policies adopted by the Purchasing Agency.

C. The Purchasing Agency is authorized to designate in writing one or more individuals to act as a Purchasing Agent for the City of Goshen.

D. The Purchasing Agency, or any designated Purchasing Agent, may utilize any of the purchasing preferences described in I.C. 5-22-15 that may apply to the purchase of supplies or services, according to the terms of such Chapter of the Indiana Code, if the Purchasing Agency or Purchasing Agent deems them to be appropriate, after weighing all factors and circumstances.

2. Section 2 shall be amended to read as follows:

Section 2. The city shall specify and purchase supplies manufactured in the United States unless the Purchasing Agency determines that:

A. The supplies are not manufactured in the United States in reasonably available quantities; or

B. The price of the supplies manufactured in the United States exceeds by an unreasonable amount the price of available and comparable supplies manufactured outside the United States; or

C. The quality of the supplies manufactured in the United States are substantially less than the quality of comparably priced available supplies manufactured outside the United States; or

D. The purchase of supplies manufactured in the United States is not in the public interest.

3. The following language shall be add as a new Section 3:

Section 3. Definition of Manufactured.

The Purchasing Agency may find that supplies are manufactured in the United States, if the cost of a product's components mined, produced, or manufactured in the United States exceeds Fifty percent (50%) of the product's proposed purchase price.

4. Effective Date

This ordinance shall become effective upon its passage and adoption.

PASSED BY THE COMMON COUNCIL on the ____ day of _____, 2021

Jeremy P. Stutsman, Presiding Officer

ATTEST _____
Adam C. Scharf, Clerk-Treasurer

Presented to the Mayor of the City of Goshen, Indiana, on the ____ day of _____, 2021

Adam C. Scharf, Clerk-Treasurer

APPROVED and ADOPTED on the ____ day of _____, 2021

Jeremy P. Stutsman, Mayor



Rhonda L. Yoder, AICP
PLANNING & ZONING DEPARTMENT, CITY OF GOSHEN
204 East Jefferson Street, Suite 4 • Goshen, IN 46528-3405

Phone (574) 537-3815 • Fax (574) 533-8626 • TDD (574) 534-3185
rhodayoder@goshencity.com • www.goshenindiana.org

MEMORANDUM

TO: Goshen Common Council
FROM: Rhonda L. Yoder, City Planner
DATE: April 20, 2021
RE: Ordinance 5078

The Goshen Plan Commission met on March 16, 2021, in regular session and considered a request for a rezoning from Residential R-1 District to Commercial B-3 District for subject property generally located 1905 Reliance Road, with the following outcome:

Forwarded to the Goshen Common Council with a favorable recommendation by a vote of 8-0.

The recommendation is based on the following:

1. The subject property is adjacent to existing B-3 District zoning and commercial development, and is surrounded by arterial streets.
2. The rezoning is consistent with the Comprehensive Plan, including:
 - Community Services & Facilities, Goal C-13: Match land uses with existing or potentially available utility services.
3. The B-3 District requirements are able to be met, including all requirements adjacent to residential zoning/land use.

Prior to the Plan Commission meeting, and at the Plan Commission meeting, no comments/questions were received.

Ordinance 5078

Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described, and Commonly Known as 1905 Reliance Road, from Residential R-1 District to Commercial B-3 District

WHEREAS Elkhart County Board of Commissioners and Jones Petrie Rafinski submitted an application on the 19th day of February 2021 to rezone the real estate hereinafter described from Residential R-1 District to Commercial B-3 District, and the Goshen City Plan Commission did after proper legal notice conduct a hearing on said Petition as provided by the Law on the 16th day of March 2021, and recommended the adoption of this Ordinance by a vote of 8-0.

NOW, THEREFORE be it ordained by the Common Council of the City of Goshen, Indiana, that:

Property generally located on the west side of Reliance Road, south of Elkhart Road, with a common address of 1905 Reliance Road, containing \pm 23.69 acres, and more particularly described as follows:

A part of the Southeast Quarter of Section 36, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana, being more particularly described as follow:

Commencing at a Harrison Monument marking the southeast corner of Southeast Quarter of said Section 36; thence North 00 degrees 35 minutes 58 seconds West along the east line of the Southeast Quarter of said Section 36 and along Reliance Road, a distance of 660.16 feet to the point of beginning of this description; thence North 89 degrees 39 minutes 53 seconds West, a distance of 40.00 feet to a rebar with cap stamped "Doriot" marking the southeast corner of Lot Number One (1) as the said Lot is known and designated on the Price Minor, a Subdivision in Concord Township; said plat being recorded in the Office of the Recorder of Elkhart County in Plat Book 33, Page 30; thence North 00 degrees 35 minutes 58 seconds West along the east line of said Lot Number One (1), a distance of 147.26 feet to a rebar with cap stamped "Abonmarche Firm #0050" marking the northeast corner of said Lot Number (1), thence North 89 degrees 42 minutes 23 seconds West along the north line of said Lot Number One (1), a distance of 136.02 feet to a rebar with cap stamped "Abonmarche Firm #0050" marking the northwest corner of said Lot Number One (1); thence South 00 degrees 35 minutes 58 seconds East along the west line of said Lot Number One (1) , a distance of 147.13 feet to a rebar with cap stamped "Doriot" marking the southwest corner of said Lot Number One (1); thence North 89 degrees 39 minutes 53 seconds West along the North line of a parcel of land described as Parcel II and conveyed to MJM Leasing, LLC as described and recorded in the Office of the Recorder of Elkhart County in Instrument Number 2015-11745 and the north line of a parcel of land conveyed to Melissa Bays as described and recorded in the Office of the Recorder of Elkhart County in Instrument Number 2016-14703, a distance of 426.99 feet to the northeast corner of Lot Number Ten (10) as the said Lot is known and designated on the Plat of Deerfield, a Plat in Concord Township; said Plat being recorded in the Office of the Recorder in Book 9, Page 41; thence North 89 degrees 34 minutes 05 seconds West along the north line of Lot Number Ten (10), Lot Number Eleven (11), and Lot Number Twelve (12) as the said lots are known and designated on the plat of said Deerfield, also being the north line of Lot Number Twenty (20), Lot Number Twenty-One (21), and Lot Number Twenty-Two (22) as the said Lots are known and designated on the Plat of Deerfield Second, a Subdivision in Concord Township; said Plat being recorded in the Office of the Recorder of Elkhart County in Plat Book 10, Page 16 and the north line of a parcel of land conveyed to Christina L. Ohse as described and recorded in the Office of the Recorder of Elkhart County in Instrument 2012-13057, a distance of 700.01 feet to the Southeasterly right of way line of County Road Number 17 and the southeasterly line of a parcel of land described conveyed to the Board of Commissioners of the County of Elkhart, Indiana being described as Parcel 13 and recorded in a Warranty Deed in the Office of the Recorder of Elkhart County in Instrument Number 2003-41000, thence along the next seven courses being along the southeasterly right of way line of said County Road Number 17 and the southeasterly line of the Board of Commissioners of the County of Elkhart, Indiana parcel; thence North 17 degrees 50 minutes 52 seconds East, a distance of 93.28 feet; North 07 degrees 01 minute 09 seconds East, a distance of 122.35 feet; thence North 16 degrees 46 minutes 25

seconds East, a distance of 153.64 feet; thence Northeasterly along the arc of a 1,232.34 foot radius curve to the right, concave to the southeast, a distance of 462.12 feet (chord bearing North 34 degrees 49 minutes 19 seconds East, chord distance 459.42 feet); thence North 54 degrees 44 minutes 03 seconds East, a distance of 153.74 feet; thence North 61 degrees 50 minutes 41 seconds east, a distance of 162.63 feet; thence North 66 degrees 04 minutes 24 seconds East, a distance of 264.16 feet to a point on the north line of a parcel of land conveyed to Gwendolyn J. McGary as described and recorded in the Office of the Recorder of Elkhart County Instrument Number 2020-05849; thence South 89 degrees 35 minutes 32 seconds East along the north line of the McGary parcel, a distance of 431.82 feet to the west right of way line of Reliance Road, being a Parcel of land conveyed to the Board of Commissioners of the County of Elkhart, Indiana described as parcel 13B in a Warranty Deed as recorded in the Office of the Recorder of Elkhart County in Instrument Number 2003-41000; thence Southerly along the Westerly right of way line of said Reliance Road, being on the arc of a 633.99 foot radius curve to the left, concave to the East, a distance of 118.07 feet (chord bearing South 04 degrees 54 minutes 21 seconds West, chord distance 117.89 feet) to the point of tangency of said curve; thence South 00 degrees 36 minutes 11 seconds East along the west right of way of said Reliance Road, a distance of 62.44 feet; thence North 89 degrees 39 minutes 53 seconds East, a distance of 30.06 feet to the east line of the Southeast Quarter of aforesaid Section 36; thence South 00 degrees 35 minutes 58 seconds East along the east line of the Southeast Quarter of said Section 36 and the centerline of Reliance Road, a distance of 833.45 feet to the point of beginning of this description: containing 23.83 acres, more or less, being subject to all easements, restrictions and public rights of way of record.

Excepting therefrom; A part of the Southeast Quarter of Section 36, Township 37 North, Range 5 East, Concord Township, Elkhart County Indiana, being more particularly described as follows: Commencing at a Harrison Monument marking the southeast corner of Southeast Quarter of said Section 36; thence North 00 degrees 35 minutes 58 seconds West along the east line of the Southeast Quarter of said Section 36 and along Reliance Road, a distance 660.16 feet to the point of beginning of this description; thence North 89 degrees 39 minutes 53 seconds West, a distance of 40.0 feet to a rebar with cap stamped "Doriot" marking the southeast corner of Lot Number One (1) as the said Lot is known and designated on the Price Minor, a Subdivision in Concord Township; said plat being recorded in the Office of the Recorder of Elkhart County in Plat Book 33, Page 30; thence North 00 degrees 35 minutes 58 seconds West along the east line of said Lot Number One (1), a distance of 147.26 feet to a rebar with cap stamped "Abonmarche Firm #0050" marking the northeast corner of said Lot Number One (1), thence South 89 degrees 42 minutes 23 seconds East along the north line of said Lot Number One (1), extended, a distance of 40.0 feet to the east line of the southeast quarter of said Section 36 thence South 00 degrees 35 minutes 58 seconds East on said east line 147.26 to the place of beginning containing 0.14 acres more or less.

All of the above shall be rezoned from Residential R-1 District to Commercial B-3 District, and the zone maps designated and referred to in Ordinance No. 3011 shall hereby be amended and ordered amended to reflect such classification and rezoning of said real estate.

PASSED by the Common Council of the City of Goshen on _____, 2021.

Presiding Officer

Attest:

Adam C. Scharf, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on _____, 2021 at _____ a.m./p.m.

Adam C. Scharf, Clerk-Treasurer

APPROVED AND ADOPTED by the Mayor of the City of Goshen on _____, 2021.

Jeremy P. Stutsman, Mayor

To: Goshen City Plan Commission/Goshen Common Council
From: Rhonda L. Yoder, Planning & Zoning Administrator
Subject: 21-01R – Rezoning
1905 Reliance Road, Residential R-1 to Commercial B-3
Date: March 16, 2021

ANALYSIS

Elkhart County Board of Commissioners and Jones Petrie Rafinski request approval of a rezoning from Residential R-1 to Commercial B-3, for development of the Elkhart County court consolidation project. The subject property is ±23.69 acres, generally located on the west side of Reliance Road, south of Elkhart Road, with a common address of 1905 Reliance Road.

The subject property is ±23.69 acres, with ±867' of frontage along Reliance Road and ±1,844' of frontage along County Road 17. The property has contained a single family house surrounded by farm fields, and was annexed into the City of Goshen effective December 1, 2018. Upon annexation, the zoning was R-1. There is existing B-3 zoning to the east and north, with commercial development, and R-1 zoning to the south (City and County), with eight single family residential properties to the south. There is also one residential property on the east side of Reliance Road (zoned B-3).

All streets surrounding the property, and in the immediate area, are arterial streets, including Reliance Road, County Road 17, Elkhart Road (US 33), and Peddlers Village Road.

The proposed rezoning to Commercial B-3 is for the Elkhart County court consolidation project (Offices, Governmental). According to the narrative submitted with the rezoning application (enclosed), the proposed court building will likely be multi-story with an area of approximately 175,000 square feet.

Developmental Requirements

Setbacks. The B-3 District will require a minimum 35' building/parking/aisle setback adjacent to all street frontages, and a minimum 20' building/parking/aisle setback adjacent to residential zoning.

Landscaping. Required landscaping will include streetside trees adjacent to all streets/right of way, partial landscaping adjacent to residential land use (south and across Reliance Road), and parking lot trees. The partial landscaping adjacent to residential land use requires a mix of coniferous trees and shrubs/hedges and is intended to create a partial visual barrier. A detailed landscape plan will be required as part of the site plan review process.

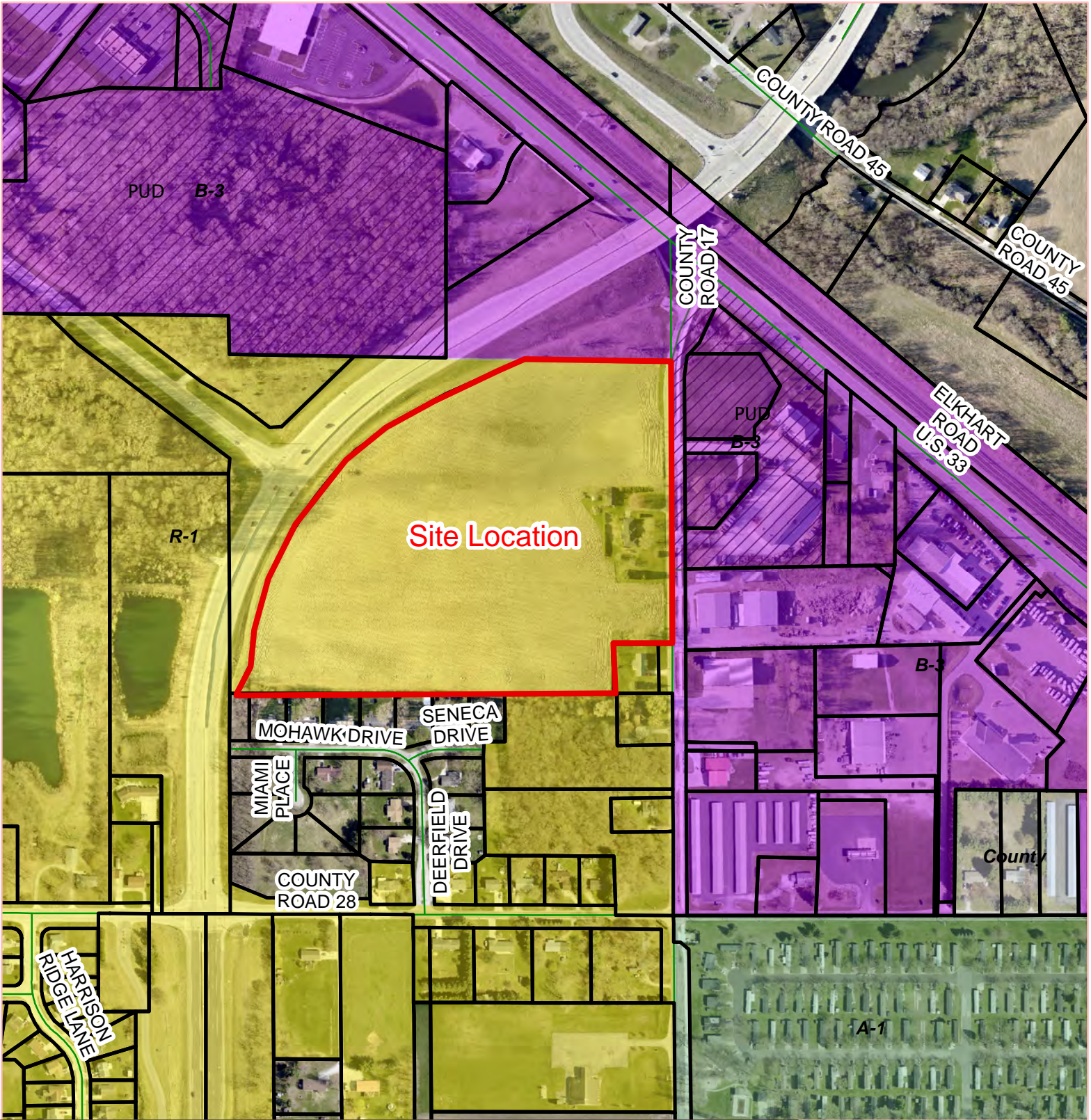
Access. Site access has not been determined. A traffic impact analysis is underway to evaluate the options for access, and to help determine the required improvements.

Dedication of right of way, 40' from the centerline west, is required along Reliance Road to meet arterial street requirements. Additional right of way may be required depending on the results of the traffic impact analysis and the resulting required improvements.

RECOMMENDATIONS

Staff recommends the Plan Commission forward a favorable recommendation to Goshen Common Council for the rezoning from Residential R-1 District to Commercial B-3 District for the subject property generally located at 1905 Reliance Road, based upon the following:

1. The subject property is adjacent to existing B-3 District zoning and commercial development, and is surrounded by arterial streets.
2. The rezoning is consistent with the Comprehensive Plan, including:
 - Community Services & Facilities, Goal C-13: Match land uses with existing or potentially available utility services.
3. The B-3 District requirements are able to be met, including all requirements adjacent to residential zoning/land use.



The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.

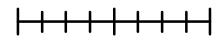
1905 Reliance Road

2019 Aerial
Printed February 24, 2021



Feet

0 100 200 400



1 inch = 400 feet

The City of Goshen

Department of

Planning & Zoning

204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

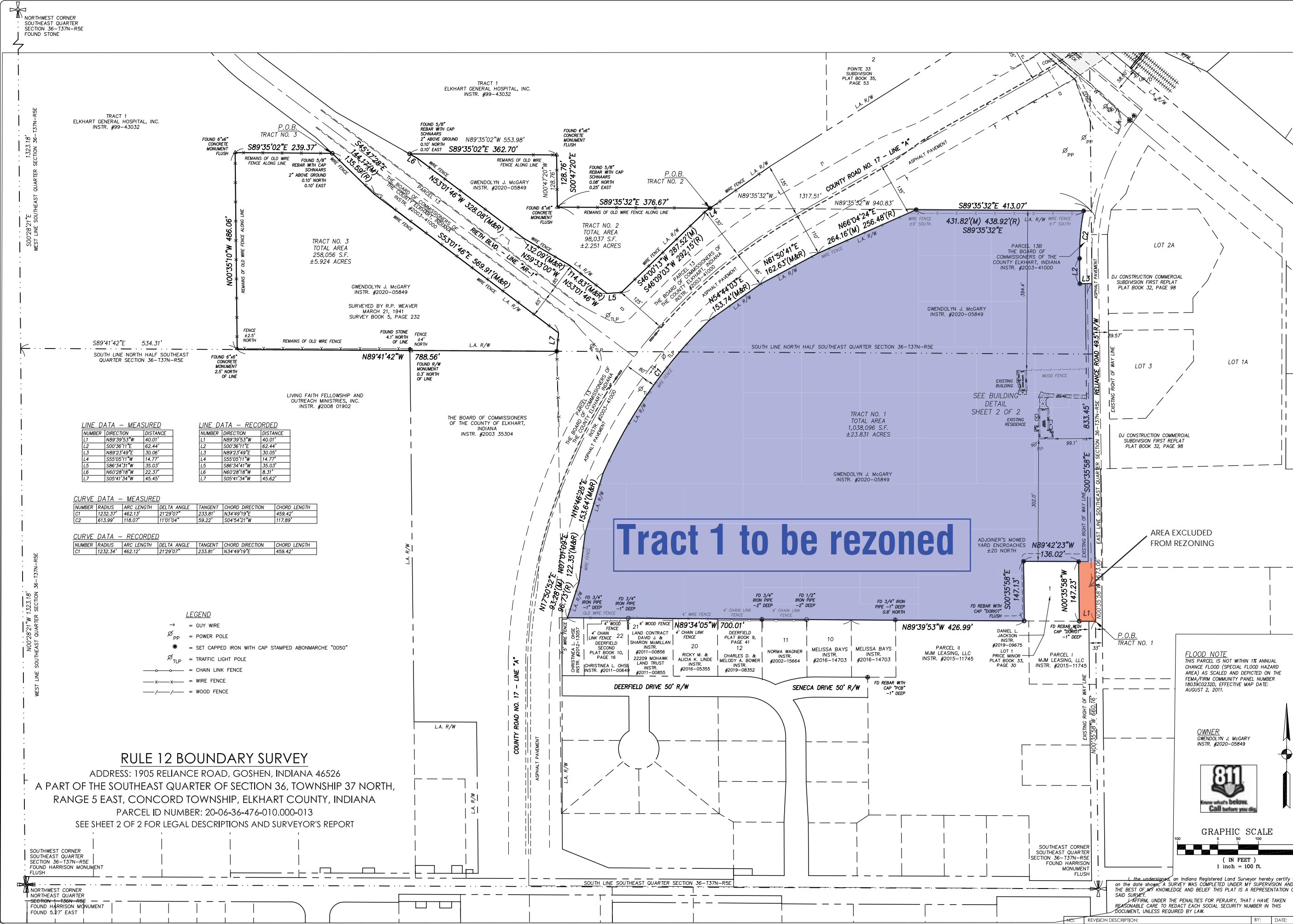


MEMORANDUM

TO: Rhonda Yoder, Planning and Zoning Administrator
FROM: Ken Jones
DATE: February 22, 2021
RE: **PROJECT NARRATIVE**

Assuming a successful re-zoning, the site will be the location of a new County Courts building. The building will likely be multi-story and will include all features required for a modern judicial center of approximately 175,000 SFT. This will include secure parking areas for employees and judicial officials, as well as visitor parking up to 450 spaces. The site will include ride share and public transportation features and will provide areas for horse drawn vehicles and charging stations for electric vehicles. The design will consider other features as well as including pedestrian bikeway connections and some outdoor spaces for the public. Landscape features and lighting will enhance the site and should meet or exceed Goshens' standards for a B-3 land-use. The site access plan is still being developed and designers are considering all options through the completion of traffic impact analysis. Overall the site has 23.8 acres.

H:/Projects/2021 Projects/2021-0069/corres/2021-02-22 Project Summary.docx



LINE DATA - MEASURED

NUMBER	DIRECTION	DISTANCE
L1	N89°39'53"W	40.01'
L2	S00°36'11"E	62.44'
L3	N89°23'49"E	30.06'
L4	S55°05'11"W	14.77'
L5	S86°34'31"W	35.03'
L6	N60°28'18"W	22.37'
L7	S05°41'34"W	45.45'

LINE DATA - RECORDED

NUMBER	DIRECTION	DISTANCE
L1	N89°39'53"W	40.01'
L2	S00°36'11"E	62.44'
L3	N89°23'49"E	30.05'
L4	S55°05'11"W	14.77'
L5	S86°34'41"W	35.03'
L6	N60°28'18"W	8.31'
L7	S05°41'34"W	45.62'

CURVE DATA - MEASURED

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	1232.37'	462.13'	21°29'07"	233.81'	N34°49'19"E	459.42'
C2	613.99'	118.07'	11°01'04"	59.22'	S04°54'21"W	117.89'

CURVE DATA - RECORDED

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	1232.34'	462.12'	21°29'07"	233.81'	N34°49'19"E	459.42'

- LEGEND**
- GUY WIRE
 - POWER POLE
 - SET CAPPED IRON WITH CAP STAMPED ABONMARCHÉ "0050"
 - TRAFFIC LIGHT POLE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WOOD FENCE

RULE 12 BOUNDARY SURVEY
 ADDRESS: 1905 RELIANCE ROAD, GOSHEN, INDIANA 46526
 A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH,
 RANGE 5 EAST, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA
 PARCEL ID NUMBER: 20-06-36-476-010.000-013
 SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S REPORT

Tract 1 to be rezoned

FLOOD NOTE
 THIS PARCEL IS NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 1803022320, EFFECTIVE MAP DATE: AUGUST 2, 2011.

OWNER:
 GWENDOLYN J. MCGARY
 INSTR. #2020-05849

811
 Know what's below. Call before you dig.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

ABONMARCHÉ
 1009 South Ninth Street
 Goshen, Indiana 46526
 Phone: 765.633.9811
 Fax: 765.633.9911
 abonmarche.com
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 Engineering - Architecture - Land Surveying

PROJECT:
 A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 5 EAST, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA

RULE 12 BOUNDARY SURVEY
 1905 RELIANCE ROAD
 GOSHEN, INDIANA 46526

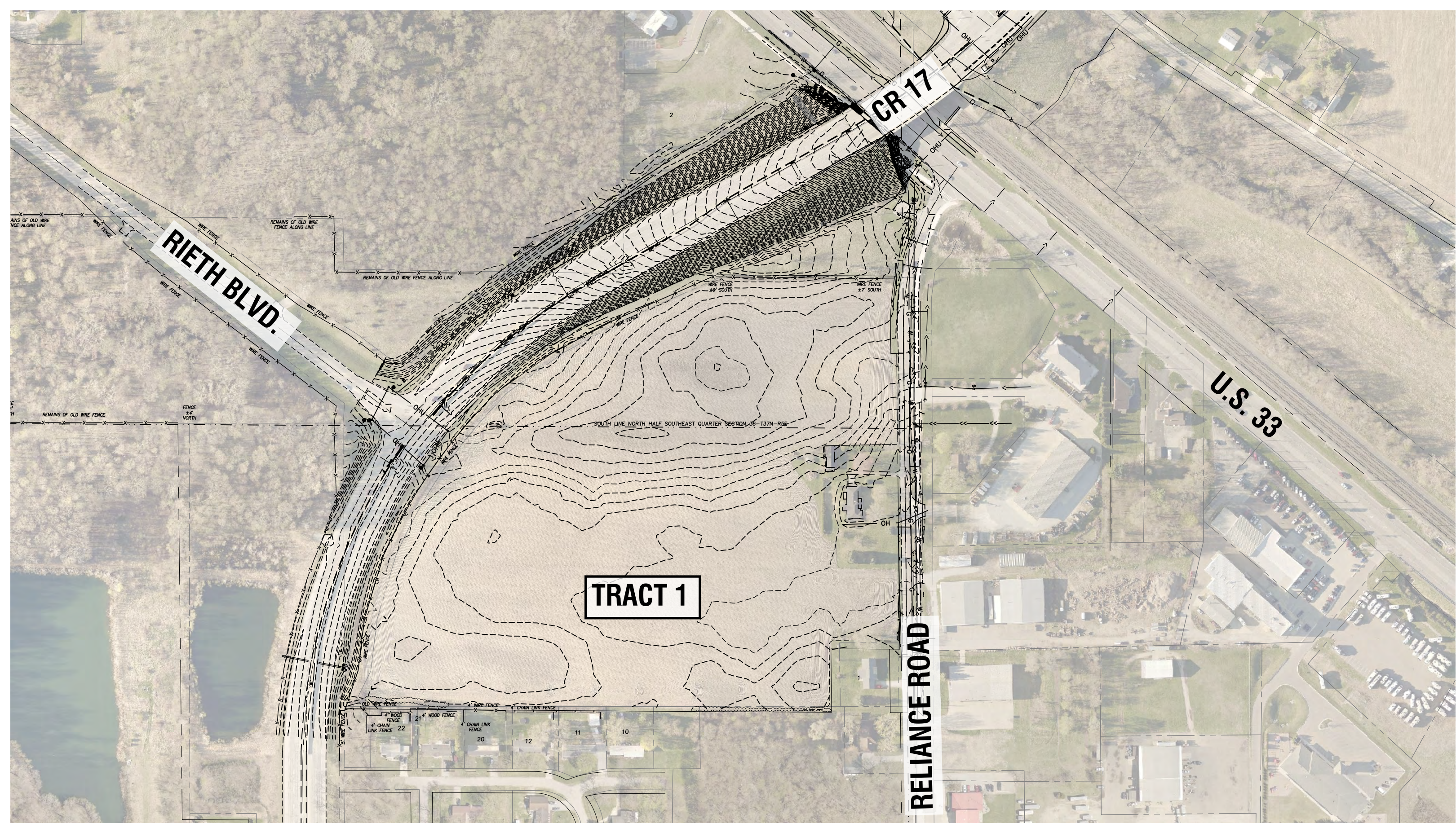
SHEET TITLE:
 DRAWN BY: DAJ
 DESIGNED BY:
 PM REVIEW: BEM
 QA/QC REVIEW: GCS
 DATE: 07/01/2020
 SEAL:



SIGNATURE:
 DATE: 07/01/2020

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED (SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZE)
 SCALE:
 HORZ: 1"=100'
 VERT:
 ACI JOB #
20-0683
 SHEET NO.
1 of 2

I, the undersigned, an Indiana Registered Land Surveyor hereby certify that on the date shown, A SURVEY WAS COMPLETED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS A REPRESENTATION OF SAID SURVEY.
 I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.



ELKHART COUNTY COURTHOUSE

PROPERTY REZONE FIGURE



JONES
PETRIE
RAFINSKI



Feet

