



Goshen Common Council

6:00 p.m., October 24, 2022 Regular Meeting

Council Chamber, Police & Court Building, 111 East Jefferson Street, Goshen, IN

Call to Order by Mayor Jeremy Stutsman

Pledge of Allegiance

Roll Call:

Megan Eichorn (District 4)

Julia King (At-Large)

Doug Nisley (District 2)

Gilberto Pérez, Jr. (District 5)

Donald Riegsecker (District 1)

Matt Schrock (District 3)

Council President Brett Weddell (At-Large)

Youth Advisor Karen C. Velazquez Valdes (Non-voting)

Approval of Minutes – Oct. 10, 2022 Regular Meeting

Approval of Meeting Agenda

Privilege of the Floor

1) Ordinance 5136: Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Industrial M-1PUD, Residential R-1PUD and Agricultural A-1 to Residential R-3 District, and Amend Ordinance 4768, Known as the Waterford Commons Business Park PUD (Planned Unit Development)

2) Public Hearing: Community Development Block Grant (CDBG) Substantial Amendment to the Five Year Consolidated Plan (2020-2024) and Program Year 2022 Annual Action Plan for Homeownership Assistance

2) Resolution 2022-25: Resolution of the Common Council of the City of Goshen Approving Establishment of the Indiana Avenue Allocation Area

4) Resolution 2022-23: To elect the amount of revenue loss claimed and allocating remaining funds received under the Coronavirus local fiscal recovery fund established under the American Rescue Plan Act

Elected Official Reports

Adjournment



Rhonda L. Yoder, AICP
PLANNING & ZONING DEPARTMENT, CITY OF GOSHEN
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MEMORANDUM

TO: Goshen Common Council

FROM: Rhonda L. Yoder, City Planner

DATE: October 24, 2022

RE: Ordinance 5136

The Goshen Plan Commission met on September 20, 2022, in regular session and considered a request for a rezoning from Industrial M-1PUD, Residential R-1PUD and Agricultural A-1 to Residential R-3, for a residential development with a variety of housing types, and a PUD major change to remove Tracts 1 and 3 from Waterford Commons Business Park PUD, for property generally located on the northwest corner of Waterford Mills Parkway and Dierdorff Road (Tract 1) and on the west side of Regent Street south of Waterford Mills Parkway (Tract 3), including adjacent City parcels intended for public right of way, with the following outcome:

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

The recommendation is based upon the following:

1. The rezoning is consistent with the existing mixed use land development within Waterford Commons PUD.
2. The rezoning is consistent with the Comprehensive Plan, including:
 - Neighborhoods & Housing, Goal N-7: Expand housing options and opportunities.
3. The R-3 District requirements will be able to be met.

Prior to the Plan Commission meeting, the Planning office received a phone call expressing concerns about safety adjacent to multi family residential land use, an email asking how to purchase a home in the new development, and an email in support of the rezoning.

At the Plan Commission meeting, four people spoke with concerns about traffic and density, suggesting one-acre lots like the adjacent County development should be considered, that space should be provided for the school and Greencroft to grow, and that a large park should be included.

At the Plan Commission meeting, Director of Public Works, Dustin Sailor, said a comprehensive traffic study is being done for Dierdorff Road and CR 40, and he also stated that County development requires large lots to accommodate septic, but with City water and sewer higher density is possible and preferred, as it is more cost effective per foot of pipe to have more people using services.

*Note: The Housing Market Analysis and Development Study conceptual layout included in the Council packet are part of the City of Goshen Housing Study, and were provided to the Plan Commission at their meeting. **The conceptual layout is for illustration only, and is not part of the rezoning.***

Ordinance 5136

Amend Ordinance 3011 by Rezoning Real Estate Hereinafter Described from Industrial M-1PUD, Residential R-1PUD and Agricultural A-1 to Residential R-3 District, and Amend Ordinance 4768, Known as the Waterford Commons Business Park PUD (Planned Unit Development)

WHEREAS Waterford Commons Business Park, LLC, and City of Goshen submitted an application on the 31st day of August 2022 to rezone the real estate hereinafter described from Industrial M-1PUD, Residential R-1PUD and Agricultural A-1 to Residential R-3 District, and to allow a major change to a previously approved Planned Unit Development (Overlay) ordinance, and the Goshen City Plan Commission did after proper legal notice conduct a hearing on said Petition as provided by the Law on the 20th day of September 2022, 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 northwest corner of Waterford Mills Parkway and Dierdorff Road (Tract 1 of Waterford Commons Business Park PUD) and on the west side of Regent Street south of Waterford Mills Parkway (Tract 3 of Waterford Commons Business Park PUD), including adjacent City parcels intended for public right of way, containing \pm 210 acres, and more particularly described as follows:

A PART OF THE SOUTH HALF OF SECTION 27 AND A PART OF THE WEST HALF OF SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREE 04 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 94-009769 IN THE OFFICE OF THE ELKHART COUNTY RECORDER AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 19 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, ALONG THE NORTH LINE OF SOUTHSIDE ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK 13, PAGE 28, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, AND ALONG THE NORTH LINES OF THOSE TRACTS DESCRIBED IN INSTRUMENTS NUMBERED 2000-14804, 2004-22086, AND DEED RECORD 371, PAGE 358 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, A DISTANCE OF 2301.82 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2000-28350 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY; THENCE NORTH 01 DEGREE 02 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE, 50.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 19 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT AND ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2002-45062 IN THE OFFICE OF RECORDER OF ELKHART COUNTY, 325.01 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREE 02 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, 134.19 FEET TO THE NORTHEAST CORNER OF PLEASANT PRAIRIE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 122, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 09 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE OF SAID PLEASANT PRAIRIE SUBDIVISION, 1000.35 FEET TO THE NORTHEAST CORNER OF LOT 8 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 09 MINUTES 13 SECONDS WEST ALONG SAID NORTH LINE, 21.41 FEET TO A POINT ON THE CURVED EASTERLY BOUNDARY ON REGENT STREET AS DEDICATED AND DESCRIBED IN INSTRUMENT NUMBER 2003-14265; THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY 607.90 FEET ALONG A NON-TANGENT ARC TO THE RIGHT HAVING A RADIUS OF 2759.89 FEET AND SUBTENDED BY A LONG CHORD BEARING NORTH 06 DEGREES 26

MINUTES 03" EAST, 606.67 FEET TO THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENTS NUMBERED 2001-42758 AND 2001-42579; THENCE NORTH 59 DEGREES 55 MINUTES 11 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACTS, 108.20 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID INSTRUMENTS, 165.83 FEET; THENCE ALONG THE FOLLOWING TWENTY COURSES, SAID COURSES BEING ALONG THE SOUTH LINE OF SAID CITY OF GOSHEN, INDIANA TRACTS; THENCE NORTH 89 DEGREES 47 MINUTES 39 SECONDS EAST, 104.02 FEET; THENCE NORTH 60 DEGREES 18 MINUTES 28 SECONDS EAST, 234.99 FEET; THENCE SOUTH 79 DEGREES 41 MINUTES 43 SECONDS EAST, 125.01 FEET; THENCE NORTH 12 DEGREES 12 MINUTES 50 SECONDS WEST, 175.01 FEET; THENCE NORTH 24 DEGREES 44 MINUTES 47 SECONDS EAST, 370.10 FEET; THENCE NORTH 52 DEGREES 50 MINUTES 22 SECONDS EAST, 250.01 FEET; THENCE SOUTH 60 DEGREES 09 MINUTES 38 SECONDS EAST, 200.00 FEET; THENCE SOUTH 05 DEGREES 09 MINUTES 38 SECONDS EAST, 165.00 FEET; THENCE NORTH 65 DEGREES 05 MINUTES 22 SECONDS EAST, 120.00 FEET; THENCE SOUTH 79 DEGREES 24 MINUTES 38 SECONDS EAST, 170.00 FEET; THENCE SOUTH 15 DEGREES 24 MINUTES 38 SECONDS EAST, 190.00 FEET; THENCE SOUTH 77 DEGREES 09 MINUTES 38 SECONDS EAST, 260.00 FEET; THENCE SOUTH 36 DEGREES 09 MINUTES 38 SECONDS EAST, 150.00 FEET; THENCE NORTH 29 DEGREES 50 MINUTES 22 SECONDS EAST, 285.00 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 22 SECONDS EAST, 370.00 FEET; THENCE NORTH 53 DEGREES 42 MINUTES 07 SECONDS EAST, 40.41 FEET; THENCE NORTH 07 DEGREES 59 MINUTES 59 SECONDS WEST, 120.00 FEET TO A REBAR; THENCE NORTH 26 DEGREES 45 MINUTES 01 SECOND EAST, 150.00 FEET; THENCE NORTH 65 DEGREES 30 MINUTES 01 SECOND EAST, 150.00 FEET; THENCE SOUTH 77 DEGREES 59 MINUTES 59 SECONDS EAST, 180.00 FEET TO THE MOST EASTERLY CORNER OF SAID CITY OF GOSHEN, INDIANA PARCEL; THENCE SOUTH 26 DEGREES 59 MINUTES 59 SECONDS EAST ALONG THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE GOSHEN COMMUNITY SCHOOLS AS DESCRIBED AND RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN INSTRUMENT NUMBER 2004-35409, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID GOSHEN COMMUNITY SCHOOLS PARCEL; THENCE NORTH 88 DEGREES 57 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID GOSHEN COMMUNITY SCHOOLS PARCEL, A DISTANCE OF 830.89 FEET TO THE SOUTHEAST CORNER OF SAID GOSHEN COMMUNITY SCHOOLS PARCEL; THENCE NORTH 00 DEGREES 42 MINUTES 46 SECONDS WEST ALONG THE EAST LINE OF SAID GOSHEN COMMUNITY SCHOOLS PARCEL AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 735.01 FEET TO THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 6 EAST; THENCE NORTH 00 DEGREES 52 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, 496.54 FEET TO THE SOUTHWEST CORNER OF THE RECORD PLAT OF THE VILLAS OF WATERFORD COMMONS SECOND PUD AS RECORDED IN PLAT BOOK 36, PAGE 71, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY; THENCE NORTH 89 DEGREES 31 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID PLAT AND THE EASTERLY EXTENSION THEREOF, 1272.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DIERDORFF ROAD; THENCE CONTINUING NORTH 89 DEGREES 31 MINUTES 40 SECONDS EAST, 47.50 FEET TO THE CENTERLINE OF DIERDORFF ROAD; THENCE SOUTH 00 DEGREES 38 MINUTES 19 SECONDS EAST ALONG SAID CENTERLINE, 3142.18 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 15 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE, 694.71 FEET TO THE EAST LINE OF SOUTHSIDE MINOR SUBDIVISION AS RECORDED IN PLAT BOOK 22, PAGE 56 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY; THENCE NORTH 01 DEGREE 04 MINUTES 08 SECONDS WEST ALONG SAID EAST LINE, 230.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHSIDE MINOR SUBDIVISION; THENCE SOUTH 89 DEGREES 15 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 330.01 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 96-01755 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA; THENCE NORTH 01 DEGREE 04 MINUTES 08 SECONDS WEST ALONG SAID EAST LINE, 20.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89

DEGREES 15 MINUTES 59 SECONDS WEST, 290.00 FEET TO THE POINT OF BEGINNING. CONTAINING 199.72 ACRES, MORE OR LESS.

And

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT NUMBER ONE (1) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE PLAT OF PLEASANT PRAIRIE SUBDIVISION, A SUBDIVISION IN ELKHART TOWNSHIP, SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 3, PAGE 122; THENCE ON AN ASSUMED BEARING ALONG THE EAST LINE OF THE RIGHT OF WAY OF THE C. C. C. & ST. LOUIS RAILROAD, 599.44 FEET TO TO THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO THE CITY OF GOSHEN, INDIANA AS DESCRIBED AND RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN INSTRUMENT NUMBER 2008-19890; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID CITY OF GOSHEN PARCEL, 868.26 FEET TO THE SOUTHEAST CORNER OF SAID CITY OF GOSHEN PARCEL; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF REGENT STREET, A SIXTY FOOT RIGHT OF WAY AS DEDICATED TO THE CITY OF GOSHEN, INDIANA IN A DOCUMENT RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN INSTRUMENT NUMBER 2003 14265, BEING ON THE ARC OF A 2819.89 FOOT RADIUS CURVE TO THE LEFT, CONCAVE TO THE EAST, 606.34 FEET (CHORD BEARING SOUTH 06 DEGREES 39 MINUTES 14 SECONDS WEST, CHORD DISTANCE 605.17 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00 DEGREES 29 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF THE RIGHT OF WAY OF SAID REGENT STREET, 0.02 FEET TO THE NORTH LINE OF THE PLAT OF AFORESAID PLEASANT PRAIRIE SUBDIVISION; THENCE SOUTH 89 DEGREES 30 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF THE PLAT OF SAID PLEASANT PRAIRIE SUBDIVISION, 791.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 11.278 ACRES, MORE OR LESS.

All of the above shall be rezoned from Industrial M-1PUD, Residential R-1PUD and Agricultural A-1 to Residential R-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.

AND

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

Ordinance 4768 be amended as follows:

1. That the Goshen Plan Commission did after a public hearing determine the amendment to be a major change.
2. That the PUD major change removes Tracts 1 and 3 from the Waterford Commons Business Park PUD.

PASSED by the Common Council of the City of Goshen on _____, 2022.

Presiding Officer

Attest:

Richard R. Aguirre, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on _____, 2022 at _____ a.m./p.m.

Richard R. Aguirre, Clerk-Treasurer

APPROVED AND ADOPTED by the Mayor of the City of Goshen on _____, 2022.

Jeremy P. Stutsman, Mayor

To: Goshen City Plan Commission/Goshen Common Council
From: Rhonda L. Yoder, Planning & Zoning Administrator
Subject: 22-04R & 22-04MA, Rezoning & PUD Major Change
Waterford Commons Business Park PUD, Tracts 1 and 3 and Adjacent City Parcels
Date: September 20, 2022

ANALYSIS

Waterford Commons Business Park, LLC, and City of Goshen request a rezoning from Industrial M-1PUD, Residential R-1PUD and Agricultural A-1 to Residential R-3 for a residential development with a variety of housing types, and a PUD major change to remove Tracts 1 and 3 from Waterford Commons Business Park PUD. The subject property is part of Waterford Commons Business Park PUD, generally located on the northwest corner of Waterford Mills Parkway and Dierdorff Road (Tract 1) and on the west side of Regent Street south of Waterford Mills Parkway (Tract 3), including adjacent City parcels intended for public right of way.

The Waterford Commons Business Park PUD was established in January 2014 and includes three separate tracts of land, Tracts 1, 2 and 3, each zoned Industrial M-1PUD and each having slightly separate requirements. The most northern tract, Tract 2 (Ardmore Court), is nearly fully developed. Tracts 1 and 3 each have an approved preliminary subdivision, but no development has occurred in either tract.

The overall Waterford Commons PUD was established in 1989 and is a mixed use development, including R-1, R-2, R-3 and R-4 zoning (permitting all types of residential use), two areas zoned B-4 (Planned Shopping Center), and the three industrial tracts.

The current request is to remove Tracts 1 and 3 from the Waterford Commons Business Park PUD and rezone Tracts 1 and 3 from M-1PUD to R-3, and to rezone adjacent City parcels from M-1PUD, A-1 and R-1PUD to R-3. Per the Goshen Zoning Ordinance PUD District Regulations, Section 4250.9, a change of use is a major change, requiring approval by the Plan Commission and Council.

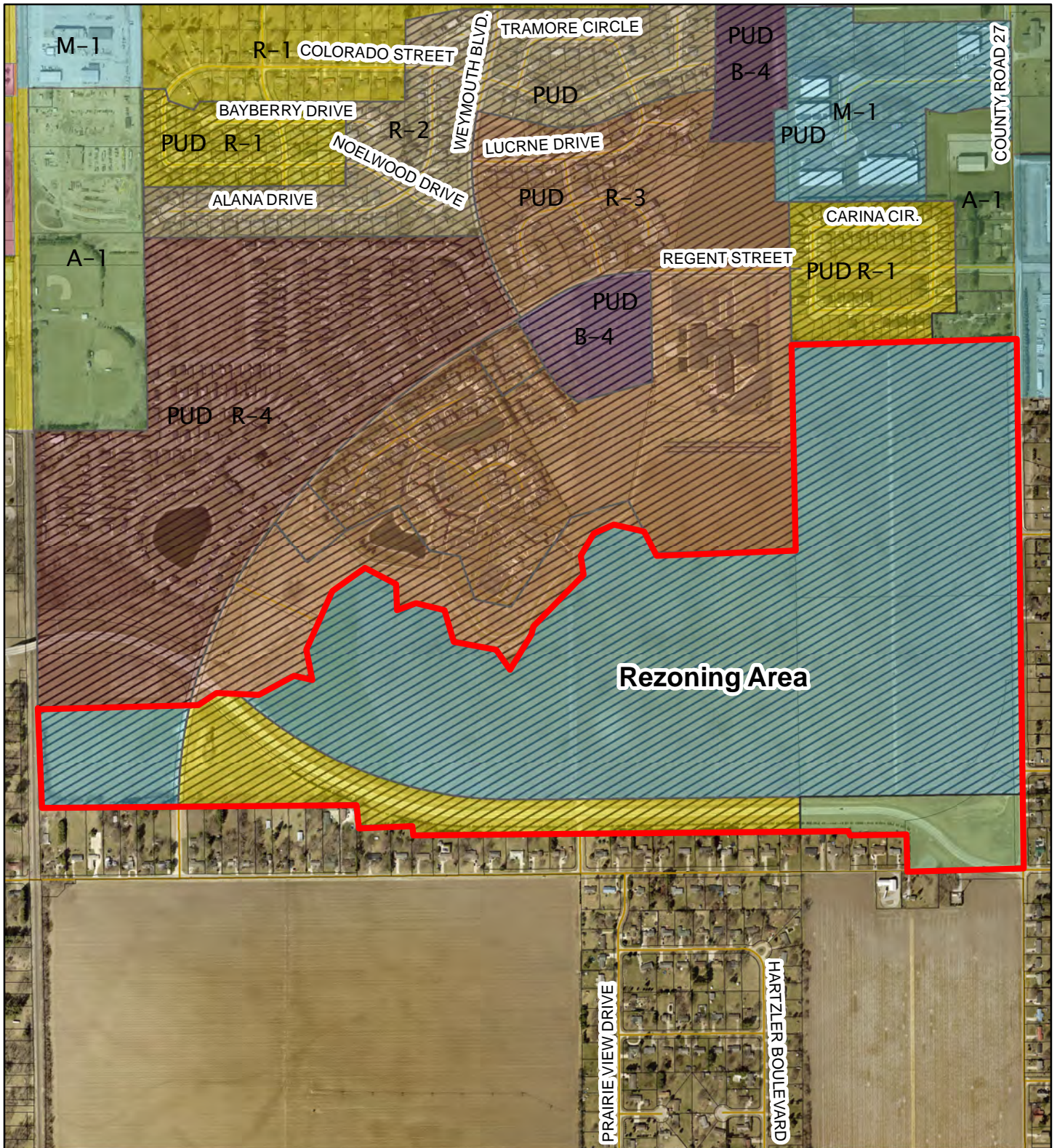
The R-3 District allows a range of residential land use, including single unit detached, single unit attached, two unit, and multi-unit.

The proposed R-3 zoning for Tract 1 is primarily adjacent to existing R-3PUD zoning, and the proposed rezoning to R-3 is consistent with the existing mixed use land development with Waterford Commons PUD.

RECOMMENDATIONS

Staff recommends the Plan Commission forward a favorable recommendation to Goshen Common Council for the rezoning from Industrial M-1PUD, Residential R-1PUD and Agricultural A-1 to Residential R-3 for a residential development with a variety of housing types, and the PUD major change to remove Tracts 1 and 3 from Waterford Commons Business Park PUD, based upon the following:

1. The rezoning is consistent with the existing mixed use land development within Waterford Commons PUD.
2. The rezoning is consistent with the Comprehensive Plan, including:
 - Neighborhoods & Housing, Goal N-7: Expand housing options and opportunities.
3. The R-3 District requirements will be able to be met.



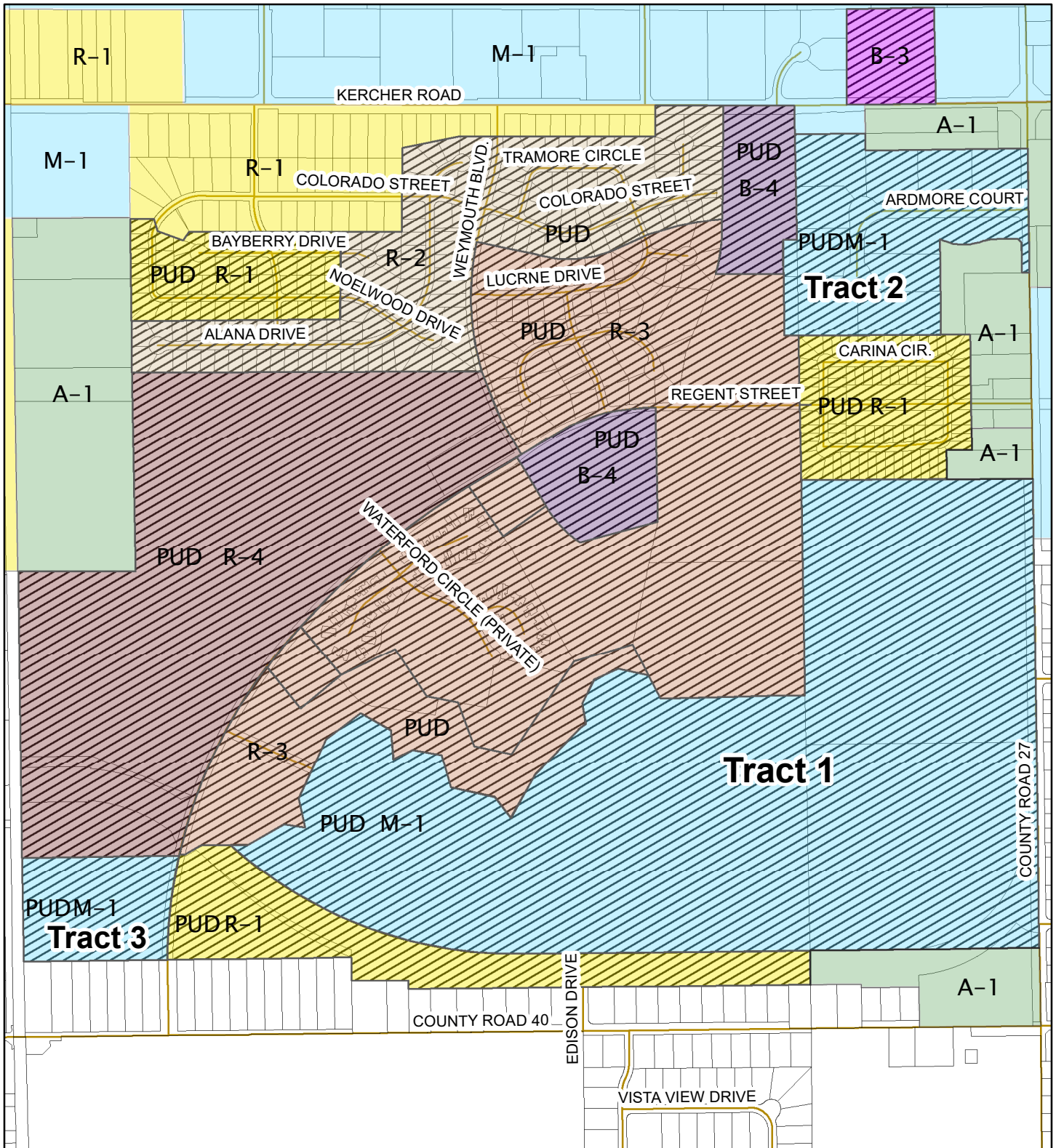
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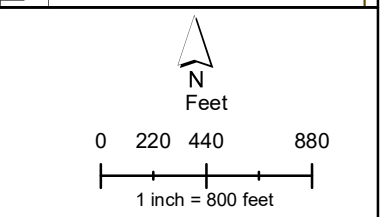
**Waterford Commons Business Park & Adjacent Rights of Way
Rezoning Area: M-1PUD, R-1PUD and A-1 TO R-3**

Zoning Map & 2021 Aerial
Printed August 31, 2022

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



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Waterford Commons Business Park: Tracts 1, 2 and 3

Zoning Map
 Printed September 7, 2022

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



**Department of Community Development
CITY OF GOSHEN**

204 East Jefferson Street, Suite 2 • Goshen, IN 46528-3405

Phone (574) 537-3824 • Fax (574) 533-8626 • TDD (574) 534-3185
communitydevelopment@goshencity.com • www.goshenindiana.org

Memorandum

TO: Goshen Plan Commission & City Council Members

FROM: Becky Hutsell, Redevelopment Director

RE: Rezoning Request for Approximately 210 Acres from M-1 PUD, R-1 PUD and A-1 to Residential R-3 and a PUD Major Change to remove Tracts 1 & 3 from the Waterford Commons Business Park

DATE: August 31, 2022

City staff, in partnership with Hoogenboom Nofziger, is submitting two (2) requests to the Plan Commission, and subsequently City Council, for consideration.

1. Request to Rezone approximately 210 acres from M-1 PUD, R-1 PUD and A-1 to Residential R-3
2. Request for a Major Change to the Waterford Commons Business Park PUD to remove Tracts 1 & 3 from the Planned Unit District (PUD) Overlay

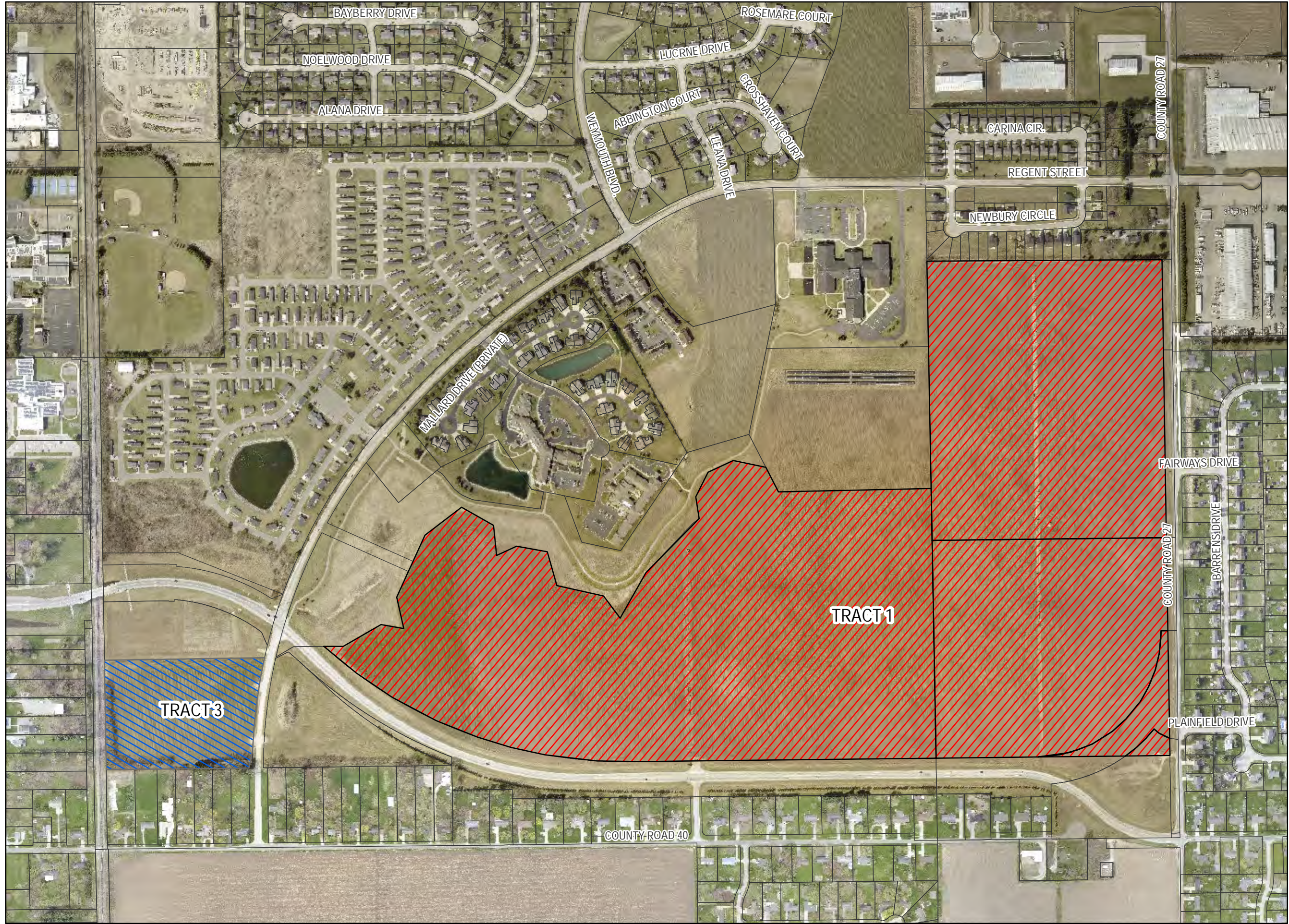
Rezoning Request

The property requesting to be rezoned includes the land currently identified as Tracts 1 & 3 within the Waterford Commons Business Park PUD. Both tracts are currently zoned Industrial M-1 PUD and total approximately 175 acres of vacant land. Hoogenboom Nofziger currently has a purchase agreement in place with a local group interested in developing a residential development that will provide a variety of housing types. In advance of their closing on the property, they're requesting that the land be rezoned to Residential R-3 to ensure that residential use of this land is supported by the City of Goshen. If approved, their intent would be to fully design a subdivision and, if needed, request an additional rezoning to put in place a PUD Overlay District specific to their development plan. The only way a PUD will not be required is if the planned subdivision can meet all the existing requirements for the Residential R-3 district. Both the subdivision process and the potential PUD process will provide multiple opportunities for community input moving forward.

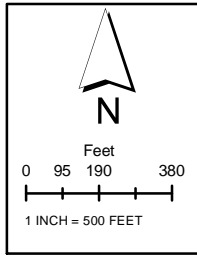
The remainder of the rezoning request includes the public rights-of-way and publicly-owned land adjacent to the property owned by Hoogenboom Nofziger and includes a mix of existing Residential R-1 PUD and Agricultural A-1 zoning. To be consistent with adjacent zoning, this request would rezone all the City-owned land to Residential R-3, as well.

PUD Major Change

In order to remove Tracts 1 & 3 from the Waterford Commons Business Park PUD, a Major Change is required. This change removes the overlay district conditions set forth in previously approved ordinances and allows for the underlying land to be rezoned to Residential R-3.



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The City of Goshen
 Department of Public Works & Safety
 Office of Engineering
 204 East Jefferson Street, Goshen, Indiana 46528
 Phone: 574-534-2201 Fax: 574-533-8626

Waterford Commons Business Park
 Request for a PUD Major Change to Remove Tracts 1 & 3
 September 2022

Yoder, Rhonda

From: Lipscomb, Lori
Sent: Monday, September 19, 2022 10:16 AM
To: Yoder, Rhonda
Subject: FW: rezoning by Waterford Crossing

From: Sharon Risser <srisserrn@gmail.com>
Sent: Monday, September 19, 2022 9:32 AM
To: Lipscomb, Lori <lorilipscomb@goshencity.com>
Subject: Re: rezoning by Waterford Crossing

This is to say we support wholeheartedly moving from industrial to Residential. That is what had been planned initially and we are pleased to hear that is again going to be the plan. We need housing in our community and look forward to neighbors rather than the pumping from the irrigation system.

Sharon Risser, Manager
Waterford Crossing Condominium Association.

Housing Market Analysis

City of Goshen, Indiana

April 2022

9025 River Road, Suite 200
Indianapolis, Indiana 46240
TEL 317 547 5580
WEB www.structurepoint.com



AMERICAN
STRUCTUREPOINT
INC.

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Executive Summary

This market analysis provides a conservative assessment of existing and projected housing demand in Goshen, Indiana. American Structurepoint examined current industry trends for real estate, demographic, employment, and the characteristics of Goshen’s housing market, as well as surrounding regions.

Total Demand for Market-Rate Housing Through 2030

The total market demand for new housing in Goshen through 2030 was estimated at 4,537 new units.

Demand for Market Rate Rental Housing

This report revealed a market-rate rental housing demand of 1,952 units within the City of Goshen. Of this total, 1,042 units stem from an observed pent-up need of Goshen residents. The market gap observed was based on high occupancy rates of existing apartments and the lack of units priced at attainable costs for households earning between \$35,000 and \$74,999 annually. Additional demand for 910 units existed from employees of Goshen businesses that have a commute of ten miles or farther.

Increased population and employee projections through 2030 demonstrate an additional demand for 514 rental units over the next eight years. The total market for new rental units for the City of Goshen by 2030 is 2,466.

Bureau of Labor Statistics (BLS) wage data indicates that monthly rents priced in the \$1,250 to \$1,900 range would appeal to unmet demand in the city. This amount equates to an approximate \$1.00 to \$2.00 a square foot, in line with the existing Goshen market-rate rental apartments compared while composing this document¹. For illustrative purposes, a 1,100 square foot apartment with rent at \$1.75 a square foot would have a monthly rent of \$1,750.

Demand for Market Rate Owner-Occupied Housing

Market-rate owner-occupied housing revealed a need for an additional 2,076 housing units within the city of Goshen by 2030. Of this total, 1,299 units stem from an observed pent-up demand of Goshen residents and employers in 2022, with 985 of those units based on the internal resident market and 314 from employees of Goshen businesses that have a commute of ten miles or farther.

This report also estimates a demand for 772 new owner-occupied units based on projected population and employment increases by 2030.

Owner-Occupied Unit Pricing

Prices for homes under construction in Elkhart County ranged from \$178,000 to \$510,000 in April of 2022. The majority of units under construction are single-family units between 1,040 and 2,043 square feet for an average of 1,442 square feet. Almost all new units had three bedrooms and two bathrooms. The attached single-family units (duplex and condominium) had two bedrooms. The cost per square foot ranged from \$171.15 to \$304.67, with an average of \$211.26. The average sale listing price was \$308,285.

¹ https://www.homenish.com/average-size-apartment/#Studio_Apartment

Owner-Occupied Unit Types

A wide array of for-sale unit types will be needed to meet the demand for owner-occupied units through 2030. A mixture of housing types (duplex, townhome, condo, etc.) would help create new units that appeal to more potential buyers and price points. Based on the current percentages of Goshen housing units, this equates to a demand for 1,163 single-family units, 187 duplexes, 249 townhomes, and 477 Other (Condominiums and Mixed-Use Units).

Unit Absorption

Depending on construction times and the ability for units to get built, this report assumed a ten percent annual absorption rate. If ten percent of the 4,542 total unit demand were construction per year, it would take until 2032 to absorb all units. Demand for units breaks down to 208 owner-occupied units and 247 rental units constructed per year.

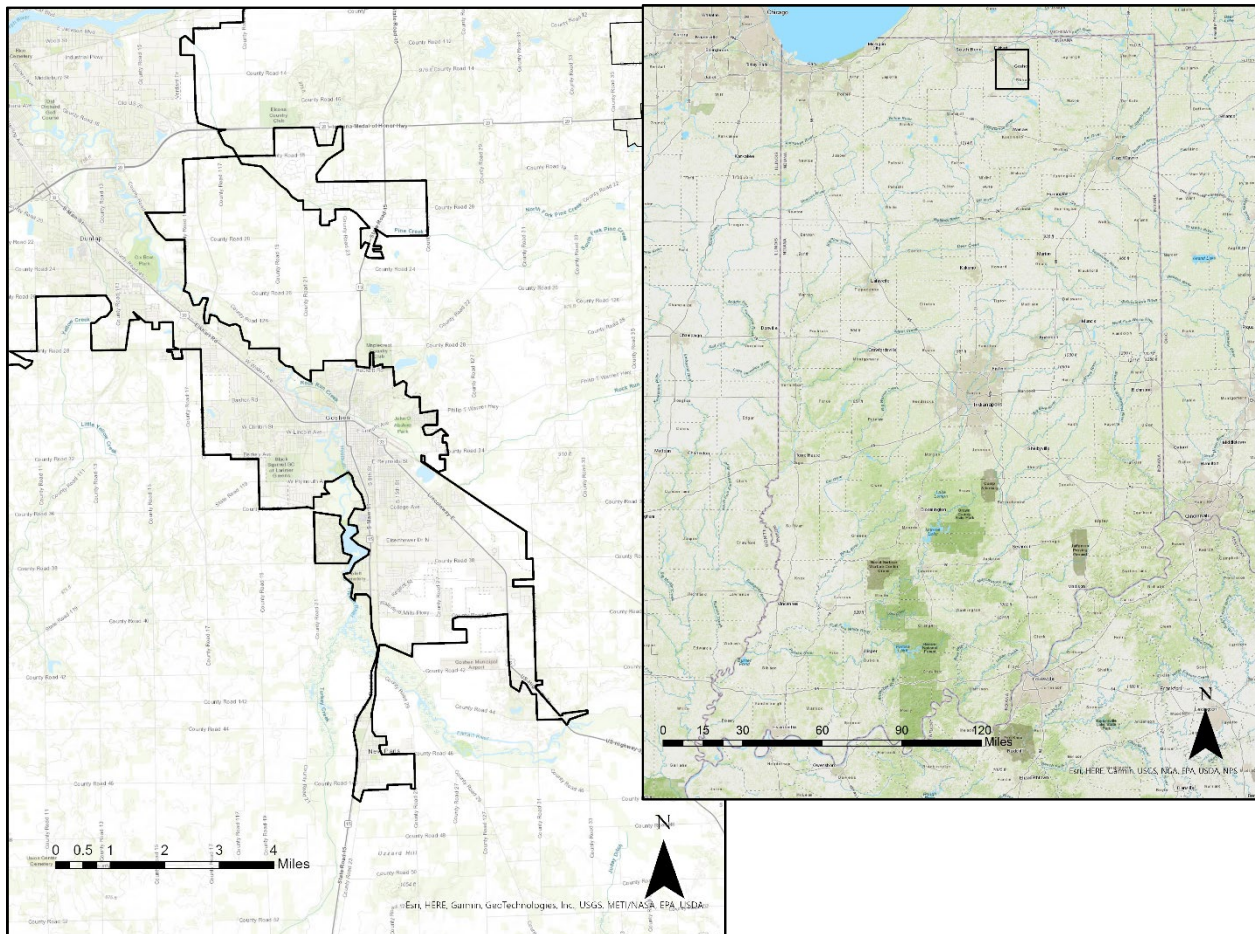
Goshen Market Rate Housing Demand Market Analysis

The first step towards establishing the demand for new residential housing units in any market is to examine the existing demographics of the city to determine historical base population, income, employment, and housing demographic patterns.

Regional and Historical Context

Goshen, founded in 1831, is the county seat of Elkhart County, Indiana. It is part of the Elkhart-Goshen Metropolitan Statistical Area and the South Bend-Elkhart, Mishawaka Combined Statistical Area. Goshen is located approximately 120 miles east of Chicago and 150 miles north of Indianapolis.

Figure 1: Goshen, Indiana

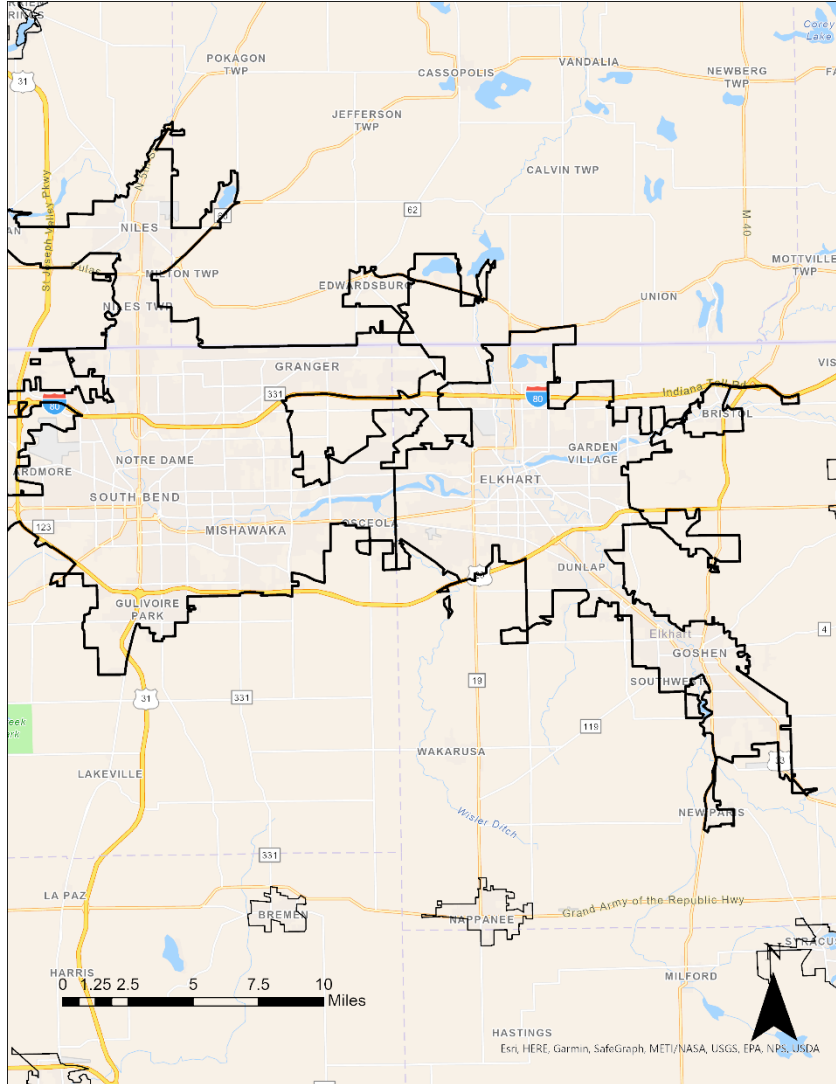


Transportation Assets

Goshen connects to the greater region via State Highways 15, 17, and 33. State Highway 15 runs through downtown Goshen. The nearest interstate is north of Elkhart, running along the Indiana-Michigan state

border. The Interurban Trolley runs between Goshen and Elkhart and includes the unincorporated town of Dunlap².

Figure 2: Interstates and Highways



Population and People

Population

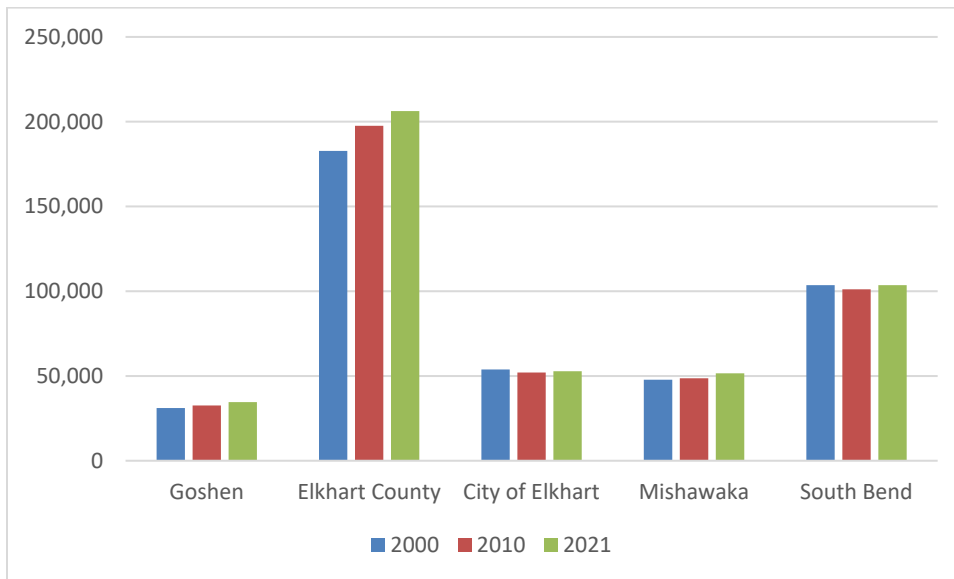
Goshen's total population in 2021 was 34,628 as reported by the American Community Survey published by the US Census Bureau. This increase in residents is up six percent (1,521) from the 2010 population of 32,595 and up 11 percent (3,554 people) from Goshen's 2000 population of 31,074. Goshen's growth was in line with the development of Elkhart County and with the State of Indiana (12.6 percent) and was growing at a rate more significant than the nearby cities of Elkhart and South Bend.

² https://en.wikipedia.org/wiki/Goshen,_Indiana

Elkhart County’s total population in 2021 was 206,250. This is up 12 percent (23,459 people) from 2000 (182,791 total population). In 2021, Goshen’s population accounted for 16.7 percent of Elkhart County’s total population. Goshen’s 2000 to 2021 growth accounted for 15 percent of Elkhart County’s population increase from 2000 to 2021.

In comparison, the city of Elkhart’s total population decreased in 2021 to 52,841, down 1.8 percent from its 2000 population of 53,839. Mishawaka’s total population in 2021 was 3,734, which was up 24.6 percent from the 2000 population of 2,995. South Bend’s total population in 2021 was 103,539, which was down 4.7 percent (103,593 people) from 2000.

Chart 1: Population Comparison



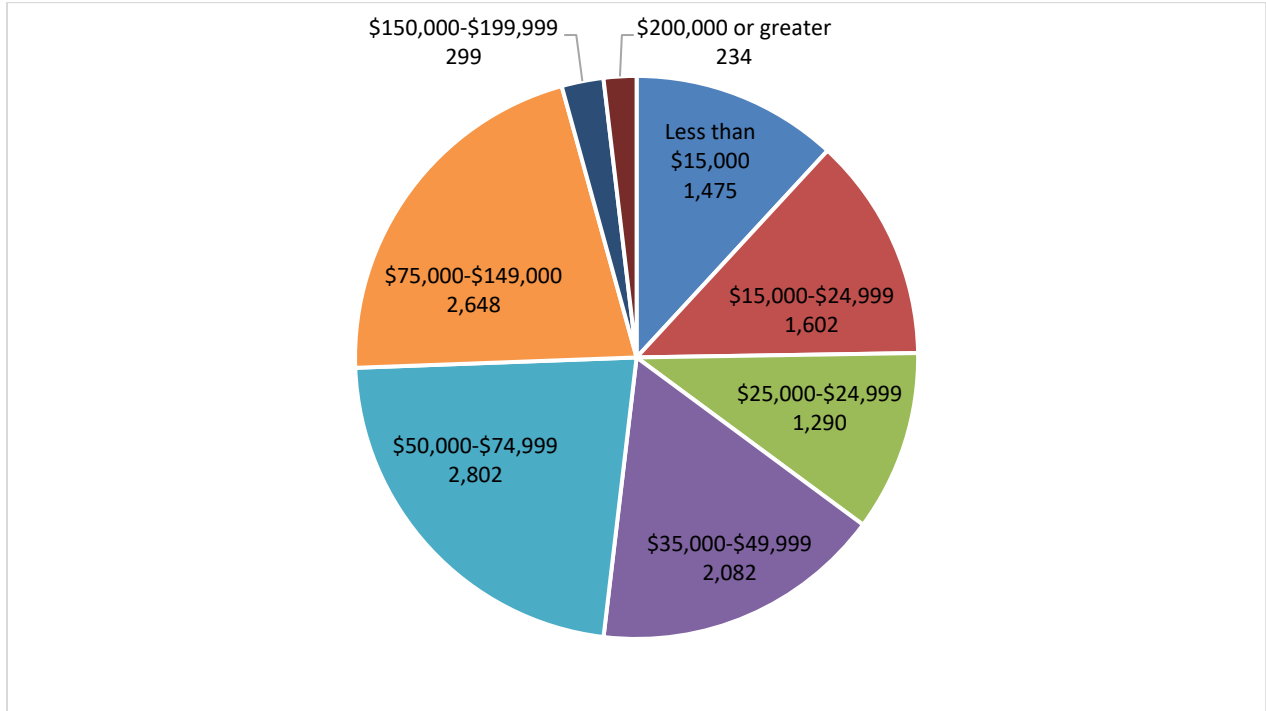
Household Income

Median household income in 2021 was \$47,935, which increased at a rate of 21.7 percent since 2000 (median income of 39,384).

Table 1: Household Income

Household Income	Goshen Households Earning this Income
less than \$15,000	1,583
\$15,000-\$24,999	1,539
\$25,000-\$34,999	1,321
\$35,000-\$49,999	1,982
\$50,000-\$74,999	2,597
\$75,000-\$149,999	1,643
\$150,000 or greater	649

Chart 2: Household Income



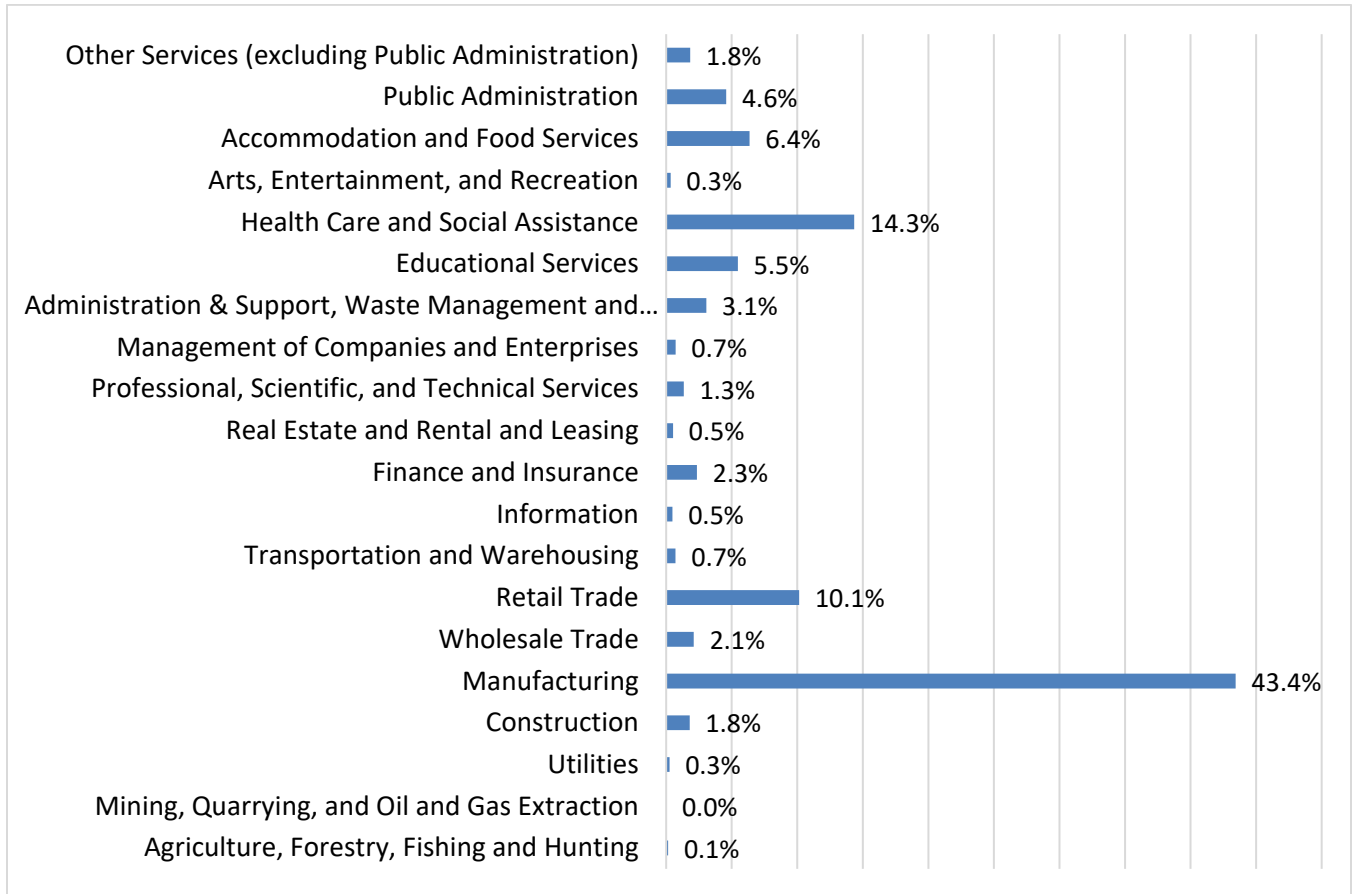
Employment

The total number of employed persons in Goshen was 32,044 in 2021, which increased 71 percent above the available workforce of Goshen residents. We will go into further detail below about Goshen’s daytime population and how that affects housing availability.

Employment Sector

The types of jobs a local workforce has could affect their ability to become residents. The largest employment sectors of Goshen employees were manufacturing (43.4 percent), healthcare and social assistance (14.3 percent), and retail trade (10.1 percent).

Chart 3: Occupation



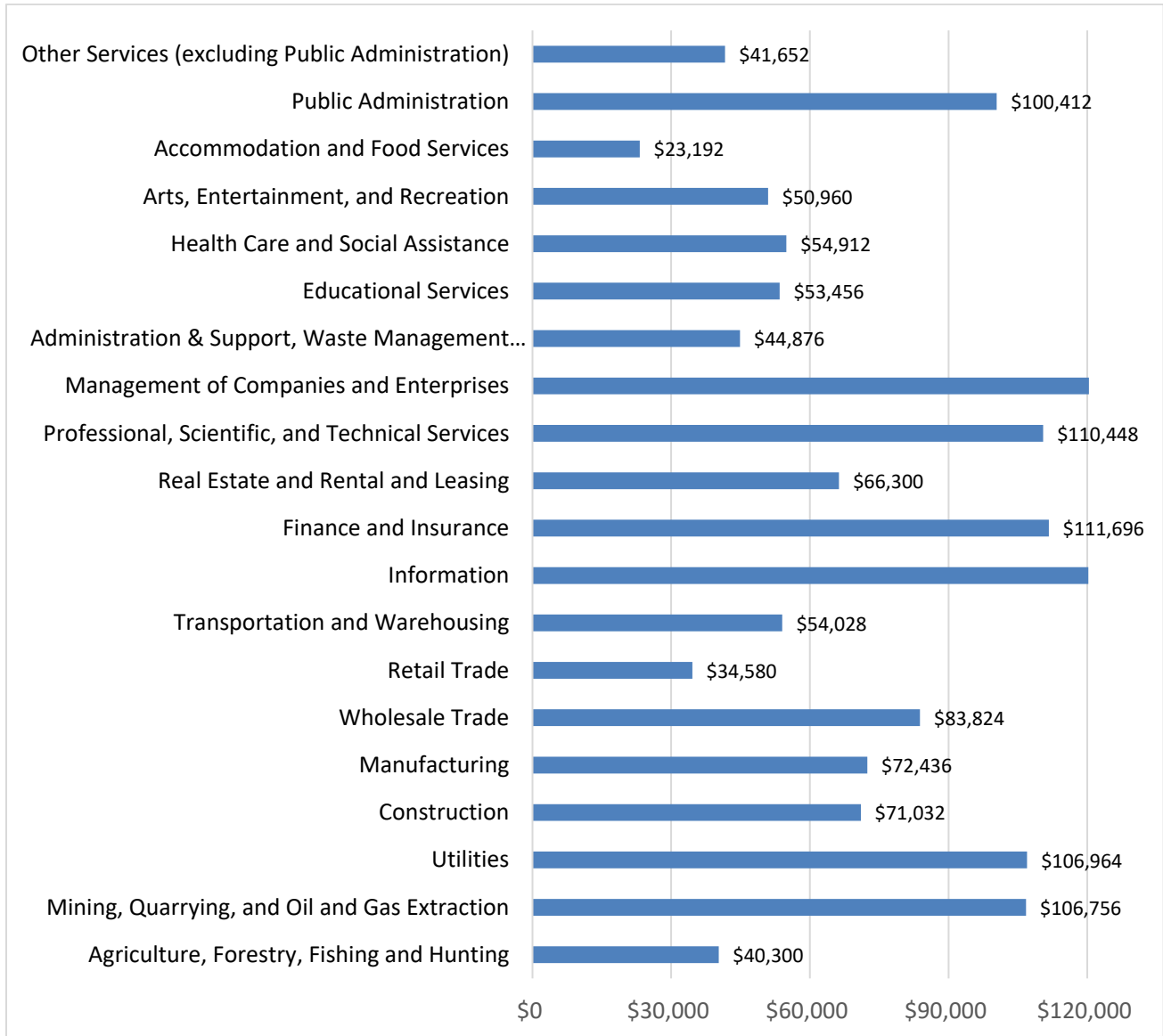
Wages of Current Large Employment Sectors

According to the Bureau of Labor Statistics (BLS), Elkhart County employers paid their employees average annual wages from \$23,192 in the food production/serving related job sector to \$120,224 for information related jobs. The entire spectrum of wages earned by the local workforce is displayed in Table 2 below. The number of workers in each category was specific to Goshen, Indiana. Given that the city of Goshen is wholly within Elkhart County, the median weekly earnings reported for the county also apply to Goshen. Chart 4 below shows the range of annual median salaries for Goshen employees.

Table 2: Employment Category Wages

Employment Category	Number Employed in Goshen	Average Weekly Wage	Average Annual Salary
Agriculture, Forestry, Fishing and Hunting	45	\$775	\$40,300
Mining, Quarrying, and Oil and Gas Extraction	0	\$2,053	\$106,756
Utilities	76	\$2,057	\$106,964
Construction	538	\$1,366	\$71,032
Manufacturing	13,052	\$1,393	\$72,436
Wholesale Trade	633	\$1,612	\$83,824
Retail Trade	3,047	\$665	\$34,580
Transportation and Warehousing	214	\$1,039	\$54,028
Information	145	\$2,312	\$120,224
Finance and Insurance	703	\$2,148	\$111,696
Real Estate and Rental and Leasing	157	\$1,275	\$66,300
Professional, Scientific, and Technical Services	404	\$2,124	\$110,448
Management of Companies and Enterprises	216	\$2,336	\$121,472
Administration & Support, Waste Management and Remediation	922	\$863	\$44,876
Educational Services	1,645	\$1,028	\$53,456
Health Care and Social Assistance	4,309	\$1,056	\$54,912
Arts, Entertainment, and Recreation	105	\$980	\$50,960
Accommodation and Food Services	1,910	\$446	\$23,192
Public Administration	1,375	\$1,931	\$100,412
Other Services (excluding Public Administration)	551	\$801	\$41,652

Chart 4: Median Annual Earnings per Occupation



Existing Housing Stock

Before evaluating the demand for new housing units, this report established a 2021 existing home baseline. This step helps the analysis uncover how the market kept up with the pressures of increased residents.

Total Housing Units

In 2021, there were 13,711 total housing units within Goshen, of which 8,286 homes were owner-occupied and 5,323 were renter-occupied. There were 102 vacant homes. Due to the varying nature of structural vacancy (e.g., disrepair, outdated amenities, etc.), this report did not factor vacant homes into the demand for new housing units.

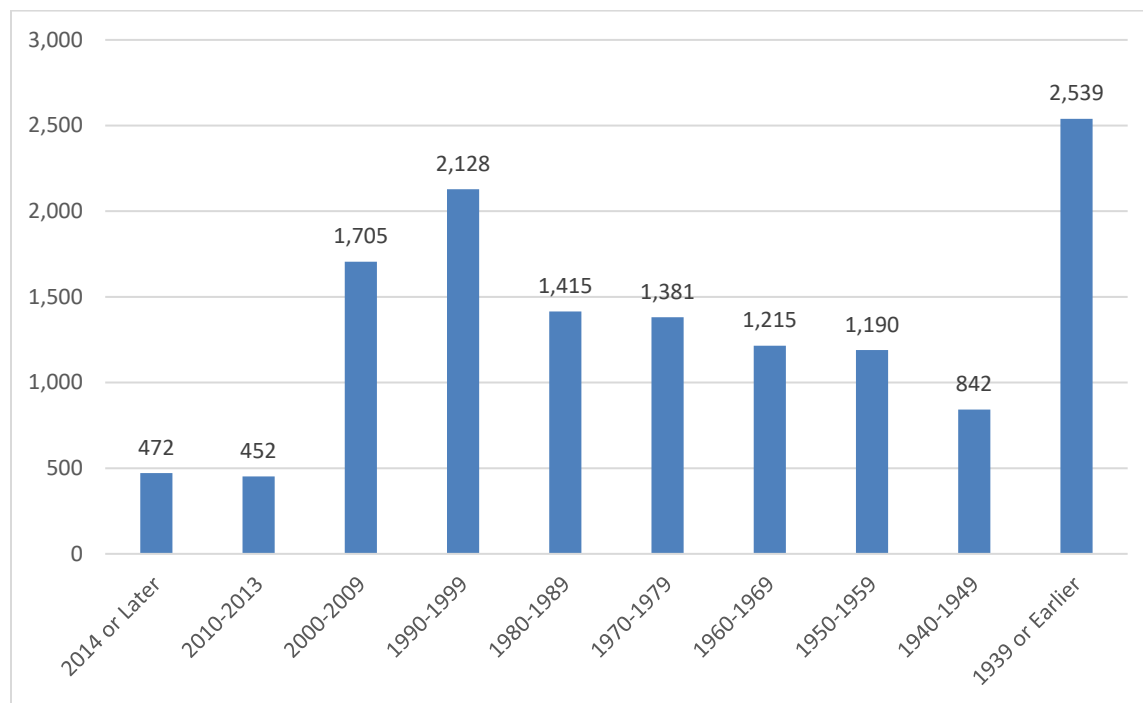
Average Household Size

The average household size for a community is an important step to help determine the potential demand for new housing units. Communities with smaller average household sizes may show the need for more units than ones with larger average household sizes. In 2021 the average household size in Goshen was 2.72³.

Years Homes Built

From 2000 to 2020, the number of housing units in the local market grew by 2,629 units. With Goshen’s average household size of 2.72 and population growth of 7,182 people from 2000 to 2020, there was an estimated demand for 2,640 units. Based on this analysis, there was a net demand of 11 units built from 2000 to 2021.

Chart 5: Goshen Homes Built Per Decade



Most demand for new housing will come from job availability, explained further below.

Owner-Occupied and Rental Housing Comparison

Establishing a base housing demand for all units answers only a portion of determining housing demand.

In 2021 there were 13,711 total housing units within Goshen, of which 8,286 (60.0 percent) homes were owner-occupied, and 5,323 (38.9 percent) were renter-occupied. There were 102 (1.1 percent) vacant homes. In 2010, 59.2 percent of Goshen’s housing units were owner-occupied, while in 2000, 65.8 percent of housing units were owner-occupied, which was consistent with Indiana and nearby cities.

³ <https://data.census.gov/cedsci/table?t=Housing%20Units&g=1600000US1828386&tid=ACSDT5Y2020.B25001>

In comparison, Indiana had 1,817,185 owner-occupied housing units, which was 61.2 percent of Indiana's total housing units in 2021. Only 28.1 percent of housing was renter-occupied, and 10.7 percent of housing units were vacant.

In nearby Mishawaka, 12,222 (47.8 percent) homes were owner-occupied, and 10,648 (41.6 percent) homes were renter-occupied, leaving 10.6 percent of housing units vacant. 11,409 (47.9 percent) owner-occupied housing units in Elkhart, 8,639 (36.6 percent) renter-occupied housing units, and 15.5 vacant housing units.

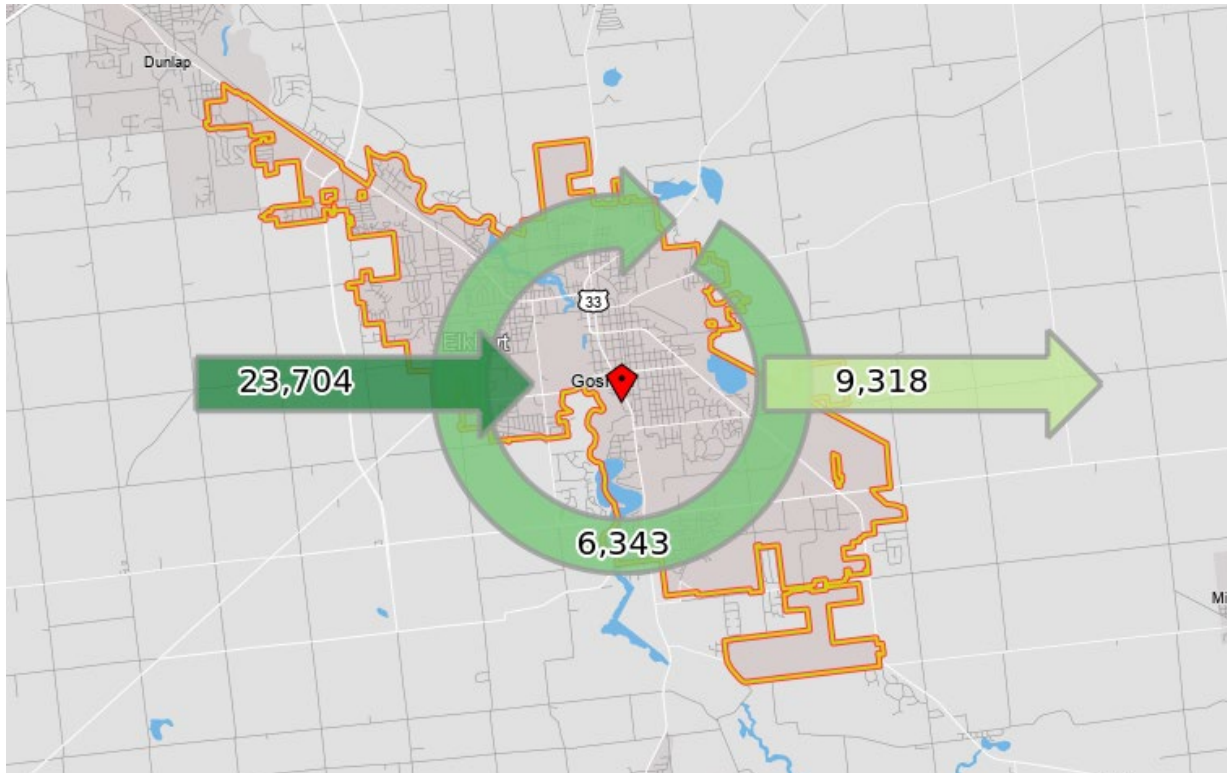
Goshen's owner-occupied and rental unit percentages were similar to its contemporary communities and Indiana. Therefore, this report used these stated percentages where appropriate to use for generating future demand estimates for both types of homes.

Daytime Population and Employment

Existing Goshen residents only comprise a portion of the potential market demand for new units. Local employees also represent likely residents depending on commute patterns.

The total daytime population of Goshen in 2019 was 57,197. At 14,386 persons higher than the city's resident population, a significant number of workers commute into the community. According to the Census Bureau's "On The Map" tool, Goshen businesses employed 30,047 individuals in 2019. Out of that total, 23,704 (78.9 percent) did not live within the city. Figure 3 visually represents these observed commute patterns.

Figure 3: Inflow/Outflow Illustration



Distance Traveled

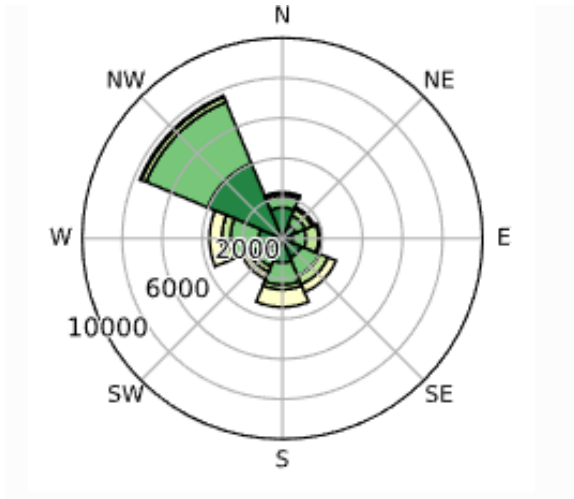
Local workers, that did not live in Goshen, traveled varying distances to get to their jobs. A little over half of these commuters (54.9 percent) commuted ten miles or farther, and 20 percent traveled over 25 miles one way.

When comparing 2010 data, similar commute patterns were observed, with 20,680 total jobs in the area and 16,373 (79.2 percent) of these employees commuting outside the city limits. In those ten years, the lack of workers moving into Goshen corresponds with the observed lack of new construction between 2000 and 2020 and highlights that Goshen employees were not moving into the city.

New or updated housing may provide an incentive for a percentage of these employees to move closer to their places of employment. Considering the range of wages paid by Goshen businesses, housing options should include both owned and rented housing.

Figure 4 shows that many of the workers coming into Goshen are traveling from the northwest, likely to the city of Elkhart.

Figure 4, Jobs Counts by Distance/Directions



Multi-Family Residential Market Analysis

What Households Pay in Rent

Table 3 displays the monthly rent amounts paid by Goshen households in 2020. These ranges help inform the demand model and determine what types of rents are underserved in the local market.

Table 3: Monthly Rent Ranges

Household Rent	Number of Households
Less than \$100	0
\$100 to \$149	40
\$150 to \$199	14
\$200 to \$249	214
\$250 to \$299	164
\$300 to \$349	172
\$350 to \$399	154
\$400 to \$449	157
\$450 to \$499	434
\$500 to \$549	369
\$550 to \$599	444
\$600 to \$649	642
\$650 to \$699	734
\$700 to \$749	565
\$750 to \$799	342
\$800 to \$899	496
\$900 to \$999	252
\$1,000 to \$1,249	181
\$1,250 to \$1,499	35
\$1,500 to \$1,999	18
\$2,000 to \$2,499	0
\$2,500 to \$2,999	9
\$3,000 to \$3,499	34
\$3,500 or more	0

Existing Multi-Family Apartment Stock

In addition to what current residents are paying, an apartment demand analysis needs to account for existing units that might already fulfill local market demand. There are three apartment complexes located within Goshen’s city limits.

Park Thirty-Three⁴



This complex, built-in 2018, boasts new, open floorplan apartments near downtown Goshen. The complex offers one to three bedrooms that range from \$1,370 to \$1,835. The complex was comprised of 188 units in 16 two-story buildings.

Table 3: Park Thirty-Five Rental Rates

Unit Type	Pricing	Size	Per Square Foot Rent
One-Bedroom	\$1,470	894 Square Feet	\$1.64
Two-Bedroom	\$1,500 - \$1,835	1,140 - 1,309 Square Feet	\$1.32 - \$1.40
Three-Bedroom	\$1,745	1,477 Square Feet	\$1.18

⁴ <https://www.apartments.com/park-thirty-three-goshen-in/xeg52tm/>

⁵ <https://www.apartments.com/park-thirty-three-goshen-in/xeg52tm/>

Aspen Meadows^{6,7}



This complex, built-in 1975, offers apartments or townhomes in the suburbs of Goshen. The complex offers one to three bedrooms with rents ranging from \$800 to \$1,045, with 120 units in 36 buildings within this one-story complex.

Table 4: Aspen Meadows Rental Rates

Unit Type	Pricing	Size	Per Square Foot Rent
One-Bedroom	\$975 – \$1,100	883 Square Feet	\$1.10 - \$1.25
Two-Bedroom	\$1,200 – \$1,325	1,440 Square Feet	\$0.83 - \$ 0.92
Three-Bedroom	\$1,350 – \$1,475	1,582 Square Feet	\$0.85 – \$0.93

Cedarwood Apartments⁸



This complex, built-in 1983, offers apartments in the suburbs of Goshen with studios, one-bedroom, and two-bedroom apartments whose rents range from \$760 to \$1,100. There were 90 units in 13 buildings within this one-story complex.

Table 5: Cedarwood Apartments Rental Rates

Unit Type	Pricing	Size	Per Square Foot Rent
Studio	\$800 – \$850	288 Square Feet	\$2.70 - \$2.95
One-Bedroom	\$950– \$1,000	568 Square Feet	\$1.67 - \$1.76
Two-Bedroom	\$1,000 – \$1,150	875 Square Feet	\$1.26 - \$1.31

⁶ <https://www.apartments.com/aspen-meadows-goshen-in/bessecc/>

⁷ <https://www.apartmentguide.com/apartments/Indiana/Goshen/Aspen-Meadows/17287/>

⁸ <https://www.apartments.com/cedarwood-apartments-goshen-in/zjvdmgy/>

These three apartment complexes comprise 398 units out of Goshen’s total number of rental units. Rents for all three complexes range from \$800 to \$1,745 per month. Larger apartment complexes are in short supply in Goshen, and the units in these complexes represent seven percent of the total rental market in Goshen. As of April 2022, only seven units were available for all three complexes, which translated into an occupancy rate of 98 percent. Rental markets are considered low on supply and need additional units when occupancy rates are above 90 percent. A lack of apartment complex style units demonstrates a strong demand for this type of housing.

Ashton Pines Apartments⁹



This complex, built in 2009, offers apartments in the suburbs of Goshen with one to four bedrooms. Ashton Pines rents are income-restricted, ranging from \$597 to \$840. The complex has 288 units in 19 buildings within this two-story apartment complex.

Unit Type	Pricing ¹⁰	Size	Per Square Foot Rent
One-Bedroom	\$597	812 Square Feet	\$0.73
Two-Bedroom	\$673	1,076 Square Feet	\$0.63
Three-Bedroom	\$981-\$1107	1,359 Square Feet	\$0.73-\$0.81
Four-Bedroom	\$1095-\$1173	1,527 Square Feet	\$0.71-\$0.77

While this complex is included here and in total available rental numbers, the rent prices were not used to determine Goshen’s needs for market-rate housing. Additionally, senior housing was not substantially studied as it would not impact the results of this study.

Total Rental Housing Units

Goshen requires rental units to be registered with the City to maintain owner-renter safety and compliance. Rental units include single-family rental units to multi-family rental units, rented mobile homes, and hotel rooms in the city. There are approximately 5,700 rental units registered with the City.

Current Market Rate Rental Units

From 2000 to 2021, the number of housing units in the local market grew by 1,799 to 13,711 in 2021. Goshen’s registered rental data shows that Goshen has about 5,700 rental units. This list includes single-

⁹ <https://www.apartments.com/ashton-pines-elkhart-in/cy4lzte/#incomeRestrictionAnchor>

¹⁰ https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_IN_2022.pdf

family, multi-family, and mobile homes. Therefore, rentals comprised 42 percent of Goshen’s housing market.

2021 Market Rate Multi-Family Unit Market Rate Demand

Table 7 below examines how many Goshen Households in 2022 paid a maximum affordable rent in Goshen compared to the number of households that earned an income in this same income cohort. Based on this analysis, Goshen was short 5,231 units.

Table: 6 Rental Unit Demand Based on Resident Income

Income Cohort	Maximum Affordable Rent	Goshen Households Renting in this Range	Goshen Households Earning this Income	Net Unit Demand
less than \$15,000	\$399	697	1,583	886
\$15,000-\$24,999	\$649	1,973	1,539	-434
\$25,000-\$34,999	\$899	2,073	1,321	-752
\$35,000-\$49,999	\$1,249	358	1,982	1,624
\$50,000-\$74,999	\$1,999	53	2,597	2,544
\$75,000-\$149,999	\$3,500	43	1,643	1,600
\$150,000 or greater		0	649	649
Total Net Unit Demand Based on Existing Housing Income				5,231

Apartments are affordable to the income cohorts with an annual income below \$34,999 and likely need assistance to pay rent. Households with an income of \$75,000 tend to favor homeownership. Therefore, most demand for market-rate rental apartments comes from household incomes in the \$35,000 to \$74,999 range. In 2022, this equates to a market-rate rental gap of 4,168 based on the number of Goshen households in these income brackets. Considering the same conservative 25 percent, this equates to an unmet demand of 1,042 units, based on current Goshen residents.

Given that these are households that currently live within Goshen, it is likely that some of these homes are overpaying or underpaying their maximum affordable rent, and the demand for “move-up” units also exists.

Additional Market-Rate Rental Unit Demand Based on Goshen Employees

Existing Goshen residents only comprise a portion of the potential market demand for new units. Local employees also represent likely residents depending on commute patterns. The *Daytime Population and Employment* section of this report noted that 23,704 current Goshen employees did not live within the city. Additionally, of those commuters, 16,508 had a commute of over 10 miles. A portion of these individuals likely chooses to commute for various reasons. However, some commuters may want to live closer to work, and the lack of available market-rate rental units probably limits the number of employees living within the city.

Conservatively, this analysis assumes that 15 percent of current commuters who earn salaries between \$35,000 and \$74,999 would move to Goshen if additional units were available. Capturing another 15 percent of that workforce (2,476 people) generates demand for 910 units at a median household size of 2.72 and considering the annual average salaries of the majority of Goshen workers.

New Market-Rate Rental Pricing

As summarized earlier, Bureau of Labor Statistics (BLS) wage data for Goshen residents indicates that monthly rents priced in the \$1,250 to \$1,900 range would be affordable to local workers. This amount equates to an approximate \$1.00 to \$2.00 a square foot, in line with the existing Goshen market-rate rental apartments compared earlier comparison discussed earlier¹¹. For illustrative purposes, a 1,000-square-foot apartment with a rent of \$1.75 a square foot would have a monthly rent of \$1,750.

Owner-Occupied Market Demand

Goshen's existing housing stock was comprised of 8,286 owner-occupied homes. This report examined the number of units available for Goshen households based on annual income, similar to understanding the demand for rental units based on price point. This analysis utilized the Debt to Income (DTI) ratio to determine affordable owner-occupied housing prices and assumed monthly mortgage costs. The DTI used was based on an industry standards ratio of 36/43¹². Mortgage experts and lenders use this ratio based on the assumptions that monthly mortgage costs should not rise above 36 percent of a household's gross monthly income, and that total monthly debt should be no more than 43 percent of someone's pre-tax income. Since a household debt is impossible to calculate, this analysis used 36 percent of a household's income to estimate general affordable monthly mortgage payments.

Unmet Demand Based on Monthly Mortgage

Examining the number of units needed by existing population growth does not truly encapsulate Goshen's demand for market-rate units. Table 8 below, indicates that Goshen's owner-occupied housing market has current market demand of 5,353 owner-occupied units. However, some of these units were in the lower end of the income range, and building homes at these prices without construction subsidies was unlikely considering 2022 construction and land costs. Table 8 also examines the income that 2019 Goshen households earned compared to how many residents pay that maximum affordable mortgage. This analysis used the industry standard of 36 percent of a household's monthly income to estimate a maximum affordable payment. The monthly housing costs calculation included principal, mortgage interest, taxes, and private mortgage insurance (PMI) and was generated using Zillow's total home cost calculator¹³

The bulk of market-rate single-family housing will primarily be generated by those making \$50,000 to \$79,999, allowing home values between \$205,000 to \$334,100. Homes priced for households in the \$335,000 to \$431,000 also revealed demand for 542 units. In 2021, this equated to a market-rate housing gap of 3,666. Since this demand was generated by existing residents, and not all those in the \$50,000 to \$79,000 would want to purchase a new home instead of rent, this report assumed that 25 percent (443)

¹¹ https://www.homenish.com/average-size-apartment/#Studio_Apartment

¹² <https://www.zillow.com/mortgage-calculator/house-affordability/>

¹³ <https://www.zillow.com/mortgage-calculator/house-affordability/>

of those households would consider purchasing a new home in the next two-years. Therefore the new unit demand generated from existing residents with incomes between \$50,000 and \$99,999 would equate to an unmet need for 985 owner-occupied units.

Table 7: Owner-Occupied Unit Demand Based on Resident Income

Income Cohort	Maximum Affordable Monthly Mortgage	Goshen Households Valued in this Range	Goshen Households that could Purchase in this range	Affordable Home Price Based on DTI of 36 Percent	Net Unit Demand
less than \$15,000	\$450	220	1,475	\$58,700	1,255
\$15,000-\$24,999	\$750	57	1,602	\$97,500	1,545
\$25,000-\$34,999	\$1,050	99	1,290	\$140,500	1,191
\$35,000-\$49,999	\$1,500	186	2,082	\$205,000	1,896
\$50,000-\$79,999	\$2,400	1,032	2,802	\$334,100	1,770
\$80,000-\$99,999	\$3,000	700	1,242	\$431,500	542
\$100,000-\$149,999	\$4,500	2,557	1,406	\$634,300	-1,151
\$150,000-\$199,999	\$6,000	1,338	299	\$848,500	-1,039
\$200,000 or greater	\$9,000	890	234	\$1,278,000	-656
Total Affordable Mortgages on Existing Housing Income					5,353

Price Points for new Owner-Occupied Housing.

This report examined units under construction as of March 2022 to ascertain the price point and types of homes under construction. The analysis expanded the units evaluated to all of Elkhart County to ensure enough comparable data points. Table 9 highlights homes under development at this time and provides insight into the price points and size of dwellings marketed to potential buyers. Prices ranged from \$178,000 to \$510,000, with an average sale price of \$308,205. The majority of units under construction are single-family units between 1,040 and 2,043 square feet for an average of 1,442 square feet. The majority of units had three bedrooms and two bathrooms, with the attached single-family units (duplex and condominium) having two bedrooms. The cost per square foot ranged from \$171.15 to \$304.67, with an average of \$211.26.

Table 8: Owner-Occupied Homes Under Construction

Market	Price	Square Feet	Price Per Square feet	Type of Unit	Bedrooms	Bathrooms
New Paris	\$334,900	1,349	\$248.26	Single-Family	3	2
Elkhart	\$510,000	2043	\$249.63	Duplex	2	3
Elkhart	\$450,000	1477	\$304.67	Duplex	2	2
Elkhart	\$389,900	1383	\$281.92	Condo	2	2
Elkhart	\$269,900	1338	\$201.72	Single-Family	3	2
Elkhart	\$199,999	1440	\$138.89	Single-Family	3	2
Elkhart	\$207,000	1200	\$172.50	Single-Family	3	2

Elkhart	\$178,000	1040	\$171.15	Single-Family	3	2
Elkhart	\$208,000	1200	\$173.33	Single-Family	3	2
Goshen	\$315,000	1600	\$196.88	Single-Family	3	2
Goshen	\$300,000	1412	\$212.46	Single-Family	3	2
Goshen	\$320,000	1627	\$196.68	Single-Family	3	2
Goshen	\$325,000	1639	\$198.29	Single-Family	3	2

Absorption Rates

January 2022 shows over a 100 percent absorption rate – 104.5 percent¹⁴. A high absorption rate means there is a high demand for housing. An absorption rate over 100 percent shows that the demand is greater than the supply. This trend has continued from January 2021, which had the same absorption rate. Table 10 details how absorption rates increased in the last six years, revealing that homes were on the market for a month. Healthy residential sale’s markets typically have an 80-day listing time, while Elkhart County is down to 31 days. As noted earlier, residential construction activity in Goshen during the last ten years was minimal and contributed to these high observed absorption rates.

Table 9: Elkhart County Historical Absorption Rates

Jan 1 through Dec 31	2021	2020	2019	2018	2017	2016
New Unit Listed	2,435	2,536	2,647	2,617	2,789	2,672
Sold Units Residential	2,353	2,385	2,306	2,240	2,363	2,242
Absorption Rate	96.6%	94.0%	87.1%	85.6%	84.7%	83.9%
Average Market Time	31	47	48	58	58	79

Market Rate Owner-Occupied Demand Summary

Based on housing demand demonstrated by existing Goshen household incomes and the current mortgage paid, this analysis shows a net unit demand for all price points of 5,353. However, as indicated in the rental unit demand section above, households with an income under \$75,000 were less likely to purchase a home. It is more likely that only a portion of households in the income range of \$50,000 to \$79,999 may buy a home, so this analysis only includes 25 percent (443 units) of that income bracket’s demand in this forecast. Combined with the need for the \$80,000 to \$99,999 household income range of 542, Goshen has a net internal market demand of 985 market-rate owner-occupied units.

Based on our debt to income ratio, homes affordable to these households would range from \$205,000 to \$431,500.

Employee Demand

In 2019, 23,704 employees of Goshen businesses did not live within the city limits, with 54.9 percent or 23,704 of these employees commuting over 10 miles. That is likely due to preference, but some

¹⁴ Elkhart County Indiana Association of Realtors Local Market Update for January 2022

commuters may want to live closer to work. The lack of available market-rate rental units limits the number of employees able to live within the city.

Based on the large percentage (43.4) of employees in the manufacturing industry and others with annual average salaries under \$75,000, this analysis assumed that 15 percent of current commutes would likely look for rental housing options in Goshen. However, 3,552 of those workers earn an average of \$83,824 or above. Considering that these income categories make up 12 percent of the total workforce, 2,844 employees fall into those with a commute of more than 10 miles. Assuming the same capture rate of 15 percent of those higher-income workforce local workforce current Goshen employees represent an owner-occupied market demand for another 157 units if the household size at a household size of 2.72 persons.

Given the lack of construction of new homes in Goshen over the last ten years and high absorption rates and low, there is a high likelihood that additional demand for market-rate housing exists for high-income Goshen employees. This report provided a less conservative estimate of the new owner-occupied market demand of 30 percent of these high-income workers for a revised estimate demand of 314 owner-occupied units.

Total Estimated Owner-Occupied Market Rate Demand

Pent-up demand from existing Goshen households and higher-income workers revealed a net demand of 1,299 new market-rate owner-occupied units.

Projections

Population Projections

The population and housing trends observed from 2000 to 2021, stated earlier in the report, in Goshen provide a consistent basis for this analysis to predict future housing needs into 2030. The average growth rate of 11 percent for Goshen from 2000 to 2020 generated a 2030 population estimate. The trends observed in Goshen provide a consistent basis for this analysis to predict future housing needs into 2030. Assuming this steady growth rate, Goshen will have approximately 39,622 people by 2030. At 2.72 individuals per household, this equates to a demand for 856 new units. Conservatively, this report assumes that the percentage of rental properties would remain at 38.9 percent of total housing units. Of the 856 units needed to meet Goshen's future growth, 514 would be owner-occupied, and 342 were rental units.

Employment Demand

Goshen's total jobs in 2019 were 28,362, up 31.6 percent from 2009 (21,551 total jobs). In this case, the total number of jobs equates to the total number of employees in the area. If we utilize that same growth rate for jobs, Goshen should have 8,962 employees by 2029 or 9,858 in 2030.

We know that about 79.2 percent of employees currently commute; however, we can continue to assume that about 15 percent of those might move to Goshen if additional housing was available. That 15 percent of commuters leave us with approximately 1,171 employees needing housing in 2030. Assuming the same

household size of 2.72 individuals in 2030 would create a need for 430 new housing units based on projected employment demand.

Of those 430 new households, we can make some assumptions based on occupant status. We can continue to assume that 60 percent of homes would be owner-occupied in 2030, and 38.9 percent of the homes would be renter-occupied. This would leave approximately 258 homes as owner-occupied, and 172 homes would be renter-occupied.

Total Projected Housing Demand by 2030

Combining projected population and employment increases created a total net unit demand of 1,286 new units. Based on this report’s estimates, the demand for new owner-occupied units would be 772, and rental units would be 514.

Total Demand

Current demand estimates indicated that the Goshen housing market was underserved by 3,251 units in 2022. A breakdown of the market demand revealed a need for 1,952 rental units and 1,299 owner-occupied units based on existing pent-up demand from Goshen households and capturing Goshen employees with a commute of ten miles or further.

Goshen would need an additional 514 rental units and 772 owner-occupied (1,286 total) units to account for projected growth through 2030.

Looking at the current and projected demand, we estimate that the local market needs 4,437 new housing units to meet current and project housing needs through 2030.

Projected Absorption Rates

Given the current absorption rates and days on the market, any new units constructed will not be on the market for very long. However, current market conditions most likely will not last forever. It takes approximately 7.7 months to build new homes in the Midwest, therefore, a 10 percent annual absorption rate¹⁵. Table 11 showcases that 208 owner-occupied and 247 rental units would need to be constructed from 2023 to 2032 to absorb the estimated market demand for new residences.

Table 10: Annual Units Absorbed

Type of Unit	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total Built
Owner-Occupied	208	208	208	208	208	208	208	208	208	208	2,076
Rental	247	247	247	247	247	247	247	247	247	247	2,466

Owner-Occupied Unit Mix

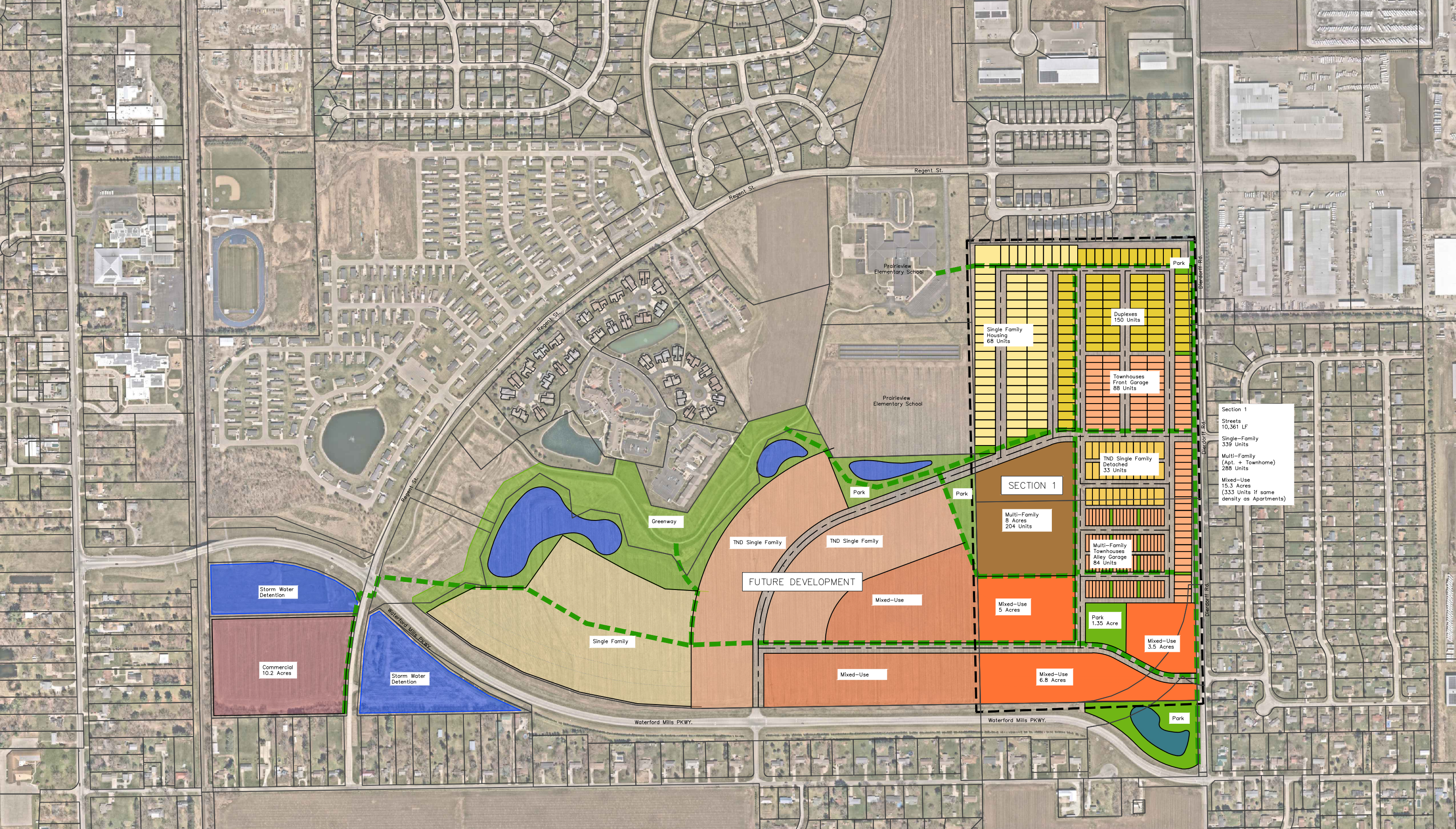
When considering the need for additional owner-occupied housing units, a mix of housing types will be needed to provide enough options for potential homeowners and account for individual preferences.

¹⁵ <https://www.newhomesource.com/learn/how-long-does-it-take-to-build-a-house/>

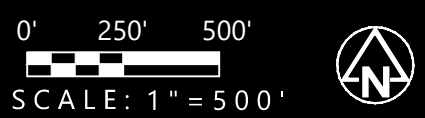
Table 12 indicates the percentages of the predominant forms of owner-occupied housing types and how many units of each type are projected to be needed through 2030.

Table 11: Owner-Occupied Housing Type Mix

Housing Type	Existing Percent of Total Housing Stock	Number of Projected Units by Type
Single-Family Housing	56%	1,163
Duplex	9%	187
Triplex, Quads, or Townhomes	12%	249
Other (Condominiums and Mixed-Use)	23%	477
	Total Owner-Occupied Unit Demand	2,076



Section 1
 Streets
 10,361 LF
 Single-Family
 339 Units
 Multi-Family
 (Apt. + Townhome)
 288 Units
 Mixed-Use
 15.3 Acres
 (333 Units if same
 density as Apartments)



August 18, 2022

DEVELOPMENT STUDY

WATERFORD MILLS COMMONS

Goshen, Indiana



2021.03180

PLOT DATE: 11/21/21 8:18:00 AM
 DRAWING FILE: P:\2021\03180\Drawings\Landscape Architectural\LA_Sections_Coverage_2022_DR_02.dwg



**Theresa Cummings, Community Development Specialist
PLANNING & ZONING DEPT., CITY OF GOSHEN**

204 East Jefferson Street, Suite 4 • Goshen, IN 46528-3405

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theresacummings@goshencity.com • www.goshenindiana.org

Public Hearing

Substantial Amendment to Community Development Block Grant (CDBG)
2020-2024 Five Year Consolidated Plan & 2022 Annual Action Plan
Monday, October 24, 2022, 6:00 pm, Goshen Common Council Meeting

A proposed amendment for the City of Goshen's CDBG 2020-2024 Five Year Consolidated Plan and 2022 Annual Action Plan has been prepared and is available for public review and comment for a period of 30 days, beginning October 6, 2022, and continuing through November 4, 2022, and is being presented at a public hearing on October 24, 2022, as part of a regular Common Council meeting. The amendment is available at <http://goshenindiana.org/cdbg>.

The CDBG Citizen Participation Plan outlines the citizen input process for CDBG and establishes the process to amend CDBG plans, what amendments may be made, and how amendments are defined. A substantial amendment includes the initiation of new activities not included in CDBG plans, and requires a public hearing and 30-day public comment period.

The 2020-24 Five Year Consolidated Plan will be amended to formalize Homeownership Assistance as a goal to be linked to future annual plans, and the 2022 Annual Action Plan will be amended to include Homeownership Assistance as a new activity.

Homeownership services was identified as a potential CDBG funding area in the 2020-2024 Five Year Consolidated Plan, part of the overall Housing Opportunities priority, but a specific goal was not included, so that goal is being added to the five-year plan, and the new activity will be added to the 2022 Annual Action Plan.

Homeownership assistance would be available for low/moderate income homebuyers purchasing single unit homes within the City of Goshen, and eligible households could receive financial assistance in the form of a five-year forgivable grant towards closing costs, first year mortgage insurance premiums, up to 50% of the required down payment, and reduction of mortgage principal and interest rates. An affordability lien will be attached to the property for the five-year grant period.

Homebuyers will qualify with income not exceeding 80% AMI (area median income), will be required to contribute to the purchase price, and will be required to complete financial literacy/homebuyer training through a combination of education and one-on-one counseling.

The Homeownership Assistance activity is being proposed because low/moderate income homebuyers may face challenges with initial purchase costs, partially due to increasing construction costs and rising interest rates. The goal is to support affordable housing purchases for low/moderate income households in Goshen. As the need for homeownership assistance has increased, the single unit housing rehab program has had a downturn in requests for assistance, so funds are available to reallocate without impacting the single unit housing rehab program, and the reallocated funds will contribute to meeting the expanding need for homeownership assistance.

The amendment does not change the overall 2022 CDBG budget, but would reduce the amount of funds budgeted to single unit housing rehab from \$100,325 to \$59,000, and would allocate the reduction of \$41,325 to the new Homeownership Assistance activity.

Following the amendment, the use of CDBG funds for Program Year 2022 would be as follows:

1. Public Service Grants	\$47,000
2. Single Unit Housing Rehab	\$59,000
3. Homeownership Assistance	\$41,325
4. Multi Unit Housing Rehab	\$130,000
5. Planning & Administration	\$60,000
TOTAL	\$337,325

The amendment updates the following sections of the 2022 Annual Action Plan: Executive Summary, Consultation, Participation, Expected Resources, Annual Goals and Objectives, Projects, Affordable Housing, Barriers to Affordable Housing, and Other Actions. Changes were also made to the following sections of the Consolidated Plan: Citizen Participation, Strategic Plan Overview, Priority Needs, and Goals Summary.

Comments may be submitted no later than November 4, 2022, to Theresa Cummings, Goshen City Planning, 204 E. Jefferson Street, Suite 4, Goshen; theresacummings@goshencity.com; 574-533-9370. The amendment and comments will be submitted to HUD following the public comment period.



**Department of Community Development
CITY OF GOSHEN**

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Memorandum

TO: City Council

FROM: Becky Hutsell, Redevelopment Director

RE: Resolution 2022-25 – Resolution of the Common Council of the City of Goshen
Approving Establishment of the Indiana Avenue Allocation Area

DATE: October 24, 2022

Resolution 2022-25 is being presented for approval as the final step in the process of amending the River Race TIF to establish the Indiana Avenue Allocation Area as its own, independent allocation area. This TIF boundary amendment has been approved by the Goshen Redevelopment Commission, the Goshen Plan Commission and the plan for this was previously presented to the Council and approved.

Once this step is complete, we will move forward with bond closing to allow for the apartment project to continue. We're requesting the Council's approval of Resolution 2022-25.

RESOLUTION NO. 2022-25

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
GOSHEN APPROVING ESTABLISHMENT OF THE INDIANA
AVENUE ALLOCATION AREA

WHEREAS, the City of Goshen ("City") Redevelopment Commission ("Commission") has created, consolidated and enlarged the Consolidated River Race/US 33 Economic Development Area ("Area"), and an allocation area coterminous with the Area known as the Consolidated River Race/US 33 Allocation Area ("Original Allocation Area") in accordance with IC 36-7-14-39 for the purpose of capturing real property taxes generated from the incremental assessed value of real property located in the Original Allocation Area, and adopted an economic development plan, as amended (collectively, "Original Plan"), pursuant to Declaratory Resolution No. 02-2012 (as amended to date), as confirmed by Confirmatory Resolution No. 26-2012 (as amended to date), following statutory public hearings (collectively, "Area Resolution");

WHEREAS, on June 14, 2022 the Commission adopted an amendment ("Amending Declaratory Resolution") to the Area Resolution and Original Plan to: (i) remove Parcel No. 20-11-16-151-026.000-015 and Parcel No. 20-11-16-151-027.000-015 from the Original Allocation Area (collectively, "Parcels"); (ii) designate the Parcels as a new tax allocation area to be identified as the Indiana Avenue Allocation Area; and (iii) add the construction of the Projects (as defined in the Amending Declaratory Resolution) to the Original Plan ("2022 Plan"); and

WHEREAS, the Common Council reviewed the Amending Declaratory Resolution and the 2022 Plan, previously approved by the written order of the Goshen Plan Commission regarding the Amending Declaratory Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF GOSHEN, INDIANA, AS FOLLOWS:

1. The Common Council hereby finds and determines that it will be in the best interest of the City to establish the Indiana Avenue Allocation Area as described in the Amending Declaratory Resolution.
2. The creation of the Indiana Avenue Allocation Area as described in the Amending Declaratory Resolution is hereby approved.
3. This resolution shall be effective from and after passage and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Goshen, Indiana, this 24th day of October, 2022.

COMMON COUNCIL OF THE CITY OF
GOSHEN, INDIANA

Presiding Officer

ATTEST:

Clerk-Treasurer

Presented by me to the Mayor of the City of Goshen, Indiana, on the ____ day of October, 2022, at __: __ .m.

Clerk-Treasurer

Signed and approved by me, the Mayor of the City of Goshen, Indiana, this ____ day of October, 2022, at __: __ .m.

Mayor

RESOLUTION 2022-23

TO ELECT THE AMOUNT OF REVENUE LOSS CLAIMED AND ALLOCATING REMAINING FUNDS RECEIVED UNDER THE CORONAVIRUS LOCAL FISCAL RECOVERY FUND ESTABLISHED UNDER THE AMERICAN RESCUE PLAN ACT

WHEREAS, Congress adopted the American Rescue Plan Act in March 2021 (“ARPA”) which allocated approximately \$65 billion in recovery funds to cities, towns, and villages across the country.

WHEREAS, ARPA funds are intended to provide support to state, local, and tribal governments in responding to the impact of COVID-19 and in their efforts to contain COVID-19 in their communities, residents, and businesses.

WHEREAS, Six Million Six Hundred Ninety-Two Thousand Five Hundred Eight and 00/100 Dollars (\$6,692,508.00) has been allocated to the City of Goshen (“City”) pursuant to the ARPA.

WHEREAS, The Coronavirus State and Local Fiscal Recovery Funds provide to local governments resources intended to fight the pandemic and support families and businesses struggling with its public health and economic impacts, maintain vital public services, even amid declines in revenue, and build a strong, resilient, and equitable recovery by making investments that support long-term growth and opportunity.

WHEREAS, in May 2021, the US Department of Treasury (“Treasury”) published the Interim Final Rule describing eligible and ineligible uses of funds as well as other program provisions, sought feedback from the public on these program rules, and began to distribute funds.

WHEREAS, on January 6, 2022, Treasury issued its final rule, which delivered broader flexibility and greater simplicity in the program, responsive to feedback in the comment process.

WHEREAS, the final rule offered a standard allowance for revenue loss of up to \$10 million, allowing recipients to select between a standard amount of revenue loss or complete a full revenue loss calculation.

WHEREAS, recipients that select the standard allowance were allowed to use that amount, in many cases their full award, for government services, with streamlined reporting requirements.

WHEREAS, on April 18, 2022, the City, by and through its Common Council, adopted Resolution 2022-09 electing the Standard Allowance available under the Revenue Loss provision of the American Rescue Plan Act in the full amount of its ARPA grant of Six Million Six Hundred Ninety-Two Thousand Five Hundred Eight and 00/100 Dollars (\$6,692,508.00) to be used for the General Provision of Government Services.

WHEREAS, on or after July 11, 2022, the City entered into nineteen (19) ARP Subrecipient Agreements under which it has distributed a total of \$294,664 in ARP Funding to non-profit organizations serving the City of Goshen.

WHEREAS, the distributions under the ARP Subrecipient Agreements were made consistent with the City's ARP Fund Plan adopted by the Common Council as Resolution 2021-31 on November 2, 2021.

WHEREAS, on August 15, 2022, the Treasury contradicted its previously title "Final Rule" by releasing updated Coronavirus State and Local Fiscal Recovery Funds Guidance on Recipient Compliance and Reporting Responsibilities.

WHEREAS, under the Treasury's updated Reporting Guidance, the City cannot use ARP Funding classified as Revenue Replacement under the City's standard allowance election to fund the \$294,667 awarded to the Subrecipient non-profits.

WHEREAS, the Treasury has now extended the deadline for municipalities such as the City to make Revenue Loss elections through April 2023 and any change in election will supersede the prior election.

WHEREAS, previously reported program expenditures can be reallocated among expenditure categories in future Project and Expenditure Reports.

WHEREAS, in order to comply with the Treasury's updated Reporting Guidance, the City must change the allocation of ARP Funding set forth in Resolution 2022-09, reducing the amount of "Revenue Replacement" elected to \$6,397,844 and reallocating the \$294,667 in Subrecipient Funding to §602(c)(1)(A) of the Act which permits ARP Funding to be used:

To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality.

NOW, THEREFORE, BE IT RESOLVED that the City of Goshen, Indiana elects the Standard Allowance available under the Revenue Loss provision of the American Rescue Plan Act in the amount of \$6,397,844 to be used for the General Provision of Government Services.

BE IT FURTHER RESOLVED that the \$294,667 in funding distributed under the nineteen (19) Subrecipient Agreements shall be allocated to §602(c)(1)(A) of the Act which authorizes the use of ARP Funding to provide assistance to nonprofit organizations projects and programs.

PASSED by the Goshen Common Council on October _____, 2022.

Presiding Officer

ATTEST:

Richard R. Aguirre, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on October _____, 2022, at _____ a.m./p.m.

Richard R. Aguirre, Clerk-Treasurer

APPROVED and ADOPTED on October _____, 2022.

Jeremy P. Stutsman, Mayor