

# Consolidated Annual Performance & Evaluation Report (CAPER)



**Fourth Program Year: 2024**

Prepared for annual review by:

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## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

As a Community Development Block Grant (CDBG) entitlement community, the City of Goshen prepares a Consolidated Plan once every five years. In addition, an Annual Action Plan is drafted to depict how the grant funds will be delegated and implemented in the community. Finally, at the end of the program year a Consolidated Annual Performance and Evaluation Report (CAPER) is submitted to share the progress and expenditures that have been accomplished towards meeting the Consolidated Plan and Annual Plan goals. The CAPER is required by the Office of Housing and Urban Development (HUD) in order to continue to receive CDBG funding.

The following CDBG priorities identified, implemented, and executed in the 2020-2024 Consolidated Plan and 2024 Annual Action Plan were:

#### **1) Housing Opportunities**

- Improve owner-occupied housing through rehab
- Increase quality of rental housing
- 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
- 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
- Address issue of vacant/foreclosed houses

- Increase quality of rental housing

The objective of support for decent housing was accomplished by improving owner-occupied housing through rehabilitation of 3 households. CDBG Homeownership Assistance Program assisted 2 income qualified first time homebuyers in purchasing homes providing increased access to affordable housing for low/mod income homebuyers. Permanent supportive housing was provided for 36 (29 fixed site and 7 scattered site) households, and emergency shelter was provided to an average of 37 people per day in 2024.

The objective of support for a suitable living environment was accomplished through public service activities and grants providing direct assistance to low and moderate income households.

The objective of preserving affordable rental housing was accomplished through two completed multi-unit housing rehab projects adding 4 units and improving energy conservation in another 39.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homeless Facilities	Homeless	CDBG: / Misc Income:	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted						
Homeless Facilities	Homeless	CDBG: \$8325 / Misc Income: \$7675	Homeless Person Overnight Shelter	Persons Assisted	375	467	124.53%	60	110	183.33%
Homeless Facilities	Homeless	CDBG: \$ / Misc Income:	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Homeownership Assistance	Affordable Housing	CDBG: \$49500	Direct Financial Assistance to Homebuyers	Households Assisted	10	6	60%	3	2	66.66%
Housing Rehabilitation Multi Unit	Affordable Housing	CDBG: \$135363	Rental units rehabilitated	Household Housing Unit	20	78	390.00%	16	43	268.75%
Housing Rehabilitation Multi Unit	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Housing Rehabilitation Multi Unit	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	

Housing Rehabilitation Multi Unit	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Housing Rehabilitation Single Unit	Affordable Housing	CDBG: \$43500	Homeowner Housing Rehabilitated	Household Housing Unit	40	10	25.00%	4	3	75.00%
Public Facilities & Improvements	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12500	0	0.00%			
Public Service Activities-Urgent Needs	Affordable Housing Access to Services	CDBG-CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3718	13682	367.99%			
Public Service Activities-Urgent Needs	Affordable Housing Access to Services	CDBG-CV: \$	Homelessness Prevention	Persons Assisted	60	87	145.00%			
Public Service Grants	Access to Services	CDBG: \$41950 / Misc Income: \$7675	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	22125	110.63%	1015	1012	99.70%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The PY 2024 plan identified five areas for funding. The budget, \$341,988, consisted of \$280,062 CDBG funds, \$7,675 of miscellaneous income and \$54,251 of program income.

**Public service grants**-\$49,625 was budgeted and spent in assistance to low/mod income families to meet the objective of a suitable living environment, with the outcome of providing access to affordable services.

- Boys & Girls Club - \$5,325 daily nutrition program
- Council on Aging of Elkhart County - \$5,325 senior transportation
- Elkhart County Clubhouse - \$4,325 support for mental health services and outreach
- Goshen Interfaith Hospitality Network - \$16,000 shelter food program
- Maple City Health Care Center - \$5,325 access to subsidized primary healthcare program
- Walnut Hill Early Childhood Center - \$13,325 early childhood education program

**Rehabilitation of single-family, owner-occupied housing**-\$43,500 was budgeted to meet the objective of decent housing, with the outcome of available and affordable rehabilitation of owner-occupied housing for low/mod income homeowners. Activity is managed by LaCasa and during PY 2024, \$21,077.32 of PY 2023 (IDIS Act. #336) was spent. A total of 2 projects were completed and Activity #336 was closed. For PY2024 (IDIS Act. #346) one project implemented spending \$11,570 with another project beginning. The activity remains open for completion late summer, early fall. The housing rehab program for low/mod income homeowners preserves existing housing, tackles necessary improvements in the house they may not be able to afford and increases accessibility measures for elderly persons and those with disabilities. Rehab also encourages private investment in the neighborhood.

**Rehabilitation of multi-family, rental housing**-\$135,363 was budgeted to meet the objective of decent housing, with the outcomes of available and affordable access to high quality rental housing for low/mod renters, and support for sustainable and viable neighborhoods. PY2024 project updated building components and systems improvements to 16 affordable housing units. The project has expended \$128,237.89 and also utilizes \$1.5M in funding from HOME to complete in 2025. PY 2022 budgeted \$130,000 for rehabilitation of a 4 unit dwelling, construction finished in 2023 and the remaining 2 of 4 units were rented in PY2024. PY 2023 budgeted \$190,000 for an energy improvement activity to three affordable rental apartment buildings with 38 units benefiting upon completion.

**Homeownership assistance**-\$49,500 to meet the objective of decent housing, with the outcome of affordability of housing, and provide direct assistance to low/mod homebuyer households to increase access to affordable single family homes. PY 2024 goal was assistance to three homebuyers (IDIS Activity #348). Two homebuyers were helped utilizing \$32,250 of funding before the close of the program year and activity remains open until the final homebuyer is helped at a closing scheduled for mid-July.

**Program planning and general administration**-\$64,000 was budgeted and a total of \$61,882.29 has been expended.



## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	756
Black or African American	108
Asian	9
American Indian or American Native	5
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>878</b>
Hispanic	376
Not Hispanic	502

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The 2020 Census racial and ethnic distribution of Goshen indicates approximately 87.3% of residents are white, 3.5% are Black/African American and 1.8% are Asian. Same year Census data shows 25.9% also identify as Hispanic.

### CDBG

As a result of HUD's IDIS reporting methods, additional race and ethnicity information was collected that is not in the chart above. A total of **1,012** individuals were assisted for public service / non-housing CDBG activities. This chart displays the correct breakdown:

	CDBG	%
White	756	74.7%
Black or African American	108	10.6%
Asian	9	<1%
American Indian or American Native	5	<1%
Native Hawaiian or Other Pacific Islander	0	-
Other multi-racial	134	13.2%
<b>Total</b>	<b>1012</b>	
Hispanic	376	37.2%
Not Hispanic	636	62.8%

In addition, for CDBG housing activities 48 households received assistance. Of the 48 households: 36 were White, 8 Black or African American, 1 Native Hawaiian/Other Pacific Islander, and 3 other multi-racial. One of the 48 households identified as Hispanic.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public – federal	334,313	
Other	public – local	7,675	

Table 3 – Resources Made Available

### Narrative

***Overall the City expended \$428,660.99 of CDBG funds this year from:***

**PY 2024 = \$282,565.18**

**PY 2023 = \$144,595.81**

**PY 2022 = \$500.00**

#### ***Public service grants***

In PY 2024, six public service grants received CDBG funding, with a total budget of \$49,625. The entire budget was spent for activities which benefitted a total of approximately 1,012 individuals. Part of the overall budget, \$7,675, came from other public local funds as noted in the chart above. CDBG funds were matched with state, local and private funds, fees and volunteer labor, valued at \$219,314.89.

#### ***Homeless facilities – homeless shelter***

The PY 2024 CDBG budget included one project within public service grants in which the subrecipient is a homeless shelter, with a total budget of \$16,000. All budgeted funds were spent in PY 2024 for activities which benefitted 110 individuals. CDBG funds were matched with over 1,652 volunteer labor hours.

#### ***Direct homeownership assistance through rehabilitation, single-unit residential***

In PY 2024, the loan/grant program for rehabilitation of owner-occupied, single-unit residential housing continued, with a budget of \$43,500. One rehabilitation project from prior year and one rehabilitation project from current year completed in PY 2024, and at the end of the fiscal year, \$11,570 of the budgeted amount had been spent. Due to the timing of the rehabilitation process, which begins in late spring, the projects are started, however all work, including paperwork and reporting, is completed after the close of the program year. All of the projects will be completed, the remaining budget spent, and the activity closed no later than the end of calendar year 2025.

#### ***Multi-unit residential rehabilitation***

Two multi-unit rehabilitation projects were completed in PY 2024 and another one was implemented. PY 2022, Activity #326, a four unit dwelling with a budget of \$130,000 completed and rented. Activity #337 a solar energy improvement project completed and benefited 39 units. Activity #347 implemented and will complete before the end of 2025. It is anticipated to help 16 units.

**Direct homeownership assistance through downpayment assistance**

Activity #348 for the homeownership assistance program from PY 2024 assisted two low- and moderate-income homebuyers with another scheduled to close in July of PY2025. The budget was \$49,500, of which \$32,350 was expended and will be closed after completion.

**Program planning & general administration**

The PY 2024 budget included \$57,000 for administration and \$7,000 for planning, of which 97% or \$61,882.29 was spent during PY 2024.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

**Narrative**

The City has not listed specific target areas. Funds were allocated for activities that benefitted residents throughout the City of Goshen. CDBG activities serve primarily low- and moderate-income households and individuals as the City of Goshen has a low/mod percentage of 45.3% per low- and moderate-income summary data for 2016-2020, summary by grantee.

The City of Goshen CDBG program utilizes 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.

**Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

In PY 2024 Public Service CDBG funds of \$49,625 were matched with state, local and private funds, fees and volunteer labor, valued at \$219,314.89. The CDBG owner occupied rehabilitation budget of \$43,500 was matched with approximately \$10,680 of private funds, volunteer labor, and in-kind donations.

The multi-family rehabilitation projects completed in PY 2024 utilized both CDBG and HOME funds:

Program Year	CDBG	HOME/IHCDA (matching funds)
2022	\$130,000	\$516,000
2023	\$187,063	n/a
2024	\$135,363	\$1,500,000

Lacasa utilized CDBG funding for the Multi-Family Rehab project from PY2022 and the Solar Improvement project from PY2023. These projects completed in 2024 and benefited 43 low/mod income tenants. Lacasa, a subrecipient who operates as a CBDO, applied for and secured Federal Funds from HOME/IHCDA to use in conjunction with CDBG funds to rehabilitate a 16 unit multi-family dwelling. A total of \$1,500,000 HOME funds are planned to be invested. This project, which implemented in 2024, will complete and beneficiaries will be reported in 2025.

The homeownership assistance program in PY 2024 had expended \$32,250 of CDBG funds in addition to utilizing federal, state, and private matching funds of \$136,483.

There was not any publicly owned land or property located within the City of Goshen that was able to be leveraged or used in the implementation of the 2024 annual action plan.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	23	48
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>23</b>	<b>48</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	20	46
Number of households supported through Acquisition of Existing Units	3	2
<b>Total</b>	<b>23</b>	<b>48</b>

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

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

The PY 2024 (Act #347) goal was to rehabilitate 16 units of affordable housing. The project began construction and due to the complexity of it, aims to complete in 2025. The PY 2023 (Act #337) goal was met completing energy efficiency improvements to 38-multi units of permanent supportive housing (pictured below) undertaken by a CBDO. In addition from PY 2022 (Act #326) added beneficiaries in 4 new units (pictured below).



One of three buildings that received energy efficiency improvements



409 E Madison St. Multi Family Rehab project added 4 new affordable rental units

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

Single-family, owner-occupied housing rehab goal was 4 projects, and 1 was completed in 2024, along with 2 from PY2023. Improvements included a roof replacement, roof repair, address basement drainage issue, general electrical and plumbing updates, and replacement of doors and windows. With the cost of materials and construction increasing, we have seen an increase in applications for assistance.





A house that received updates as a part of the CDBG program.

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

Goshen's goal to provide rental assistance through a partnership with the Warsaw Housing Authority (WHA) Housing Choice Voucher Program was met. There were 180 vouchers for Goshen in use on May 31, 2025, including 39 NED (non-elderly disabled) vouchers. This number decreased by 25 HCV's since last reporting year. The Assistant Director explained that it was due in part to deaths, relocations, non-recertifications, and terminations for cause.

Affordable housing projects include:

- 7 ADA accessible apartments completed (pictured below),
- Lacasa began construction on 3 buildings on Oaklawn's campus (one is pictured below), which will add 24 new affordable housing units by 2025. One is PSH units, another affordable housing rentals, and the other for children who are aging out of foster care. There is a long-term plan for 48 units total,
- A portion of CDBG funds is typically committed each year to help add additional affordable rental units with LaCasa who partners with the City, individuals, and other local organizations to provide a wide range of housing and community development services, including homeownership and financial training.



ABOVE: The first of four buildings currently being constructed at Lakeview Drive.



ABOVE: 317 Arbor Court was once a preschool and now is home to 7 new individuals and families.

#### **Priority #4: Homeless Persons and Persons with Special Needs**

The goal was to provide support for 60 homeless persons and persons with special needs and was met through support for emergency shelter and permanent supportive housing. During 2024, Goshen Interfaith Hospitality Network provided shelter for an average of 36 homeless individuals per day, 110 people total.

Goshen's PSH is a partnership of LaCasa, the owner/developer, and Oaklawn Psychiatric Center, the service provider. There are two fixed-site locations, with 29 total units, including 3 ADA units. In PY 2024, there were an additional 7 scattered site PSH units in Goshen supported through Shelter+Care vouchers. Construction is nearly complete on an 8-unit PSH building on Oaklawn's campus for clients experiencing addictions and are at a risk of homelessness.

Goshen's HCV's administered by WHA include 39 NED vouchers for persons with disabilities. In Goshen, the total ADA units available are 86. Lacasa completed a project that added 7 ADA units at Arbor Ridge.

#### **Priority #5: Homeownership Assistance (Low/mod income homebuyers, 0-80% AMI)**

The goal of selling 3 homes with assistance was nearly met, 2 low/mod income homebuyers were assisted in purchasing homes. In July the last one is scheduled to close. Our goal to provide decent housing, with the outcome of the housing being affordable was met. (The two CDBG downpayment assistance grant recipients are pictured below with Lacasa staff.)



Lacasa built this home with a grant from HOME / IHCD and sold it with CDBG Homeownership Assistance



### Discuss how these outcomes will impact future annual action plans.

In spite of the rising prices of building materials, home market values, interest rates and inflation, the City of Goshen and Lacasa, our partner, would like to continue to provide homeownership assistance and owner occupied rehabilitation to homeowners. We see both programs as vital in this economy to help provide stable housing and support to low-and moderate-income homeowners and home purchasers. We are working to make adjustments to the program to better fit the changing economic situation and help decrease homebuyers and homeowners obstacles. Continued financial empowerment and education classes along with outreach and marketing strategies will be a strong focus to help us reach those in need of these services.

### Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	41	0
Low-income	2	0
Moderate-income	5	0
<b>Total</b>	<b>48</b>	<b>0</b>

Table 7 – Number of Households Served

### Narrative Information

In PY 2024, CDBG funds through public service, homeownership assistance, multi-family and owner-occupied rehab activities benefitted:

390 extremely low-income individuals/households (at or below 30% AMI),

300 low-income individuals/households (31-50% AMI), and

215 moderate-income individuals/households (51-80% AMI)

155 non low-mod individuals (>80% AMI)

**905** low- and moderate-income beneficiaries, and **155** non low-mod

Homeownership assistance benefitted two (2) households. Owner-occupied rehabilitation benefitted three (3) households. And Multi-family rehabilitation benefitted four (4) households with another thirty-nine (39) benefitting from Energy Efficiency Improvements. Of these forty-eight (48) households, forty-one (41) are classified as extremely low-income <30% AMI benefiting one (1) owner and forty (40) renters, two (2) are classified as low-income with a household income between 31-50% AMI benefitting two (2) owners, and five (5) are moderate-income with a household income between 51-80% AMI benefitting three (3) renters and two (2) owners. There is still one open multi-family rehab project not yet completed and one owner-occupied rehab project in progress, therefore reporting for these projects will be in next year's CAPER.

Worst case needs are renter households with very low incomes (at or <50% AMI) who do not receive government housing assistance, pay more than 50% of their income for rent, and/or live in severely

inadequate conditions, or both. CHAS data from 2017-2021 reported that 915 renters in Goshen have income <50% AMI and a rental cost burden of >50% of their income. CHAS data from 2016-2020 reported 820 renters. Overall this number increased 11.5% in the past year. The last four program years, Goshen has committed greater than 50% of the CDBG budget to creating affordable rental housing. This has only been possible through a partnership with Lacasa who obtained HOME funds to assist in rehabilitating vacant rental buildings. CDBG funding by itself is not great enough to do these projects without additional help. Open CDBG projects will improve 16 affordable rental housing units. Lacasa is in the middle of creating 24 affordable units on Oaklawn's campus, with plans to build 24 more in the future. Goshen will continue to commit CDBG funds to helping address worst case needs by creating affordable rental housing for low income renters.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Goshen Police Department created a Behavior Health Response Coordinator position to assist the homeless in our community. Duties include engaging people who suffer from mental illness or are in crisis, those experiencing homelessness, and/or substance misuse disorders. The Officer assesses their needs and coordinates the provision of social services including mental health treatment, healthcare, substance use disorder treatment, and housing or shelter. In 2024, Officer Ballard took 35 case reports associated with assisting people experiencing homelessness. The department had over 163 calls for homeless assistance. In addition, there were 134 calls resulting in emergency detentions for persons having mental health crisis and needing intervention (this number could include both homeless and non-homeless).

This program year, a Mobile Integrated Health Team for the City of Goshen was instituted. It addresses the increasing needs of response teams for issues related to mental health addictions, homelessness and behavioral crises that are not typical of traditional EMS or police calls. This team helps the Behavioral Health Response Coordinator and proactively works together to address needs in the community and get them connected to services or help.

In 2024 Oaklawn's Crisis Stabilization Center in Goshen opened and has been a tremendous asset. It is available 24 hours a day, year-round, to serve as a short-term stabilization center for people experiencing a mental health or substance abuse crisis. The center's goal is to fill the gaps in mental health treatment and offer alternatives to hospital emergency departments or jail for people in crisis. It also hopes to keep people from or lead them out of homelessness.

Advocacy, education and coordination of housing and homeless programs in Indiana is managed by Indiana Housing & Community Development Authority (IHCDA) through the regional Continuum of Care (CoC) network. Goshen is part of Region 2 CoC and actively participates with the Indiana Region 2 Homeless Coalition (IR2HC), which met bi-monthly in PY 2024. Goshen's Community Development Specialist serves on the Executive Committee of the IR2HC. The meetings facilitate dialogue among service providers and coordinating community resources and services for the benefit of homeless/underhoused individuals, families, and those at-risk of homelessness. This collaboration aims to mitigate the risk and decrease homelessness in our community.

Outreach services to unsheltered homeless, including assessment of individual needs, are provided primarily by Oaklawn Psychiatric Center through PATH (Projects for Assistance in Transition from Homelessness), which has outreach staff working in both Goshen and Elkhart. PATH outreach staff make

referrals to and receive referrals from the local emergency housing providers on a regular basis. They meet PATH clients at shelters, soup kitchens, libraries and drop-in areas. In calendar year 2024, 1225 PATH services were provided, and 342 individuals were enrolled in the PATH program for Elkhart County.

Coordinated Entry (CE) in Region 2 is a decentralized intake, assessment, and referral process for households experiencing a housing crisis or homelessness. These individuals are typically those who struggle with chronic homelessness and have experienced an array of problems related to or as a result of persistent homelessness (e.g., health problems, victim of violence, trauma, arrests, etc.). CE policies and procedures were adopted by IR2HC on December 7, 2017, and CE implementation is being led by Oaklawn, the lead agency. In calendar year 2024, 110 persons were assessed, 74 were housed in permanent supportive housing (PSH), and 18 more were housed in other than PSH. As of June 30, 2025, on the CE prioritization list were 53 households / 61 total people. This is both Elkhart and Marshall County.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Goshen Interfaith Hospitality Network (GIHN) is the primary organization within the City of Goshen providing direct service to homeless families and single women seeking emergency housing. During calendar year 2024, GIHN provided shelter to an average of 36 people per day, 110 served a year, and received \$16,000 in CDBG funds. In PY 2022 GIHN opened “First Light Mission” which is a fixed site shelter in a rehabilitated elementary school. With continued help from over 700 volunteers, 21 partnering churches and a partnership with Goshen Community School. GIHN is also supported by grants and donations received from local businesses, individuals, clubs and schools. At this place, guests have beds, access to storage space, phones, meals, shower and laundry facilities and a library and living room to relax in. One feature the Director was particularly excited about was the playground the kids would now have to play on. Finally, another positive aspect to the shelter is there are on site personnel available to provide resources for potential jobs, housing, schools and entitlement programs.

YWCA North Central Indiana serves victims of domestic violence in Elkhart County. YWCA Safe Haven in Elkhart provides emergency housing, along with supportive services and programs including legal services, sexual assault services, children's therapy, and economic empowerment. Safe Haven is the only shelter in Elkhart County dedicated to victims of domestic violence. The shelter can help up to 40 women and children. Safe Haven provides 45 day temporary housing for those in crisis. There are two transitional housing units available for longer-term housing; however, the majority of their clients opt to move to scattered site housing upon leaving the shelter.

Transitional housing for homeless households is also provided by Downtown Ministries in Goshen with five homes and 16 beds. Emerge Ministries, located in Elkhart, also has 16 beds, serving households with and without children. Faith Mission of Elkhart’s transitional housing program at 525 Middlebury Street contains 11 apartments, 2-3 bedroom units, for families with children.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Homeless prevention and meeting the priority needs of the homeless occurred through the cooperation and coordination of local housing and service agencies and through the Indiana Region 2 Homeless Coalition (IR2HC). The Coalition met bi-monthly during PY 2024 to network around issues related to homelessness and to empower local agencies addressing homelessness. The Community Development Specialist served on the Executive Committee and worked to provide support for local agencies. The efforts of organizations included prevention of homelessness, outreach, emergency shelter, case management, transitional housing, and permanent supportive housing.

The most direct method of preventing homelessness is the Housing Choice Voucher (HCV) program. The HCV program, commonly referred to as Section 8, is operated by Warsaw Housing Authority (WHA) and includes vouchers for Goshen. The number of Goshen voucher holders decreased from 205 to 180 in the past year and includes 39 NED vouchers for persons with disabilities. The Assistant Director explained that this was due to deaths, relocations, non-recertifications, and terminations for cause.

There is not a coordinated, widely adopted discharge policy in place, but the Coalition will continue to pursue a solution. The action plan to end chronic homelessness, which includes a strategy to ensure that individuals are not released from institutions into homelessness, has been presented and discussed at the Coalition. As the community mental health center for Elkhart County, Oaklawn Psychiatric Center is the gatekeeper for state psychiatric placement facilities. On a quarterly basis, a designated Oaklawn representative meets with current inpatients to track progress. Discharge planning is a continuous process, regardless of the patient's readiness for discharge. Oaklawn creates a discharge plan with the hospital social workers, and, commonly, the patient is discharged to what can be considered a step-down facility to increase chances of successful reentry. This ongoing communication, coordination of care and structure has proved successful for all involved- patients, treatment providers and community partners. Oaklawn opened a Crisis Center in Goshen which operates 24 hours a day year-round to serve as a short-term stabilization center for people experiencing a mental health or substance abuse crisis. The center's goal is to fill the gaps in mental health treatment and offer alternatives to hospital emergency departments or jail for people in crisis.

The Elkhart County Reentry Initiative (ECRI) is a collaboration of numerous local agencies and partners aimed at reducing recidivism in Elkhart County. The ECRI actively works to network, develop resources, support service providers and remove barriers for formerly incarcerated adults to promote successful reentry and community reintegration.

During PY 2024, Goshen did not receive any direct public or private funding to address homeless needs and prevent homelessness. Permanent supportive housing (PSH) in Goshen is a partnership of LaCasa, the owner/developer/rental manager, and Oaklawn Psychiatric Center, the service provider, with a total of 29 fixed-site and 7 scattered site units. Construction is underway on 8 PSH units on Oaklawn's Goshen campus, with plans to develop more in the future. PSH has contributed to addressing chronic homelessness by providing stable housing in conjunction with appropriate supportive services. Another 8 units are being constructed at Oaklawn to help those aging out of foster care to provide stable homes and prevent this vulnerable group from becoming homeless when they turn 18. A total of 24 units should be open in 2025.

In PY 2024, Brightpoint, a recipient of SSVF (Support Services for Veteran Families) grant, reports 6 veteran households, consisting of 12 individuals, served and total funding of \$13,829.90 expended for Elkhart County.

**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**

Advocacy, education and coordination of housing and homeless programs in Indiana is managed by Indiana Housing & Community Development Authority (IHCD) 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 (IR2HC), which met bi-monthly in PY 2024. The IR2HC is a group of agencies and organizations who have a stake in reducing homelessness in the region. The IR2HC meet regularly to share data and updates on their actions, new programs or resources and encourage coordination and collaboration. This an effective method of facilitating dialogue among service providers and coordinating community resources and services for the benefit of homeless/underhoused individuals and families and those at-risk of homelessness. This collaboration aims to mitigate the risk and decrease homelessness in our community. The IR2HC functions as the Region 2 Continuum of Care, in which the City of Goshen participates.

In calendar year 2024, the IR2HC continued with stable participation and worked to make connections with additional agencies. There were 35 local agencies, both public and private, though primarily not-for-profit, that participated in IR2HC in calendar year 2024. These organizations include local school systems, social service agencies, community health care providers, governmental agencies and Medicaid managed care entities. The Coalition and direct connections with participating agencies provide the primary structure through which the City of Goshen carried out its homeless prevention strategy.

Other grant programs which contribute to preventing homelessness are ESG (Emergency Solutions Grant) and SSVF (Supportive Services for Veteran Families).

Fixed-site permanent supportive housing (PSH) in Goshen is provided at two (and soon to be three) locations, Westplains Apartments and Lincoln West Apartments. Both projects are a partnership of LaCasa, the owner/developer/rental manager, and Oaklawn Psychiatric Center, the service provider. Rental assistance is provided through Shelter Plus Care vouchers. Westplains has 15 income-based units and was completed in PY 2013, and Lincoln West has 14 income-based units and was completed in PY 2011. Initial funding sources included IHCD's CDBG-D program, NeighborWorks America and Federal Home Loan Bank. As of June 30, 2025, 28 of the 29 units at these sites were occupied by households at equal/less than 30% AMI. Construction began this year on 8 PSH units at Oaklawn's Goshen Campus, with plans to build 24 more over the next 10 years.

In PY 2024, there were seven scattered site PSH units occupied in Goshen, designated for individuals with disabilities.

PSH is also provided by AIDS Ministries/AIDS Assist at two locations in the City of Elkhart, with a total of ten beds.

Permanent supportive housing has contributed to preventing chronic homelessness by providing stable housing in conjunction with appropriate supportive services to individuals who would otherwise be at high-risk of this persistent cycle.

No other new federal resources were obtained from Homeless SuperNOFA during PY 2024.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

There are no public housing units within the City of Goshen. The City of Goshen continues to work with Warsaw Housing Authority (WHA), LaCasa, Oaklawn Psychiatric Center, Habitat for Humanity, Greencroft Goshen and other local housing providers to address housing needs. WHA currently administers a Section 8 Housing Choice voucher program that includes vouchers for Goshen, having provided over \$1 million in assistance for Goshen in FY 2024. There were 180 voucher in use as of May 2024, and 39 are NED (non-elderly disabled) vouchers for persons with disabilities. There were 322 Goshen families on the voucher waitlist in Goshen as of December 31, 2024. No new federal vouchers have been allocated in the past few years, and WHA does not expect to lose any vouchers in the immediate future.

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

The City of Goshen, through a partnership with the Warsaw Housing Authority and Lacasa, continues to seek and encourage housing choice voucher holders to become homeowners through the following actions:

1. Ensure equal opportunity and affirmatively further fair housing.
2. Promote homeownership for voucher holders and Section 8 residents.
3. Partner with existing homeownership programs to maximize funding, like HOME and the CDBG home ownership / down payment assistance program through Lacasa.
4. Partner with a housing counseling program through Lacasa and the Warsaw Housing Authority to serve first-time home buyers and teach financial literacy.
5. For voucher holders and housing authority residents identified for disposition and replacement housing share about homeownership opportunities.

Warsaw Housing Authority maintains a Good Housekeeping Award program to address housekeeping and pride of living issues. It provides incentive to both the renter as well as potential landlords to encourage renting to voucher recipients. This program has been very successful since its inception. The Good Housekeeping Grand Prize Winner was awarded in December 2024. 71% (128) HCV holders received a Good Housekeeping Award in 2024. The Goshen resident receiving 1<sup>st</sup> prize received \$150 gift certificate to Walmart along with balloons and candy. The runner up received a \$50 Walmart gift card.

### **Actions taken to provide assistance to troubled PHAs**

The local PHA is not designated as troubled.



## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City is not aware of any local ordinances or policies which create unreasonable barriers to affordable housing. However, in 2025 plans have been made to hire a consultant to review the City's Zoning Ordinance for potential changes to increase lot density, explore the allowance of ADUs (Accessory Dwelling Units), and analyze current zoning regulations. 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.

In PY 2022 to attract and stimulate housing development, the City developed a Tax Increment Financing (TIF) policy, including a residential TIF. One agreement was made with a development project that plans to create around 1,200 residential units, helping meet the increasing demand for single family housing in Goshen.

The following basic objectives would be considered in utilizing a TIF:

1. Stimulate and continue revitalization of the City of Goshen by:
  - a. Improving and expanding infrastructure
  - b. Supporting the creation of a variety of housing opportunities to grow the City's population, including but not limited to the following:
    - i. Low-income housing (30-60% AMI);
    - ii. Entry-level workforce housing (61-90% AMI);
    - iii. Advanced level workforce housing (91-120% AMI);
    - iv. Market rate housing (121% AMI and above).

Consideration will be given to other housing types where there is a demonstrated gap (i.e. affordable assisted living projects, complicated development sites, etc.)

- c. Constructing mixed-use developments; and
- d. Attracting desirable businesses and retaining existing businesses.
2. Promote efficient usage of land through redevelopment of blighted and underutilized areas in addition to brownfield properties.
3. Strengthen and diversify the economic base of the City and support economic development.
4. Stabilize and upgrade neighborhoods.
5. Create and retain family supporting jobs in the City.
6. Increase property value and tax revenues.

7. Leverage the maximum amount of non-city funds into a development and back into the community.

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. Goshen has adopted minimum housing standards and enforces these standards for long-term vacant properties. A number of the vacant rental properties are on a list to be potentially demolished as a part of a blight reduction program.

In February 2024 the City gave Lacasa a \$250,000 loan in support of the 10-year project to build 59 permanent supportive housing units on Goshen's Oaklawn campus. A groundbreaking ceremony was held in November of 2024 on the first 8-unit building.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

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 participation by neighborhood residents. These obstacles to meeting the needs of the underserved continue to be addressed primarily through the intentional efforts to cooperatively implement the CDBG plan. 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 will continue to work together to develop and strengthen neighborhood associations, and promote community participation. When neighborhood associations are active, residents work together to improve their neighborhood, and the implementation of the CDBG program is more effective. The City will continue its efforts to work in collaboration with and receive input from a diverse, multispecialty group of community partners to implement CDBG's mission and plan.

Regarding income, 2017-2021 CHAS data shows that owner or renter households in the extremely low-income category ( $\leq 30\%$  AMI) and low income category ( $>30\%$  to  $<50\%$  AMI) experience housing problems at higher rates as compared to those in higher income categories. The majority of these problems are in relation to cost burden with 46% (which is up 9% from last year) of renters and 17% (which is up 3% from last year) of homeowners experiencing this problem. This is a significant factor in assessing and implementing the priorities and plan of Goshen's CDBG program. Through CDBG, the City will continue to focus its efforts and energy on supporting owner-occupied rehab projects, downpayment assistance, and expanding affordable rental housing programs in order to contribute to alleviating the cost burden for these households.

The neighborhood-based community development strategy, the basis for the implementation of each annual CDBG plan, is a method for addressing the obstacles to meeting the needs of the underserved. For example, the work in local target neighborhoods has been a cooperative effort of the City, LaCasa, neighborhood associations, and individuals, families, and agencies within each neighborhood. The City believes the neighborhood-based community development strategy, which concentrates housing rehabilitation, infrastructure improvements and development activities in a specific neighborhood, works to maximize the impact of limited funds and helps to meet underserved needs. Area residents have access to social service and asset building programs, and groups of neighbors work together to meet common goals.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

According to 2022 American Community Survey (ACS) five-year estimate, there are 6,989 pre-1980 housing structures in Goshen. These units represent a potential for lead-based paint hazards and make up 53% of Goshen's housing stock. According to Indiana State Department of Health (ISDH) the number of children with at least one elevated test in Elkhart County for 2023 is 69 out of a total 4,632 children tested (1.49%). This is an increase from 2022's data of 41 children, however 753 more tests were performed this year.

The City of Goshen does not have a city health department and is under the jurisdiction of the Elkhart County Health Department (ECHD). The ECHD provides free lead screening tests, takes referrals, and follows up with case management and environmental investigations. The ECHD employs licensed lead inspectors and conducts lead risk assessments and lead clearance exams. The Community Health Nursing program manages lead cases and conducts lead screenings, along with education and outreach. As of June 30, 2025, ECHD employed five Indiana licensed lead inspectors managing 27 lead cases in 2024; 9 lead risk assessments, and 27 lead clearance exams for 2024. 227 lead screening tests were performed in 2024.

LaCasa, a CHDO and CDBG subrecipient, follows a written lead hazard control policy, with all clients for owner occupied rehabilitation, homeownership assistance and multi-family rehabilitation renters receiving information on protecting families from lead. Lead screening and clearance is addressed for applicable CDBG housing projects.

Maple City Health Care Center (MCHCC), also a CDBG subrecipient, routinely screens children seen at their sites (Northside Community Health Center, Vista Community Health Center, and Westend Community Health Center) to check blood lead levels. Members of the NCHC/VCHC/WCHC patient care teams provide written information for parents and discuss the causes of lead poisoning and ways to decrease exposure to lead in the home. Children with high blood lead levels are referred to ECHD for follow up. In calendar year 2024, 257 out of 274 children, ages 0-24 months, were screened, and 5 children needed to be referred to the ECHD for follow-up. For children who have not yet received a lead poisoning test, MCHCC continues to work at contacting and encouraging parents to bring the children in for testing.

The City continues to work with ECHD, LaCasa and other local agencies to explore ways to more effectively address lead-based paint issues and to provide information on protecting families from lead. The City has supported, and will continue to support, efforts to provide more information and training to local contractors, landlords, tenants and homeowners regarding lead issues.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The antipoverty strategy for PY 2024 did not change from what has been used in previous CDBG program years. The antipoverty strategy is a component of each community development and housing objective and CDBG program activity. It assumes and operates from the perspective that the most effective tools for reducing poverty are education, training and access to supportive services. These are all key components of the housing rehabilitation program, downpayment assistance program, the public service grants, and the neighborhood-based community development efforts. Downpayment assistance and owner occupied rehab help to build generational wealth in addition to preserving stable housing and preventing financial insecurity. CDBG assistance is part of the overall strategy to provide households in poverty with the education, services and support necessary for successful employment, such as transportation, rental housing assistance, child care assistance and healthcare assistance. Homeownership training and financial fitness training is available to neighborhood residents through the owner-occupied housing rehabilitation program and the homeownership assistance program implemented by Lacasa.

The Housing Choice voucher program, operated by Warsaw Housing Authority, has been an essential foundation of the City's housing strategy, as the program assists households by ensuring they pay no more than 30% 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. The number of Goshen residents receiving a HCV decreased in 2024 by 25 vouchers to 180. This was in part due to deaths, relocations, non-recertifications, and justified terminations.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In PY 2024, as in previous program years, Goshen's CDBG program benefitted from existing strong institutional structures, both internally and in relation to external agencies. This facilitated the implementation of CDBG goals and activities. Within the City of Goshen, the Planning Office, Mayor's Office, and the Clerk Treasurer's Office all work cooperatively to fulfill CDBG goals and requirements. The City also works closely with LaCasa, Oaklawn Psychiatric Center and the agencies receiving public service grants to ensure achievement of CDBG goals and compliance with all CDBG requirements. The Community Development Specialist (CDS) participates as a member of LaCasa's owner-occupied housing rehabilitation review committee in order to further enhance coordination. The CDS also attends Community Relations Commission meetings to keep the members informed of the CDBG program, learn about neighborhood needs, and promote fair housing for Goshen. At the countywide level, the CDS participates in several groups, such as the Indiana Region 2 Homeless Coalition (Region 2 Continuum of

Care), to promote coordination and collaboration with Elkhart County, the City of Elkhart CDBG program and other local agencies and organizations.

CDBG staff make every effort to provide clear and timely communication regarding procedures and policies, using both written and verbal methods. They maintain an open-door policy regarding questions and concerns about the CDBG program. In addition to active partners and subrecipients, there are many local organizations and systems that are on the general CDBG contact list and receive regular updates and requests for input concerning the CDBG program. Numerous opportunities are given for feedback, and all suggestions received are given serious consideration. Interagency cooperation and coordination provide a strong foundation for the implementation of CDBG activities. Continued efforts will be made to foster and strengthen the collaboration between neighborhood associations and the City's CDBG program.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

CDBG staff maintain contact with leadership at the Warsaw Housing Authority (WHA) as well as, as noted above, numerous housing programs and social service agencies to support a greater understanding and be kept apprised of services and housing aimed at low/mod income individuals in this community.

Opportunities for feedback- both formal and informal and from diverse groups- continue to be provided throughout the CDBG program year. 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 Psychiatric Center, Goshen Community Schools, and local media are regularly notified of and invited to attend public meetings. This extensive contact list is also provided advanced notice of public hearings, the availability of draft plans for review and public comment periods.

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. Active participation in and collaboration with these networks, such as the Indiana Region 2 Homeless Coalition, will continue to be a priority of the City's CDBG program and plan implementation process.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

An Analysis of Impediments to Fair Housing Choice, 2020-2024, was accepted by HUD on May 1, 2020, with the following impediments:

**Impediments:**

- Housing cost burden continues to impede housing access;
- Insufficient supply of housing units, including affordable units;
- Housing Choice vouchers not fully used.

**PY 2024 Actions Include:****Impediments are being addressed by:**

*Supporting expanded Housing Choice voucher use, including landlord outreach, case management, and exploring use of new types of vouchers.*

Goshen supports the Warsaw Housing Authority by contributing a Community Service Partnership Grant yearly in the amount of \$35,000. These funds support WHA programs for housing choice vouchers, rental education, and landlord outreach. The number of HCVs issued decreased from 205 to 180 in PY2024. Twice a month the Warsaw Housing Authority has open office hours in Goshen to meet with residents and help with housing needs, services, and housing education.

To encourage landlords to lease to low/mod tenants who receive assistance, the Warsaw Housing Authority started an incentive program in 2023 to give landlords that have never participated in the Housing Choice Voucher Program a one-time bonus for signing a contract for a voucher family. Five new landlords in Goshen received this bonus since the onset. In 2024, 19 families attended the Rental Education Class and 18 leased and received a \$400 housing deposit. We also continued to work cooperatively with other units of local government and maintaining close working relationships with local housing providers to assess housing needs and to increase the supply of affordable housing opportunities for extremely low and low-income residents.

*Supporting expanded rehabilitation of existing housing and preservation of existing affordable housing with the goal of providing additional affordable, quality rental options for low / moderate income families.*

This program year Lacasa completed rehabilitation on: 4 units of housing at 409 E. Madison St, for families  $\leq$  60% AMI. 7 ADA units in Arbor Ridge, along with solar improvements to 38 affordable housing units. Invested \$1.5 million into preserving the 12 affordable housing units at the Hattle. And \$1.6 million into preserving 16 affordable housing units at the Shoots. They also started an 8 unit PSH building on Oaklawn's campus providing permanent supportive housing for Oaklawn clients experiencing addictions and are at a risk of homelessness. They are building 11 units for those aging out of foster care and another 8 unit building of affordable housing also on Oaklawn's campus.

*Supporting new housing development and increasing sustainable housing opportunities for low to moderate-income populations.*

The homeownership assistance program helped 2 single family homebuyers purchase homes in Goshen, with another scheduled to close in July. And a total of 10 families achieved homeownership through LaCasa's programs.

To attract and stimulate housing development, the City developed a Tax Increment Financing (TIF) policy. One agreement was made with a development project that plans to create approximately 1,200 homes.

*Supporting access to education, training and skill empowerment by increasing fair housing education and outreach activities.*

LaCasa, a CDBG subrecipient, provided financial empowerment services through programs that include financial training classes, financial coaching, matched savings, homebuyer training, and workplace financial empowerment. 485 individuals (of which 207 were incarcerated) completed Lacasa's Master it Series classes including Master your: Money, Credit, Debt, and Homeownership (HUD-certified class). \$78,553 IDA dollars were invested in the community. Lacasa recorded 282 individual volunteers who gave 1,068 hours of service.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The CDBG monitoring process begins with a pre-application meeting with potential sub-recipients, for all organizations, returning and new, who plan to submit an application for CDBG funding. This meeting is mandatory for all organizations wishing to apply for CDBG funds. The meeting is held to discuss program requirements, policies and answer questions. It provides an opportunity for dialogue among sub-recipients, a forum to answer common questions, and a place to discuss concerns regarding the CDBG program. It also gives CDBG staff a chance to update applicants on new information and requirements.

The Community Development Specialist meets individually with all potential new applicants, either prior to or soon after the pre-application meeting, in order to determine whether the proposed activity is eligible for CDBG funding. This one-on-one meeting provides an opportunity to share an overview of the CDBG program and discuss specific requirements related to national objectives, eligible activities, and application and reporting requirements. This helps to determine the eligibility of the proposed activity, and the capacity of the organization to fulfill the requirements of the CDBG program.

Throughout the program year, regular contact was maintained with all sub-recipients via email and phone to provide an opportunity to answer questions, clarify procedures and track expenditures. Reports were received from all sub-recipients, at a minimum with each claim, and claims were not paid until reporting and compliance was assured.

The City of Goshen CDBG program conducts annual sub-recipient monitoring of any public facilities and improvements activity, and any completed housing activities. Each year, the City conducts on-site monitoring of 50% of the public service sub-recipient activities, resulting in each public service sub-recipient being monitored every two years.

For PY 2024, on-site monitoring will be conducted for three of the six sub-recipients of public service grants, the PY 2024 owner-occupied housing rehab activity, homeownership assistance activity, and the multi unit rehab project.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public review and comment by notice published August 21, 2025, for a 15-day public comment period from August 22 – September 5, 2025. Copies of the report were available at the Goshen City Planning



Department and online on the City of Goshen website. Notice of availability of the CAPER was also provided via email to the Region 2 Continuum of Care and to the CDBG contact list, which includes local housing and public service agencies, local media, Goshen Common Council members and Goshen City department heads. **No comments were received.**

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Based on the City's experience with CDBG, the current goals and objectives will remain in place and no major program changes are anticipated.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

Not applicable.

## CR-58 – Section 3

### Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	888				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 8 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.	1				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 9 – Qualitative Efforts - Number of Activities by Program**

## Narrative

The City of Goshen had two planned activities open with Section 3 components. The multi unit housing rehabilitation project (IDIS Activity #326 from PY 2022) completed construction in PY 2023 and Section 3 efforts and hours were reported in 2023 CAPER. None of the hours reflected above are for this project. The project, which provided 4 affordable housing units, rented in PY 2024 and beneficiaries are reported in this CAPER.

The multi unit housing rehabilitation project (IDIS Activity #347 from PY 2024) implemented and began remodeling of a 16 unit affordable housing apartment building. The Section 3 hours listed in the chart above are a reflection of this project and efforts. The project is expected to complete during PY2025, therefore the additional Section 3 hours and efforts will be reported in the 2025 CAPER.

Section 3 efforts included searching HUD's Section 3 Opportunity Portal for local Section 3 businesses, as instructed at the HUD online training on August 25, 2022 for fulfilling Section 3 Final Rule requirements. Unfortunately, there were no registered Section 3 Businesses located in our county or city at this time to solicit bids from. Qualitative efforts were instituted which included assisting residents in obtaining financial literacy training and coaching.

## Attachments: PY 2024 CAPER 2024

**IDENTIFY THE NUMBER OF INDIVIDUALS ASSISTED AND THE TYPES OF ASSISTANCE PROVIDED**

*Additional Required Information for PY 2024*

### **IDIS CAPER Reports:**

- ✓ PR03: CDBG Activity Summary Report for Program Year 2024
- ✓ PR06: Summary of Consolidated Plan Projects for Report Year
- ✓ PR23: CDBG Summary of Accomplishments
- ✓ PR26: CDBG Financial Summary Report, Program Year 2024
- ✓ **Proof of Publication (required in IDIS but not part of draft)**

*Assessment of Efforts in Carrying Out Planning Actions*

The priority community development objectives identified in the 2024 Annual Plan were:

- (1) Public services (05) CDBG;
- (2) Direct homeownership assistance through rehabilitation, single-unit residential (14A);
- (3) Direct homeownership assistance through down payment assistance (13B);
- (4) Rehabilitation, multi-unit residential (14B)
- (5) Program planning (20) & general administration (21A).

***(1) Public Service***

### **CDBG**

In PY 2024, six public service grants received funding, with a total budget of \$49,625. At the end of PY 2024, all \$49,625 had been expended for activities which benefitted predominately low-to-moderate-income individuals and families. Overall, there were 905 low/mod beneficiaries, and 155 additional beneficiaries from the public service activities.

### ***Homeless facilities – homeless shelter***

The PY 2024 CDBG budget included one project for a homeless shelter, with a total budget of \$16,000. This budgeted amount, while highlighted separately, is included in the public service grant budget of \$49,625. At the end of PY 2024, the total budget of \$16,000 for this sub-recipient was expended for activities which benefitted 110 individuals.

***(2) Direct Homeownership assistance through rehabilitation, single-unit residential***

In PY 2024, the loan/grant program for owner-occupied, single-unit residential housing was continued. The budget for this activity in PY 2024 was \$43,500. At the end of the fiscal year, \$11,570 of the budgeted amount had been expended benefitting 1 household in the low-income classification between 31-50% AMI. One (1) more applicant is scheduled for repairs to begin around the start of PY 2025 who is also classified as low income 31-50% AMI. Due to the timing of the rehabilitation process, which begins in late spring, the projects are started within the program year, but all work, including paperwork and reporting, is not completed until after the end of the program year. All of the projects will be completed, the remaining budget spent, and the activity closed no later than the end of calendar year 2025. The actual number of beneficiaries will be fewer than initially proposed. The program had anticipated to help 4 homeowners and helped 1 with another 1 in process. The reason for this is the cost of construction and repairs has increased significantly causing limitations on the number of projects we could take on. There was significant interest in the program therefore the budget request for the next program year was increased by \$24,500 in order to help more low/mod residents in need of repairs.

***(3) Direct Homeownership assistance through down payment assistance***

The direct homeownership assistance activity implemented in PY 2024. \$32,250 of the \$49,500 budget was expended for down payment assistance benefitting two first time homebuyers. Both homeowners were female head of household, in the moderate-income classification between 51-80% AMI. In addition, there was one more homebuyer set for closing with downpayment assistance in July. This will complete the activity and expend all of the designated funding.

This activity faced obstacles of inflation, high interest rates, increasing cost of home market values and economic uncertainty. These factors made finding income qualified homeowners, lender cooperation, and suitably priced homes for their limited budgets challenging. However, CDBG funding helped eliminate obstacles to homeownership by offsetting some of these factors with a grant.

***(4) Rehabilitation, multi-unit residential***

During PY 2024, CDBG funds were used for rehabilitation to a multi-unit housing development. It was implemented by a CBDO, and \$128,237 was spent out of the \$135,363 budget. This activity will benefit 16 affordable rental units and complete by the end of program year 2025. Of the 16 units - 2 units at <30% AMI, 5 units at <40% AMI, 6 units are <50% AMI, and 3 units at <60% AMI and below. The CDBG funds are being used in conjunction with HOME funds from IHCD in the amount of \$1.5M. The updates will improve electrical, plumbing, mechanicals, HVAC bringing everything up to code, as well as replacement of roof and windows. These repairs will help maintain long term affordable housing in Goshen.

### ***(5) Program planning & general administration***

The PY 2024 budget included \$57,000 for administration and \$7,000 for planning, of which \$61,882.29 was spent.

### ***Affordable Housing***

During PY 2024, providing access to owner-occupied housing rehabilitation continued as a strategy to maintain and improve housing for low- and moderate-income homeowners. The goal stated in the 2024 annual plan was four (4) units, one (1) was completed and it is anticipated one (1) more will be completed no later than the end of the calendar year 2025. Improvement included a roof replacement. The other project also involves a roof replacement, as well as replacing electrical panel, windows, and plumbing and repairing a floor. The one applicant with the completed project is classified as low-income between 31-50% AMI. The other applicant in the rehabilitation process, is also in the same classification.

The PY 2023 owner-occupied rehabilitation activity, completed within PY 2024, benefitting two (2) households in PY 2024. One was classified as extremely low at <30% AMI and the other moderate income 51-81% AMI. A total of three (3) owner-occupied houses completed rehabilitation in PY 2024 using funds from both PY 2023 and 2024.

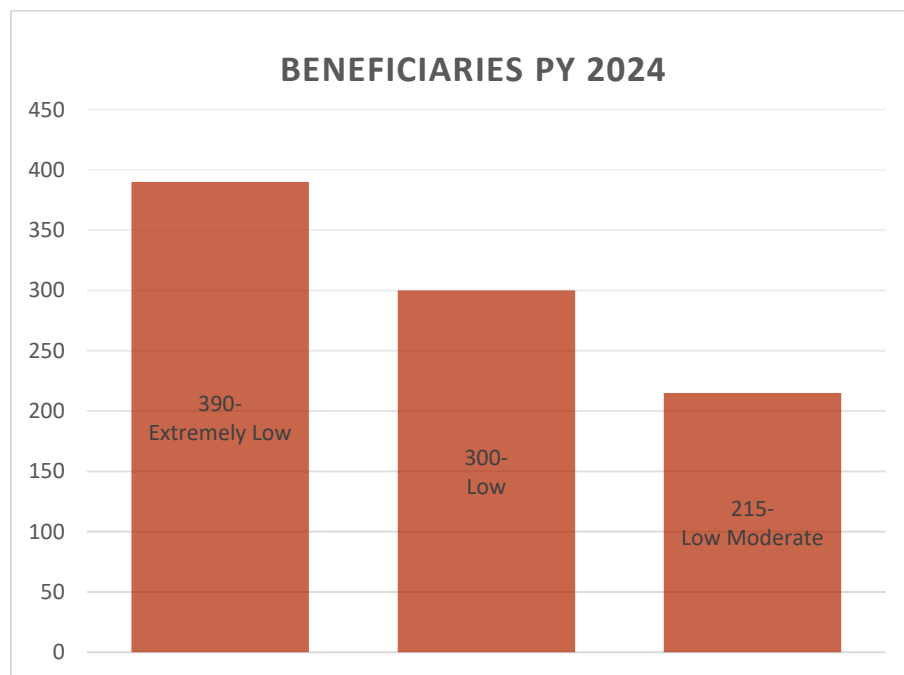
Two prior year multi-unit rehabilitation activities completed in PY 2024 benefitting 43 units of affordable housing. The multi-unit rehabilitation project from PY 2022, Activity #326 finished construction in PY 2023 and was fully rented in PY 2024. This project provided four (4) additional affordable housing units benefitting 4 extremely low income classified renters at <30% AMI. From 2023, the energy conservation multi-unit housing project, Activity #337, completed in PY 2024. It benefitted 39 units, of which 36 were classified as extremely-low in <30% AMI and three moderate-income renters at 51-80% AMI.

As of June 30, 2024, Warsaw Housing Authority (WHA) was managing 180 Housing Choice vouchers through the Department of Housing and Urban Development, which is a decrease of 25 vouchers from the previous year. The decrease is due in part to deaths, relocations, non-recertifications, and terminations for cause. Of the vouchers currently in use, 39 are NED (non-elderly disabled) vouchers for persons with disabilities.

### ***Benefits to Extremely Low-Income, Low-Income and Moderate-Income Individuals & Families***

The fixed-site permanent supportive housing (PSH) program benefitted 29 households. All 29 were considered extremely low-income households ( $\leq 30\%$  AMI). An additional seven (7) households, all extremely low income ( $\leq 30\%$  AMI) were assisted through scattered-site PSH units. The support for Goshen Interfaith Hospitality Network (homeless shelter) benefitted 110 individuals, all extremely low-income.

PY 2024 the CDBG public service and housing activities benefitted 390 extremely low-income individuals with less than 30% AMI, 300 low-income individuals with 31-50% AMI, and 215 moderate income individuals with 51-80% AMI. This information is displayed in the chart below and does not include the 155 children who were classified at >80% AMI who participated in an after-school meal program. The grand total of all beneficiaries was 1,060.



During PY 2024, all planned actions were implemented as indicated in the Consolidated Plan and Annual Action Plan, and all indicated resources were pursued. Not all activities were completed at the end of the program year. The City aims to complete all remaining open CDBG activities by end of program year 2025, including the multi-unit rental rehabilitation project (IDIS Activity #347) from PY 2024.

The City of Goshen did not hinder the implementation of the Consolidated Plan by action or willful inaction. No money was spent that did not meet national objectives. The City complied with overall benefit certification, using the majority of CDBG funds in PY 2024 to meet national objectives with benefits to low/mod income recipients, as calculated in the IDIS PR 26 report.

#### ***Low/Mod Clientele Activities***

In PY 2024 the primary focus of all CDBG activities was on reaching and benefitting LMC (low/mod clientele). 85% of the 1,060 reported beneficiaries were from low/moderate income households as displayed in the chart above. The following is a breakdown of the percentage in each income category:

- 36.7% were extremely low income <30% AMI
- 28.3% were low income 31-50% AMI



- 20.2% were moderate income 51-80% AMI
- 85.2% low/mod beneficiaries

#### ***Program Income***

In PY 2024, the CDBG budget did include \$54,251 of program income of which all was expended during the program year. The City has a general program income fund, with no individual revolving funds. The City has no float-funded activities. No CDBG income was received from City-owned property. All program income is returned from housing rehabilitation loans. The City of Goshen has no lump sum agreements.

#### ***Loans and Other Receivables***

The City of Goshen has no float-funded activities. The City and its recipients own no property acquired or improved with CDBG funds that are available for sale at the end of PY 2024.

The owner-occupied rehabilitation activity for PY 2024 has not been completed at the time of this report, but preliminary estimates indicate that of the approximately \$34,250 rehabilitation project costs (non-admin) approved for PY 2024 projects, the entire amount is non-forgivable (deferred).

As of June 30, 2025, there were a total of approximately 77 housing rehabilitation loans outstanding, with a total principal balance owed of \$748,593.24. The city no longer has any payable loans, only deferred.

Type of Loan	Total Number of Loans	Total Principal Owed as of 6/30/25
<b>Deferred</b>	<b>77</b>	<b>\$748,593.24</b>

The terms for deferred loans are balance due upon conveyance, death, foreclosure, rental or change of occupancy (i.e., no longer owner occupied).

During PY 2024, six (6) deferred loans were paid and released with a total of \$30,894.63 being returned to the CDBG for the program year 2025 budget and none were written off.



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<b>PGM Year:</b>	2022		
<b>Project:</b>	0010 - Multi Unit Housing Rehab		
<b>IDIS Activity:</b>	326 - Multi Unit Housing Rehab		
<b>Status:</b>	Completed 9/6/2024 12:00:00 AM	<b>Objective:</b>	Provide decent affordable housing
<b>Location:</b>	409 E Madison St Goshen, IN 46526-3400	<b>Outcome:</b>	Affordability
		<b>Matrix Code:</b>	Rehab; Multi-Unit Residential (14B)
		<b>National Objective:</b>	LMH

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 06/06/2023

**Description:**

Rehabilitation of multi-family, rental housing units, to improve housing for low- and moderate-income renters.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2022	B22MC180019	\$130,000.00	\$500.00	\$130,000.00
<b>Total</b>	<b>Total</b>			<b>\$130,000.00</b>	<b>\$500.00</b>	<b>\$130,000.00</b>

**Proposed Accomplishments**

Housing Units : 4

**Actual Accomplishments**

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	3	1	3	1	0	0
Black/African American:	0	0	1	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>0</b>



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Female-headed Households: 0 3 3

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	4	4	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	4	4	0
Percent Low/Mod		100.0%	100.0%	

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2023	This multi-family rehabilitation project will completely overhaul a vacant, run down four unit apartment building. To begin, building permits were obtained and recording fees paid along with water meter hookup fees, architectural fees and disposal fees for trash left on property. The inside of the building was gutted, mechanical systems removed, and foundation repair work was done. Interior structure was rebuilt and completed newly applied exterior siding. Replaced water and sewer lines and rough in for HVAC system. Drywall, windows, cabinets and doors were all installed. Each unit features a single bedroom, bathroom, kitchen and living room fully remodeled to current standards.	
2024	The four unit multi-family project completed construction at the end of program year 2023 and was fully rented to income qualified beneficiaries by August of program year 2024.	



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**PGM Year:** 2023  
**Project:** 0001 - Program Administration  
**IDIS Activity:** 328 - Program Administration  
**Status:** Completed 9/11/2024 12:00:00 AM  
**Location:** ,

**Objective:**  
**Outcome:**  
**Matrix Code:** General Program Administration (21A) **National Objective:**

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 09/13/2023

**Description:**

Program Administration to pay for staff, staff training, supplies and other administrative costs.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MC180019	\$14,166.83	\$0.00	\$14,166.83
		2020	B20MC180019	\$4,429.24	\$0.00	\$4,429.24
		2021	B21MC180019	\$17,403.93	\$0.00	\$17,403.93
		2023	B23MC180019	\$7,000.00	\$0.00	\$7,000.00
<b>Total</b>	<b>Total</b>			<b>\$43,000.00</b>	<b>\$0.00</b>	<b>\$43,000.00</b>

**Proposed Accomplishments**

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		



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**Total:** 0 0 0 0 0 0 0 0

Female-headed Households: 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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<b>PGM Year:</b>	2023		
<b>Project:</b>	0009 - Single Unit Housing Rehab		
<b>IDIS Activity:</b>	336 - Single Unit Housing Rehab		
<b>Status:</b>	Completed 12/13/2024 12:00:00 AM	<b>Objective:</b>	Provide decent affordable housing
<b>Location:</b>	907 N Main St Goshen, IN 46528-2634	<b>Outcome:</b>	Affordability
		<b>Matrix Code:</b>	Rehab; Single-Unit Residential (14A)
		<b>National Objective:</b>	LMH

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 09/13/2023

**Description:**

Rehabilitation of single-family, owner-occupied housing units, to improve housing for low- and moderate-income homeowners.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2023	B23MC180019	\$26,985.66	\$21,077.32	\$26,985.66
<b>Total</b>	<b>Total</b>			<b>\$26,985.66</b>	<b>\$21,077.32</b>	<b>\$26,985.66</b>

**Proposed Accomplishments**

Housing Units : 4

**Actual Accomplishments**

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	2	0	0	0	2	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>



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Female-headed Households: 1 0 1

Income Category:

	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	2	0	2	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2022		
2024	Rehabilitation of a single-family, owner occupied home, to improve housing for low- and moderate- income homeowners. First project included two new windows, light fixture in dining room, painting and repair to kitchen ceiling, installation of new exterior door, roof repair and fence post repair. Second project included replacing plumbing and gas lines in home, installation of sump pump, water heater, gutters, smoke detectors and handrail for the basement steps.	



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**PGM Year:** 2023  
**Project:** 0010 - Energy Conservation Multi Unit Housing  
**IDIS Activity:** 337 - Energy Conservation-Multi-Unit Housing

**Status:** Completed 9/30/2024 12:00:00 AM

**Location:** 202 N Cottage Ave Goshen, IN 46528-3346

**Objective:** Provide decent affordable housing

**Outcome:** Affordability

**Matrix Code:** Energy Efficiency Improvements (14F)

**National Objective:** LMH

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 05/01/2024

**Description:**

Energy conservation for multi-family, rental housing units, to maintain & preserve quality rental housing for low- and moderate-income renters.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2023	B23MC180019	\$187,063.80	\$123,063.80	\$187,063.80
<b>Total</b>	<b>Total</b>			<b>\$187,063.80</b>	<b>\$123,063.80</b>	<b>\$187,063.80</b>

**Proposed Accomplishments**

Housing Units : 39

**Actual Accomplishments**

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	28	0	28	0	0	0
Black/African American:	0	0	7	0	7	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	1	0	1	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	3	0	3	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>0</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>0</b>





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Female-headed Households: 0 16 16

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	36	36	0
Low Mod	0	0	0	0
Moderate	0	3	3	0
Non Low Moderate	0	0	0	0
Total	0	39	39	0
Percent Low/Mod		100.0%	100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2023	For program year 2023, Lacasa, a CDBG subrecipient applied to install solar arrays on the roofs of three permanent supportive housing (PSH) developments, which works in partnership with Oaklawn Psychiatric Hospital. The buildings contain 38 affordable housing units and one market-rate resident-manager unit. There are 15 units at 30% AMI, 5 units at 40% AMI, 3 units at 60% AMI, and 15 units at 80% AMI, along with one market rate for the manager. The solar arrays will offset approximately 35% of the electricity used by the buildings over the course of the year - helping to lower the operating costs by approximately \$15,000 per year. In October 2023 the Davis-Bacon Wage rate was obtained before the request for proposal and bids. In early December the contract was awarded, permits obtained, and parts ordered locally. Let it be noted that the panels were American made even though BABA is not a requirement in this case due to De Minimis Waiver (project is less than \$250,000). As a result of ordering local custom made products, the project was delayed approximately 6 months waiting on parts. However, construction was able to start mid-June of 2024 before the end of the program year 2023.	
2024	In program year 2024, construction completed and passed building inspection in August for the program year 2023 multi-family solar array project located at three affordable housing sites owned and operated by Lacasa of Goshen, Inc. Beneficiaries, who were able to remain in their rental units during the project (no relocation needed), are reported below.	



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**PGM Year:** 2024  
**Project:** 0001 - Program Administration  
**IDIS Activity:** 338 - Program Administration

**Status:** Open  
**Location:** ,

**Objective:**  
**Outcome:**  
**Matrix Code:** General Program Administration (21A) **National Objective:**

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 09/11/2024

**Description:**

Program administration to pay for staff, staff training, supplies and other administrative costs.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC180019	\$2,749.00	\$631.29	\$631.29
	PI			\$54,251.00	\$54,251.00	\$54,251.00
<b>Total</b>	<b>Total</b>			<b>\$57,000.00</b>	<b>\$54,882.29</b>	<b>\$54,882.29</b>

**Proposed Accomplishments**

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



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Female-headed Households:

0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.



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<b>PGM Year:</b>	2024		
<b>Project:</b>	0002 - Program Planning		
<b>IDIS Activity:</b>	339 - Program Planning		
<b>Status:</b>	Completed 6/3/2025 12:00:00 AM	<b>Objective:</b>	
<b>Location:</b>	,	<b>Outcome:</b>	
		<b>Matrix Code:</b>	Planning (20)
		<b>National Objective:</b>	

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 09/27/2024

**Description:**

Program planning, including neighborhood outreach, in support of the CDBG program and CDBG activities.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC180019	\$7,000.00	\$7,000.00	\$7,000.00
<b>Total</b>	<b>Total</b>			<b>\$7,000.00</b>	<b>\$7,000.00</b>	<b>\$7,000.00</b>

**Proposed Accomplishments**

**Actual Accomplishments**

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Female-headed Households:

0



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*Income Category:*

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.





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Female-headed Households:

0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	192
Low Mod	0	0	0	118
Moderate	0	0	0	179
Non Low Moderate	0	0	0	155
Total	0	0	0	644
Percent Low/Mod				75.9%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2024	<p>Youth and teenagers who attended summer, fall, winter, and spring break programs as well as after school programs at the Boys &amp; Girls Club in Goshen received healthy snacks and meals during the "out-of-school" time programs as part of the Club's daily nutrition activity. These snacks and meals were provided at no cost to the youth, teens, or their families. For program year 2024 there were 54,846 snacks and meals served. CDBG funds combined with SFSP state funds and CACFP federal funds along with fundraising efforts help support this after school daily nutrition program that helps a large number of children who are from low- and moderate-income families in our City. These programs are essential to helping those who suffer from food insecurity and help create an healthy stable environment where they can be nourished, connect and grow with their peers.</p> <p>In addition to healthy snacks and meals program, the club also provided programming in social recreation, athletics, education and career development. One highlight for the second quarter was the holiday parties. Each of the three groups (elementary, intermediate, and teen) had their own party day complete with holiday visitors, special meals, as well as games and activities. A third quarter highlight was the basketball leagues, which are free of charge. The games were well attended and represented various age groups. Meals and snacks were offered to all who came. And finally, fourth quarter highlights were the educational field trips and end of term member recognition ceremony for accomplishments throughout the school year. The last quarter had the greatest attendance with over 300 youth coming each day with everyone receiving a meal and/or snack at no cost to the child or family.</p>	



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<b>PGM Year:</b>	2024					
<b>Project:</b>	0004 - Council on Aging of Elkhart County					
<b>IDIS Activity:</b>	341 - Council on Aging					
<b>Status:</b>	Completed 6/3/2025 12:00:00 AM	<b>Objective:</b>	Create suitable living environments			
<b>Location:</b>	131 Tyler St Ste 1A Elkhart, IN 46516-3247	<b>Outcome:</b>	Availability/accessibility			
		<b>Matrix Code:</b>	Senior Services (05A)	<b>National Objective:</b>	LMC	

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 09/27/2024

**Description:**

Provide support for senior transportation program.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC180019	\$5,325.00	\$5,325.00	\$5,325.00
<b>Total</b>	<b>Total</b>			<b>\$5,325.00</b>	<b>\$5,325.00</b>	<b>\$5,325.00</b>

**Proposed Accomplishments**

People (General) : 15

**Actual Accomplishments**

Number assisted:

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	14	1
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>1</b>





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Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	14
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	14
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2024	CDBG funds provide support for a senior transportation program with Council on Aging. Transportation is provided to low-and moderate-income clients for physician appointments, trips to the grocery store for access to food, and pharmacy or banking appointments. In the months of October through March of current program year, fourteen unduplicated seniors from Goshen were served and taken on a total of 148 trips. Approximately 98% of the trips are for medical reasons like doctor appointments, cancer treatment, dialysis, etc.	





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Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	130
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	130
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2024	CDBG funds provided support for daily lunch program for individuals with mental illness. In the first three quarters, 4,123 low cost (\$1-\$2) hot, nutritious meals were served to members who are adults living with mental illness in the Goshen area. Active attendance includes 130 members, with an average daily attendance at 30. Other services of the program include transportation to doctor appointments, job training, group activities, and help finding housing and employment.	



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<b>PGM Year:</b>	2024					
<b>Project:</b>	0006 - Goshen Interfaith Hospitality Network					
<b>IDIS Activity:</b>	343 - Goshen Interfaith Hospitality Network					
<b>Status:</b>	Completed 6/3/2025 12:00:00 AM	<b>Objective:</b>	Create suitable living environments			
<b>Location:</b>	801 W Wilkinson St Goshen, IN 46528-2358	<b>Outcome:</b>	Availability/accessibility			
		<b>Matrix Code:</b>	Operating Costs of Homeless/AIDS Patients Programs (03T)	<b>National Objective:</b>	LMC	

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 10/03/2024

**Description:**

Provide support for homeless shelter's healthy eating program.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC180019	\$8,325.00	\$8,325.00	\$8,325.00
<b>Total</b>	<b>Total</b>			<b>\$8,325.00</b>	<b>\$8,325.00</b>	<b>\$8,325.00</b>

**Proposed Accomplishments**

People (General) : 60

**Actual Accomplishments**

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	46	6
Black/African American:	0	0	0	0	0	0	42	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	22	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>110</b>	<b>6</b>



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Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	110
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	110
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2024	CDBG funds were used to provide support for the homeless shelter's free healthy eating and snack program, providing three meals and a snack a day for participants. During the first three quarters, 110 individuals were served and 7,364 bed days of service were provided. In addition to meals, the shelter has a cooking program to help residents learn how to prepare meals and teach them self sufficiency along with healthy eating habits. The shelter also offers availability and accessibility to services on-site like mental health support from Bowen Center, financial planning sessions provided by Lacasa, Triple P parenting classes, cooking and sewing classes.	





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Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	45
Low Mod	0	0	0	34
Moderate	0	0	0	21
Non Low Moderate	0	0	0	0
Total	0	0	0	100
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2024	This activity provides support for integrated primary health care. Funding in this category contributed 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 making services available and affordable, including access to affordable primary health care at Maple City Health Care Center. Funding was used to offer discounted care for income qualified individuals through a sliding fee scale ensuring that health care was both affordable and accessible.	



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**PGM Year:** 2024

**Project:** 0008 - Walnut Hill Early Childhood Center

**IDIS Activity:** 345 - Walnut Hill Early Childhood Center

**Status:** Completed 6/3/2025 12:00:00 AM

**Location:** 1700 Shasta Dr Goshen, IN 46526-4619

**Objective:** Create suitable living environments

**Outcome:** Affordability

**Matrix Code:** Child Care Services (05L)

**National Objective:** LMC

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 09/30/2024

**Description:**

Provide support to supplement parent fees for early childhood education.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC180019	\$13,325.00	\$13,325.00	\$13,325.00
<b>Total</b>	<b>Total</b>			<b>\$13,325.00</b>	<b>\$13,325.00</b>	<b>\$13,325.00</b>

**Proposed Accomplishments**

People (General) : 15

**Actual Accomplishments**

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	11	3
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	3	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>3</b>





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Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	2
Low Mod	0	0	0	2
Moderate	0	0	0	10
Non Low Moderate	0	0	0	0
Total	0	0	0	14
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2024	CDBG provided support to supplement parent fees for early childhood education. The outcome of this activity makes services affordable and available to low/moderate income families, including access to affordable early childhood education at the Walnut Hill Early Childhood Center. For the school year, fourteen children benefitted, ages 1 - 5 years old, and received quality care and early education in a program that is licensed and accredited by NAEYC (National Association for the Education of Young Children), and on a level 4 on Paths to Quality. Assistance is given in the form of scholarships and reduced fees. Parents are assessed fees based on income level and they pay only what they can afford. If parents show evidence of hardship (such as loss of employment/reduced working hours), funds can be used to offset accrued balances to alleviate the financial burden.	



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**PGM Year:** 2024

**Project:** 0009 - Single Unit Housing Rehab

**IDIS Activity:** 346 - Single Unit Housing Rehab

**Status:** Open

**Location:** 202 N Cottage Ave Goshen, IN 46528-3346

**Objective:** Provide decent affordable housing

**Outcome:** Affordability

**Matrix Code:** Rehab; Single-Unit Residential (14A)

**National Objective:** LMH

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 11/12/2024

**Description:**

Rehabilitation of single-family, owner-occupied housing units, to improve housing for low- and moderate-income homeowners.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC180019	\$43,500.00	\$11,570.00	\$11,570.00
<b>Total</b>	<b>Total</b>			<b>\$43,500.00</b>	<b>\$11,570.00</b>	<b>\$11,570.00</b>

**Proposed Accomplishments**

Housing Units : 4

**Actual Accomplishments**

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>



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Female-headed Households: 1 0 1

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2024	Rehabilitation of single-family, owner-occupied housing units, to improve housing for low- and moderate-income homeowners. The first project began in the fall of 2024 and began with replacement of a roof.	



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**PGM Year:** 2024

**Project:** 0010 - Multi Unit Housing Rehab

**IDIS Activity:** 347 - Multi Unit Housing Rehab

**Status:** Open

**Location:** 112 E Lincoln Ave Goshen, IN 46528-3209

**Objective:** Provide decent affordable housing

**Outcome:** Affordability

**Matrix Code:** Rehab; Multi-Unit Residential (14B)

**National Objective:** LMH

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 03/10/2025

**Description:**

Rehabilitation of multi-family, rental housing units, to improve housing for low- and moderate-income renters.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC180019	\$135,363.00	\$128,237.89	\$128,237.89
<b>Total</b>	<b>Total</b>			<b>\$135,363.00</b>	<b>\$128,237.89</b>	<b>\$128,237.89</b>

**Proposed Accomplishments**

Housing Units : 16

**Actual Accomplishments**

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



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Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2024	The multi-family rehab project at 112 E Lincoln was implemented in January with work being done on the foundation along with procurement for mechanicals as well as purchasing supplies that would have a long lead time to receive, like windows, etc. Carpentry work indoors began and replacement windows were purchased and installed. Scaffolding had to be rented and set up for the construction work to be accomplished as well as the rental of a manlift for exterior work.	



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**PGM Year:** 2024

**Project:** 0011 - Homeownership Assistance

**IDIS Activity:** 348 - Homeownership Assistance

**Status:** Open

**Location:** 202 N Cottage Ave Goshen, IN 46528-3346

**Objective:** Provide decent affordable housing

**Outcome:** Affordability

**Matrix Code:** Homeownership Assistance-excluding  
Housing Counseling under 24 CFR  
5.100 (13B)

**National Objective:** LMH

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 09/27/2024

**Description:**

Direct assistance to lowmod homebuyer households to increase access to affordable single family homes.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC180019	\$49,500.00	\$32,250.00	\$32,250.00
<b>Total</b>	<b>Total</b>			<b>\$49,500.00</b>	<b>\$32,250.00</b>	<b>\$32,250.00</b>

**Proposed Accomplishments**

Households (General) : 3

**Actual Accomplishments**

*Number assisted:*

	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	2	0	0	0	2	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>



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Female-headed Households: 2 0 2

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	2	0	2	0
Non Low Moderate	0	0	0	0
Total	2	0	2	0
Percent Low/Mod	100.0%		100.0%	

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2024	Direct homeownership assistance is provided to income qualified low-and moderate-income homebuyer households to increase access to affordable single family homes. One single parent, female headed household, was able to purchase her first home for her and her daughter. Another single, female headed household, was able to be a first-time homebuyer and purchase a home that was built using funding from IHCD. CDBG funds helped with principal mortgage reduction to bring the monthly payment down to an affordable range for their household incomes. The objective of providing decent housing was accomplished and it increased access to affordable homes as was the goal of the activity.	



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<b>Total Funded Amount:</b>	<b>\$721,362.46</b>
<b>Total Drawn Thru Program Year:</b>	<b>\$662,939.64</b>
<b>Total Drawn In Program Year:</b>	<b>\$420,531.30</b>



PR06 - Summary of Consolidated Plan Projects for Report Year  
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Grantee: goshen

Plan Year	IDIS Project	Project Title and Description		Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year
2024	1	Program Administration	Program administration to pay for staff, staff training, supplies and other administrative costs.	CDBG	\$57,000.00	\$57,000.00	\$54,882.29	\$2,117.71	\$54,882.29
2024	2	Program Planning	Program planning, including neighborhood outreach, in support of the CDBG program and CDBG activities.	CDBG	\$7,000.00	\$7,000.00	\$7,000.00	\$0.00	\$7,000.00
2024	3	Boys & Girls Club	Provide support for daily nutrition program at Boys & Girls Club.	CDBG	\$5,325.00	\$5,325.00	\$5,325.00	\$0.00	\$5,325.00
2024	4	Council on Aging of Elkhart County	Provide support for senior transportation program.	CDBG	\$5,325.00	\$5,325.00	\$5,325.00	\$0.00	\$5,325.00
2024	5	Elkhart County Clubhouse	Provide support for daily lunch program for individuals with mental illness.	CDBG	\$4,325.00	\$4,325.00	\$4,325.00	\$0.00	\$4,325.00
2024	6	Goshen Interfaith Hospitality Network	Provide support for shelter healthy eating program.	CDBG	\$8,325.00	\$8,325.00	\$8,325.00	\$0.00	\$8,325.00
2024	7	Maple City Health Care Center	Provide support for integrated primary health care.	CDBG	\$5,325.00	\$5,325.00	\$5,325.00	\$0.00	\$5,325.00
2024	8	Walnut Hill Early Childhood Center	Provide support to supplement parent fees for early childhood education.	CDBG	\$13,325.00	\$13,325.00	\$13,325.00	\$0.00	\$13,325.00
2024	9	Single Unit Housing Rehab	Rehabilitation of single-family, owner-occupied housing units, to improve housing for low- and moderate-income homeowners.	CDBG	\$43,500.00	\$43,500.00	\$11,570.00	\$31,930.00	\$11,570.00
2024	10	Multi Unit Housing Rehab	Rehabilitation of multi-family, rental housing units, to maintain & preserve quality rental housing for low-and moderate-income renters.	CDBG	\$135,363.00	\$135,363.00	\$128,237.89	\$7,125.11	\$128,237.89

			Direct assistance to low/mod homebuyer households to increase access to affordable single family homes.	CDBG	\$49,500.00	\$49,500.00	\$32,250.00	\$17,250.00	\$32,250.00
2024	11	Homeownership Assistance							



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Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Housing	Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)	1	\$32,250.00	0	\$0.00	1	\$32,250.00
	Rehab; Single-Unit Residential (14A)	1	\$11,570.00	1	\$21,077.32	2	\$32,647.32
	Rehab; Multi-Unit Residential (14B)	1	\$128,237.89	1	\$500.00	2	\$128,737.89
	Energy Efficiency Improvements (14F)	0	\$0.00	1	\$123,063.80	1	\$123,063.80
	Total Housing	3	\$172,057.89	3	\$144,641.12	6	\$316,699.01
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	0	\$0.00	1	\$8,325.00	1	\$8,325.00
	Senior Services (05A)	0	\$0.00	1	\$5,325.00	1	\$5,325.00
	Child Care Services (05L)	0	\$0.00	2	\$18,650.00	2	\$18,650.00
	Health Services (05M)	0	\$0.00	1	\$5,325.00	1	\$5,325.00
	Mental Health Services (05O)	0	\$0.00	1	\$4,325.00	1	\$4,325.00
	Total Public Services	0	\$0.00	6	\$41,950.00	6	\$41,950.00
General Administration and Planning	Planning (20)	0	\$0.00	1	\$7,000.00	1	\$7,000.00
	General Program Administration (21A)	1	\$54,882.29	1	\$0.00	2	\$54,882.29
	Total General Administration and Planning	1	\$54,882.29	2	\$7,000.00	3	\$61,882.29
Grand Total		4	\$226,940.18	11	\$193,591.12	15	\$420,531.30



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CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Housing	Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)	Households	2	0	2
	Rehab; Single-Unit Residential (14A)	Housing Units	1	2	3
	Rehab; Multi-Unit Residential (14B)	Housing Units	0	4	4
	Energy Efficiency Improvements (14F)	Housing Units	0	39	39
	Total Housing		3	45	48
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	Persons	0	110	110
	Senior Services (05A)	Persons	0	14	14
	Child Care Services (05L)	Persons	0	658	658
	Health Services (05M)	Persons	0	100	100
	Mental Health Services (05O)	Persons	0	130	130
	Total Public Services		0	1,012	1,012
Grand Total			3	1,057	1,060



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CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race				
		Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	White	0	0	36	1
	Black/African American	0	0	8	0
	Native Hawaiian/Other Pacific Islander	0	0	1	0
	Other multi-racial	0	0	3	0
	Total Housing	0	0	48	1
Non Housing	White	756	376	0	0
	Black/African American	108	0	0	0
	Asian	9	0	0	0
	American Indian/Alaskan Native	5	0	0	0
	Other multi-racial	134	0	0	0
	Total Non Housing	1,012	376	0	0
Grand Total	White	756	376	36	1
	Black/African American	108	0	8	0
	Asian	9	0	0	0
	American Indian/Alaskan Native	5	0	0	0
	Native Hawaiian/Other Pacific Islander	0	0	1	0
	Other multi-racial	134	0	3	0
	Total Grand Total	1,012	376	48	1



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CDBG Beneficiaries by Income Category [\(Click here to view activities\)](#)

Income Levels		Owner	Occupied	Renter	Occupied	Persons
Housing	Extremely Low ( $\leq 30\%$ )		1		40	0
	Low ( $>30\%$ and $\leq 50\%$ )		2		0	0
	Mod ( $>50\%$ and $\leq 80\%$ )		2		3	0
	Total Low-Mod		5		43	0
	Non Low-Mod ( $>80\%$ )		0		0	0
	Total Beneficiaries		5		43	0
Non Housing	Extremely Low ( $\leq 30\%$ )		0		0	349
	Low ( $>30\%$ and $\leq 50\%$ )		0		0	298
	Mod ( $>50\%$ and $\leq 80\%$ )		0		0	210
	Total Low-Mod		0		0	857
	Non Low-Mod ( $>80\%$ )		0		0	155
	Total Beneficiaries		0		0	1,012



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PR26 - CDBG Financial Summary Report  
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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	205,641.72
02 ENTITLEMENT GRANT	280,062.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	54,251.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	539,954.72

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	358,649.01
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	358,649.01
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	61,882.29
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	420,531.30
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	119,423.42

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	251,801.69
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	106,847.32
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	358,649.01
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2024 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	41,950.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	41,950.00
32 ENTITLEMENT GRANT	280,062.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	280,062.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.98%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	61,882.29
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	61,882.29
42 ENTITLEMENT GRANT	280,062.00
43 CURRENT YEAR PROGRAM INCOME	54,251.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	334,313.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.51%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS	Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	10	326		Multi Unit Housing Rehab	14B	LMH	\$500.00
2024	10	347		Multi Unit Housing Rehab	14B	LMH	\$128,237.89
					14B	Matrix Code	\$128,737.89
2023	10	337		Energy Conservation-Multi-Unit Housing	14F	LMH	\$123,063.80
					14F	Matrix Code	\$123,063.80
Total							\$251,801.69

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	6	343	6957946	Goshen Interfaith Hospitality Network	03T	LMC	\$7,773.08
2024	6	343	6984270	Goshen Interfaith Hospitality Network	03T	LMC	\$551.92
					03T	Matrix Code	\$8,325.00
2024	4	341	6960343	Council on Aging	05A	LMC	\$1,876.68
2024	4	341	6969492	Council on Aging	05A	LMC	\$1,010.52
2024	4	341	6981481	Council on Aging	05A	LMC	\$793.98
2024	4	341	6991953	Council on Aging	05A	LMC	\$577.44
2024	4	341	7001850	Council on Aging	05A	LMC	\$577.44
2024	4	341	7014145	Council on Aging	05A	LMC	\$488.94
					05A	Matrix Code	\$5,325.00
2024	3	340	6952761	Boys & Girls Club	05L	LMC	\$1,950.88
2024	3	340	6984270	Boys & Girls Club	05L	LMC	\$944.82
2024	3	340	7014145	Boys & Girls Club	05L	LMC	\$630.57
2024	3	340	7033432	Boys & Girls Club	05L	LMC	\$1,798.73
2024	8	345	6955820	Walnut Hill Early Childhood Center	05L	LMC	\$1,960.00
2024	8	345	6977222	Walnut Hill Early Childhood Center	05L	LMC	\$2,250.17
2024	8	345	7001574	Walnut Hill Early Childhood Center	05L	LMC	\$1,597.33
2024	8	345	7017095	Walnut Hill Early Childhood Center	05L	LMC	\$2,070.00
2024	8	345	7026620	Walnut Hill Early Childhood Center	05L	LMC	\$5,447.50
					05L	Matrix Code	\$18,650.00
2024	7	344	6952799	Maple City Health Care Center	05M	LMC	\$5,325.00
					05M	Matrix Code	\$5,325.00
2024	5	342	6989831	Elkhart County Clubhouse	05O	LMC	\$4,325.00
					05O	Matrix Code	\$4,325.00
2024	11	348	7026620	Homeownership Assistance	13B	LMH	\$17,250.00
2024	11	348	7037995	Homeownership Assistance	13B	LMH	\$15,000.00
					13B	Matrix Code	\$32,250.00
2023	9	336	6948999	Single Unit Housing Rehab	14A	LMH	\$75.00
2023	9	336	6966804	Single Unit Housing Rehab	14A	LMH	\$16,576.80
2023	9	336	6969001	Single Unit Housing Rehab	14A	LMH	\$4,425.52
2024	9	346	6966804	Single Unit Housing Rehab	14A	LMH	\$11,570.00
					14A	Matrix Code	\$32,647.32
Total							\$106,847.32

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	6	343	6957946	No	Goshen Interfaith Hospitality Network	B24MC180019	EN	03T	LMC	\$7,773.08
2024	6	343	6984270	No	Goshen Interfaith Hospitality Network	B24MC180019	EN	03T	LMC	\$551.92
								03T	Matrix Code	\$8,325.00
2024	4	341	6960343	No	Council on Aging	B24MC180019	EN	05A	LMC	\$1,876.68
2024	4	341	6969492	No	Council on Aging	B24MC180019	EN	05A	LMC	\$1,010.52
2024	4	341	6981481	No	Council on Aging	B24MC180019	EN	05A	LMC	\$793.98



