

**CITY OF ELKHART,
INDIANA**



**PROGRAM YEAR 2025
CONSOLIDATED ANNUAL
PERFORMANCE AND
EVALUATION REPORT**

SEPTEMBER 2, 2026

DRAFT

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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)

The City of Elkhart is a CDBG entitlement community but not a recipient of HOME or HOPWA from the U.S. Department of Housing and Urban Development. The city works with elected officials, appointed committee members, local agencies, neighborhood associations, concerned residents, community leaders, local businesses and other interested parties to achieve a long list of activities designed to improve the lives of low- and moderate-income residents and increase the safety and attractiveness of the City's Neighborhood Revitalization Strategy Area.

The Program Year (P.Y.) 2025 Consolidated Annual Performance Evaluation Report (CAPER) evaluates the first year of the five-year 2025-2029 Consolidated Plan. The community needs that were identified throughout the past processes and validated during the development of this plan can be classified into three focus areas:

- Housing
- People
- Neighborhood Environment

Seven goals were developed through extensive public meetings and discussions with agencies serving the needs of low- and moderate-income clients. During the year 2025 program, the city and its partners have worked on projects identified to address the following goals:

1. **Housing Supply.** Housing Supply focuses on increasing the supply of quality, affordable housing within Elkhart. Increasing the supply of quality affordable housing can be accomplished through the acquisition and renovation of vacant units or new construction. This goal also includes financial assistance to purchase a home.
2. **Housing Quality.** Housing Quality focuses on improving the quality of the existing occupied housing stock through rehabilitation or targeted code enforcement efforts.
3. **Increase Household Income.** This goal focuses on improving the economic lives of Elkhart residents through wealth building activities such as workforce development initiatives, job training, and job creation. This also includes the renovation of commercial buildings and other economic development activities.
4. **Reduce Environmental Hazards.** Reduce Environmental Hazards focusing on the identification and remediation of environmental hazards which may include lead-based paint, mold, asbestos, or brownfields. This goal also includes educating families with young children about the hazards of lead-based paint and the proper cleaning techniques to reduce exposure and potential elevated blood lead levels in children under six years old.
5. **Reduce Insecurities - Homelessness.** This goal focuses on activities and services within Elkhart that address the needs of the homeless population and related sub-populations. These activities and services include shelter operations, food and clothing programs, creating permanent supportive housing units, street outreach and substance abuse counseling.
6. **Reduce Insecurities - Special Needs.** This goal focuses on populations with special needs such as seniors, mentally and physically disabled populations, HIV/AIDs persons and their families. Persons with special needs often require advocacy, individualized training, and skills-building to help them succeed.

7. **Improve Neighborhood Conditions.** The primary goal is to improve the overall neighborhood conditions. This includes elements such as parks, streets and sidewalks (connections), safety (lighting, code enforcement, public safety, blight), and increasing broadband access to low-and moderate-income neighborhoods.

The City of Elkhart's Consolidated Plan identifies strategies for success to provide decent, affordable housing, a suitable living environment, and expanding economic opportunities for low- and moderate-income residents. In addition, the city's updated Neighborhood Revitalization Strategy Area focuses technical and financial resources on activities that empower residents of the city's central-city neighborhoods. These goals and strategies were developed with extensive input from community leaders and genuinely reflect community approaches to addressing the community's priority needs.

The following report describes the amount of CDBG funds spent, total funds spent, and beneficiaries for the activities included in each strategy. Due to the nature of the program year dates (July 1 – June 30), many projects are initiated in one program year and completed in the following. Therefore, the accomplishments for projects undertaken in P.Y. 2025 may not be reported until P.Y. 2026. The P.Y. 2025 outcomes are summarized below (all funds are CDBG unless otherwise noted):

Housing Supply:

- \$49,500.00 expended in P.Y. 2025
- Three first-time homebuyers were assisted.

Housing Quality:

- \$354,038.47 expended in P.Y. 2025
- 15 owner-occupied units were assisted in P.Y. 2025

Increase Median Income:

- \$61,000.00 expended in P.Y. 2025.
- One commercial building was rehabilitated
- One resident completed the Goodwill | Easter Seals BOSS job training program.

Reduce Environmental Hazards:

- \$0.00 directly expended in P.Y. 2025.

Reduce Insecurities - Homelessness.

- \$35,495.92 expended in P.Y. 2025.
- YWCA assisted 712 individuals.
- Health Plus Indiana's permanent supportive housing and case management programs assisted 40 persons.
- St. James United Methodist Church continued operating a food bank to assist persons struggling with food insecurity. Over 90 families were assisted.

Reduce Insecurities - Special Needs.

- \$55,991.08 was expended in P.Y. 2025.
- Maple City Health assisted 334 persons with healthcare needs.
- Council on Aging provided transportation services for 96 individuals.
- The Boys and Girls Club assisted 44 youth.
- Fair Housing outreach programs reached nearly 29,000 persons.

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)

The City completed most of its identified goals in 2025. The housing projects were completed in a timely manner and there few program delays among the various subrecipients.

The city continues identifying and certifying a Community Based Development Organization (CBDO) in Elkhart. A CBDO is integral to implementing new housing construction projects with the NRSA.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Housing Supply	Housing	CDBG: \$49,500	Rental units constructed	Housing Units	12	0	0	0	0	
			Homeowner housing added	Housing units	25	3	12%	5	3	60%
			Other (lot acquisition)	Other	10	0	0%	0	0	
Housing Quality	Housing	CDBG: \$354,038.47	Homeowner housing rehabilitated	Housing Units	25	15	60%	5	15	300%
Increase Household Income	People	CDBG: \$1,000.00	Unemployed / Underemployed residents trained	Persons assisted	10	1	10%	2	1	50%
			Jobs created / retained	Jobs	25	0	0%	10	0	0%
Reduce Environmental Hazards	Housing	CDBG: \$0.00	Create 60 Lead-safe units	Units	60	0	0%	0	0	

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve Neighborhood Conditions	Neighborhood Environment	CDBG: \$0.00	Remove blighted structures	Structure	10	0	0%	0	0	
		CDBG: \$0.00	Improve three parks or community centers	Other	3	0	0%	0	0	
		CDBG: \$60,000.00	Facade treatment/business building rehabilitation	Buildings Improved	5	1	40%	1	1	100%
Reduce insecurities - Homelessness	People	CDBG: \$35,495.92	Assist individuals through emergency shelter services, street outreach, counseling and other public services	Persons Assisted	2000	842	42%	300	842	280%
Reduce insecurities - Special Needs	People	CDBG: \$55,991.08	Assist individuals through counseling and outreach activities	Persons Assisted	2000	474	24%	500	474 direct 29,374 indirect	95%

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.

During the first year of the consolidated plan period, the city met most of its strategic goals and initiatives outlined in the Annual Action Plan.

In P.Y. 2025, the City of Elkhart and its partners expended \$696,369.71 in CDBG in the following broad categories:

Category	CDBG Expenditures in P.Y. 2025	% of Total CDBG Expenditures in P.Y. 2025
Acquisition and Demolition	\$0.00	0.0%
Economic Development	\$60,000.00	8.62%
Housing	\$403,538.47	57.95%
Public Facilities and Improvements	\$0.00	0.00%
Public Services	\$92,487.00	13.28%
Administration and Planning	\$140,344.24	20.15%
Total	\$696,369.71	100.0%

Over 57% of the CDBG P.Y. 2025 expenditures supported housing-related goals, including improving housing quality and increasing housing supply. Housing quality focuses on improving the quality of the existing occupied housing stock through rehabilitation or targeted code enforcement efforts. Increasing housing supply focuses on increasing quality, affordable housing within Elkhart. Increasing the supply of quality affordable housing can be accomplished through acquiring and renovating vacant units or new construction. The outcomes in P.Y. 2025 included:

Housing Supply:

- \$49,500.00 expended in P.Y. 2025
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Housing Quality:

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- 15 owner-occupied units were assisted in P.Y. 2025

Increase Median Income:

- \$61,000.00 expended in P.Y. 2025.
- One commercial building was rehabilitated
- One resident completed the Goodwill | Easter Seals BOSS job training program.

Reduce Environmental Hazards:

- \$0.00 directly expended in P.Y. 2025.

Reduce Insecurities - Homelessness.

- \$35,495.92 expended in P.Y. 2025.
- YWCA assisted 712 individuals.
- Health Plus Indiana's permanent supportive housing and case management programs assisted 40 persons.

- St. James United Methodist Church continued operating a food bank to assist persons struggling with food insecurity. Over 90 families were assisted.

Reduce Insecurities - Special Needs.

- \$55,991.08 was expended in P.Y. 2025.
- Maple City Health assisted 334 persons with healthcare needs.
- Council on Aging provided transportation services for 96 individuals.
- The Boys and Girls Club assisted 44 youth.
- Fair Housing outreach programs reached nearly 29,000 persons.

The neighborhood revitalization strategy provides area-wide benefits to the neighborhoods in the NRSA by focusing limited resources in the central-city neighborhoods. This strategy provides for area-wide activities and focuses the efforts of many activities listed in the other three strategies in the NRSA. As CDBG resources become scarce, concentrated community support is an increasingly important part of the revitalization of our central city. Additional funding sources such as TIF and grants are also focused in the NRSA to build on the success of these efforts.

In P.Y. 2025, approximately 73% of non-administrative CDBG funds were expended within the NRSA neighborhoods.

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)

	Total Persons	Total Hispanic Persons
White	1,038	445
Black/African American	558	20
Asian	72	0
Asian & White	29	0
Black/African American & White	6	1
Amer. Indian/Alaskan Native & Black/African Amer.	6	0
Other multi-racial	365	224
Total	2,074	690

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

Narrative

Including Fair Housing activities, over 31,000 people were impacted through CDBG programs in P.Y. 2025.

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	\$729,655.80	\$696,369.71
CDBG - CV	public - federal	\$0.00	\$0.00
Total		\$729,655.80	\$696,369.71

Table 3 - Resources Made Available

Narrative

During the 2025 program year, \$729,655.80 in CDBG funds were available. The CDBG funds included \$712,246.00 in PY 2025 funds, \$17,409.80 in program income. During PY 2025, funds were disbursed for the following activity categories:

- Acquisition and Demolition: \$0.00
- Economic Development: \$60,000.00
- Housing Activities: \$403,538.47
- Public Facilities and Improvements: \$0.00
- Public Services: \$92,487.00
- Planning and Administration: \$140,344.24

During PY 2025, the percentage expended towards housing related projects and activities comprised over 57% of all expenditures.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY-WIDE	20	16	Includes public service and non-NRSA residential and non-NSRA public facilities activities
NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)	75	73	Includes all activities except administration, public services and non-NRSA residential projects.

Table 4 – Identify the geographic distribution and location of investments

Narrative

During P.Y. 2025, approximately 73% of CDBG funds were expended within the NRSA neighborhoods. P.Y. 2025 projects within the City's NRSA included home ownership assistance and owner-occupied housing rehabilitation activities.

During the planning process for the Consolidated Plan, it was determined that needs far exceed resources available from the City of Elkhart. The city concentrates on housing and community development investments within the Neighborhood Revitalization Strategy Area (NRSA) to have the most significant impact. The City of Elkhart is committed to making positive changes in the NRSA through direct action by City departments, including Community Development, Parks, Public Works, Police, Street, and the Building and Grounds Departments. These departments also partner with local agencies and neighborhood associations to carry out community and economic development activities within the NRSA. The primary goals for the NRSA include:

- Improve the livability of central-city neighborhoods to attract new investment by addressing poor infrastructure, poor housing conditions and a lack of public safety.
- Increase access to employment and educational opportunities for low-income residents.
- Increase homeownership opportunities within the NRSA.
- Build the capacity of neighborhood organizations to implement revitalization activities.

The involvement of low- and moderate-income residents is essential in advancing these goals. The city will work collaboratively with organizations that directly serve the neighborhoods within the NRSA to recruit participation in the implementation of activities of the plan.

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.

Elkhart sub-recipients did not leverage non-federal resources in P.Y. 2025.

No other publicly owned land or property was utilized in P.Y. 2025 projects.

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	10	18
Number of Special-Needs households to be provided affordable housing units	0	0
Total	10	18

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	8
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	15
Number of households supported through Acquisition of Existing Units	3	3
Total	13	18

Table 6 – Number of Households Supported

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

The City and its partners exceeded most metrics during program year 2025.

Discuss how these outcomes will impact future annual action plans.

The City and its partners will continue to focus on owner-occupied rehabilitation and keeping owners in their units. The City will also work with partners to expand homeownership assistance programs.

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	852	0
Low-income	117	0
Moderate-income	207	0
Total	1,176	0

Table 7 – Number of Households / Persons Served

Narrative Information

The number of owner and renter households assisted meeting the Section 215 definition of affordable housing: 0

Efforts to Address "worse case needs" and the needs of persons with disabilities:

The City of Elkhart takes a multi-prong approach to assist individuals living in "worse case" situations and those with disabilities. Primarily, the city works with its non-profit partners on the front lines supporting the most vulnerable populations. This includes partners such as Health Plus Indiana, YWCA, and LaCasa. When households needing assistance are identified, the city works with these agencies to provide appropriate housing resources, including funding for rehabilitation, relocation or supportive services. Additionally, the City uses its code enforcement powers to address rental housing issues that do not meet health and safety codes.

Other actions taken to foster and maintain affordable housing:

Additional actions beyond direct financial assistance include fair housing education and enforcement, housing code enforcement activities, and extending public infrastructure to promote affordable housing development. These efforts are coordinated with internal city departments and external stakeholders to improve Elkhart's residents' overall quality of life.

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

The city continues coordinating with local service agencies through the Continuum of Care Region 2 Homeless Coalition. The homeless coalition has increased to more than 25 members who meet at least six times yearly. Coalition members are scheduled to present on programs available through their agency. Other agencies also have the opportunity to make announcements on community programs and events.

The 2026 Point in Time survey captured a significant amount of data regarding the homeless population in Region 2, which includes Elkhart, Kosciusko and Marshall counties. Between 2025 and 2026, the total number of homeless individuals increased slightly from 190 to 207 individuals, this is a significant increase from the 157 homeless individuals in 2024 in Region 2.

The 2026 Point in Time results are in the Appendix.

Addressing the emergency shelter and transitional housing needs of homeless persons

The sheltered and unsheltered homeless are reported only as totals for Region 2 in the 2026 PIT data, so this breakdown is not available for Elkhart County, though the vast majority of the homeless population resides in Elkhart County. It is important to note that the number of sheltered and unsheltered homeless has declined across all races and ethnicities since the last Consolidated Plan.

- Of the 203 sheltered homeless, 31 have a serious mental illness, 11 have a substance abuse disorder, and 18 are victims of domestic violence.

Elkhart will continue collaborating with its social service partners to end homelessness in Elkhart County.

Helping low-income individuals avoid becoming homeless:

The city continues to fund several public agencies and sits on the Region 2 CoC, which helps coordinate these activities. In P.Y. 2026, the city plans to assist the following agencies:

- The City will aid the Council on Aging in providing transportation services – up to 400 individuals assisted.
- The City will aid Maple City Health to provide health services to Elkhart's low- and moderate income population – up to 200 individuals assisted.
- The City will assist with the YWCA Safe Haven program – up to 200 individuals assisted.
- The City will assist in St. James AME Church food pantry – up to 100 individuals will be assisted.

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

The city continues to fund several public agencies and sits on the Region 2 CoC, which helps coordinate these activities. In P.Y. 2025, the city assisted the following agencies:

- The city assisted Health Plus Indiana to serve persons with HIV/AIDS and their families.
- The city assisted the YWCA Safe Haven program.

Discharge Coordination Policy

Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy to the maximum extent practicable. Such a policy should include policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. The jurisdiction should describe its planned activities to implement a cohesive, community- wide Discharge Coordination Policy and how the community will move toward such a policy.

The city works with Region 2 CofC Homeless Coalition and local institutions to address the needs of other persons being released from institutions or system care. The Homeless Coalition is a group of local service providers with experience and knowledge of the needs of homeless people and see many clients that a discharge policy would be designed to serve. A member of the Homeless Coalition attends the monthly meetings for individuals being released from correctional facilities.

There are many initiatives and programs that assist individuals being discharged from publicly funded institutions. The Center for Community Justice's Restorative Re-Entry Program, which focuses on individuals being released from correctional facilities, offers a voluntary Transitional Coaching Program (TCP). More often than not, a person's re-entry is fraught with daunting obstacles that demand

assistance from a positive support system. To address this need, the TCP connects returning citizens with a volunteer coaching team that assists them in reaching goals and working through issues.

Coaching relationships typically begin six months prior to release from incarceration and can last up to one-year post-release. CCJ works with the Indiana Department of Corrections and has received a grant from the State of Indiana to coordinate this effort for Elkhart County. CCJ also works with local judges to contact clients before they are released to prevent them from becoming homeless, design a program to help them become more successful and reduce recidivism. In addition to working with persons discharged from correctional facilities, CCJ also works with other institutions, such as Beacon's Elkhart General Hospital and the Faith Mission of Elkhart, Inc. The city will continue to provide staff time to work on planning issues related to homelessness and developing both a long-range plan for ending homelessness and a discharge policy.

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

Permanent supportive housing is provided by Health Plus Indiana and Oaklawn Mental Health Center. Permanent supportive housing (PSH) targeted to chronically homeless individuals has been developed through a variety of partnerships. The current PSH projects in Elkhart County include:

Project Name	Total Beds	Point-in-Time Count	Utilization Rate (Percentage)
HOPWA OPS Elk (PH-R2)	14	14	100.00
Oaklawn Chapman West Plains (PSH-R2)	34	34	100.00
Integrated PSH I Oaklawn (PH-R2)	17	16	94.12
Oaklawn-Benham Ave Apartments (PSH-R2)	11	10	90.91
Oaklawn Deerpark (PSH-R2)	12	0	0.00

Advocacy, education and coordination of housing and homeless programs in Indiana are managed by the Indiana Housing & Community Development Authority (IHCDA) through the regional Continuum of Care (CoC) network. Elkhart is part of Region 2 CoC and actively participates with the Indiana Region 2 Homeless Coalition, which meets bi-monthly.

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

The Elkhart Housing Authority (EHA) manages 672 housing units in five developments that are rented to low-income families and seniors. The Housing Authority's inventory ranges from scattered site single-family homes to high-rise apartments.

The City of Elkhart and the Elkhart Housing Authority have an excellent working relationship and are both committed to addressing the needs of Elkhart's low-income residents. The EHA continues to work under its HUD-approved 5-year Plan, which includes possibly partnering with non-profit agencies to expand or develop new housing units within the City.

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

EHA continues to encourage its residents to participate in established resident councils and the resident advisory board. EHA continues to promote homeownership among its residents. Currently, eight residents participate in the Section 8 Homeownership Program.

All residents are encouraged to participate in the Family Self Sufficiency program, and currently 76 residents are actively involved

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the City of Elkhart is not designated as a troubled PHA.

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)

Over the years, the City of Elkhart has attempted to eliminate barriers to affordable housing and residential investment. These efforts included amending the zoning code to allow smaller lot development, acquiring vacant and tax-delinquent parcels for affordable housing, and using non-federal resources to offset infrastructure costs.

The city is committed to removing regulatory barriers to affordable housing. As previously discussed, the city has made great strides in that effort. Moving forward, the city will:

- Continue to provide fair housing enforcement and education outreach
- Annually examine its policies for unintended barriers to affordable housing
- Educate residents on the affordable housing needs within Elkhart
- Evaluate surplus land that may be used for affordable housing development
- Continue to provide tax incentives for new affordable housing

The largest barriers for affordable housing and residential investment the funding gap to cover the relatively high cost of construction or renovations, versus the lower sales price or rents that residents can afford. While Elkhart and its partners have seen successes in acquiring these gap funds, the need for quality affordable housing in Elkhart, far exceeds the community's resources. To that end, the city will continue to work with its partners to acquire external resources necessary to make incremental neighborhood improvements, and the city will continue to strategically invest in housing and community projects that improve the lives of its low- and moderate-income residents.

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

The City of Elkhart recognizes that lack of funding is the major obstacle to meeting the needs of our residents. Additionally, a lack of awareness of programs that exist also is a major obstacle to meeting underserved needs in the community.

Closing the development cost gap is the biggest obstacle to providing new or renovating vacant housing units. To that end, the city:

- Is working with various housing providers to expand the inventory of affordable housing.
- Continues its Fair Housing enforcement efforts
- Works with lending institutions to achieve higher participation in the homebuyer program

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

The City of Elkhart has identified the need to evaluate, test, and reduce lead-based paint hazards as a top priority. All homes that receive CDBG or other federal housing funding are evaluated for lead-based paint. City staff and local CHDO staff have attended lead-hazard training and are all working together to find qualified contractors to perform the necessary lead-hazard reductions activities. The City of Elkhart funds risk assessment and clearance testing for housing units through its Residential Rehabilitation Program. The city also requires local contractors to obtain training in using safe work practices when lead-based paint hazards are encountered on projects that receive federal funding.

During this year, the 15 owner-occupied housing units that received CDBG funds were evaluated for lead-based paint hazards. When lead-based paint hazards were identified, the appropriate techniques were utilized to ensure safe working conditions for construction employees and a safe home for the client.

The city will continue to address lead-based paint hazards in properties that receive CDBG funds. Additionally, the city will identify neighborhoods where children could be at high risk for lead poisoning and provide education and outreach to those families. The city will also seek additional funding to remove lead-based paint hazards in units with young children and expand the inventory of lead-safe housing units.

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

The City of Elkhart works with local agencies to develop educational programs for financial and job training. The city also maintains a working relationship with other local agencies and has a referral system in place. The educational component of the city's plan to reduce poverty consists of several types of programs discussed in detail under each Strategy Areas in the CAPER.

Continuum of Care and Non-Homeless Special Needs – Health Plus Indiana, Emerge Transitional Care Center, YWCA Safe Haven Shelter, Real Services, Oaklawn, and Center for Community Justice helped to address the poverty of their clients through referrals. The Boys and Girls Club after school care program allows parents to work while their child receives reduced-cost after school care. The Senior Transportation program provides seniors a low-cost option to run errands such as grocery shopping and medical appointments.

Neighborhood Revitalization & Employment Security- Goodwill's CNA/QMA certification program is designed to increase clients' skills and abilities to help move them from economic hardship to economic security. This program opens doors to education that can result in opportunities to build wealth. Clients are assisted with resume preparation, job interviewing and searching techniques.

The second part of the city's program to reduce poverty is to stimulate the production of jobs in the NRSA. Several of the above-mentioned programs also provide jobs, in addition to the educational nature of the program. The Goodwill program provides training and paid work experience for clients, helping them to meet their current financial needs while planning for the future.

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

The Community Development Department is charged with planning, administering, and completion of the CDBG funded projects. The Assistant Director of Community Development reports to the Department Head and is responsible for management of the CDBG program.

Contracts for services and programs funded with CDBG funds are approved by the Redevelopment Commission of the City of Elkhart. This board of volunteer members is appointed by the Mayor and Common Council. The Department works very closely with local partner agencies to undertake the many projects and priorities of our community. The City could not complete these tasks alone and relies on community support to meet the goals and objectives of the Consolidated Plan and the CDBG program.

An identified gap in the institutional structure is the efficient and complete dissemination of information to the public about programs, activities and opportunities. The City and its partners will improve the access to information, to ensure that residents are aware of the programs and services available to them as they work to improve their lives and neighborhoods.

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

The city works closely and in partnership with Lacasa Inc., and Habitat for Humanity, the main agencies for providing homeownership opportunities and assistance to low- and moderate-income families. No municipality in Elkhart County is a Participating Jurisdiction for HOME funds. Any HOME monies spent in the city would be a grant from the Indiana Housing and Community Development Authority (IHCD). CDBG funds are often used for right-of-way improvements, such as sidewalks, streets and water / sewer infrastructure for various housing projects.

The city works closely with Health Plus Indiana, as they are the agency that provides housing and supportive services for HIV/AIDS clients and their families for St. Joseph and Elkhart Counties. They are a recipient of CDBG funds through the city and also receive HOME funds from IHFA and SHP funds. The Elkhart Housing Authority (EHA) administers the Public Housing Comprehensive Grant and other public housing initiatives.

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

Elkhart is committed to ensuring fair housing access to all residents. City staff sought to address three of Elkhart's *Impediments to Fair Housing* goals in the following ways: by ensuring that all conciliation agreements include monetary relief for the complainant and public interest relief for the community; by diversifying education and outreach strategies by targeting those that are least likely to apply for services; and by offering fair housing education for lenders, landlords, and appraisers

Enforcement:

The Elkhart Human Relations is Fair Housing Assistance Program (FHAP) that is substantially equivalent to the U.S. Department of Housing and Urban Development (HUD) to intake, investigate, and conciliate housing discrimination complaints.

Because of this equivalency status, HUD awards FHAP programs with Contribution Funds on an annual basis. In Program Year 2025, the City of Elkhart Human Relations was awarded \$17,400 in Case Processing funds; \$9,500 in Administrative Costs Funds; and \$6,000 in Training Funds.

Based on the population in the City of Elkhart, HUD requires the local FHAP agency to close a minimum of four (4) cases annually. This Program Year the Human Relations Commission closed seven (7) dually filed (federal and local jurisdiction) cases.

Education and Outreach:

Staff trained the Human Relations Commissioners, the CDBG subrecipients, local landlords, several City departments, and the local PIH on the Fair Housing Act. Staff partnered with Attorney Erin Kemple, Heart City Health, and Salvation Army to address Housing Impediments by presenting Know Your Fair Housing Rights workshop for public service providers; Elkhart County Board of Realtors to sponsor a Fair Housing month youth poster contest, Real Services to provide two vaccine clinics; Code Compliance and My311 to walk the streets of Elkhart and distribute housing discrimination information. To become more visible Fair Housing billboards were erected, Staff set up city-wide pop-up information booths, partnered with PIH, City Police, local food pantries, and churches to provide an estimated 500 people with Fair Housing information.

An estimated total of 3,000 outreach items such as the monthly newsletter (in print and digital), fair housing brochures, landlord/tenant booklets, fair housing coloring book and 4-pack of

crayons for kids, pens, magnets, and bags were distributed to neighbors, CDBG subrecipients, landlords, tenants, neighborhood associations, library, local agencies and other city and county departments during the grant year.

In recognition of Fair Housing month, the Elkhart Human Relations Commission partnered with the Elkhart County Board of Realtors, Tolson Center for Excellence, and the D.R.E.A.M. Academy to present the third annual Fair Housing Youth Poster Contest. Mayor Roberson proclaimed April 2024 as Fair Housing Month as an effort to support the Human Relations Commission and denounce housing discrimination in Elkhart. Additionally, one staff member attended training provided by HUD on emerging topics like Appraisal Equity, Innovative Education & Outreach, the Fair Housing Law & History, VAWA, Familial Status, Disability, and HEMS.

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 City of Elkhart uses CDBG funds in two ways: 1) Through directly funding and managing projects; 2) Through sub-recipient agreements. These programs are monitored regularly for meeting goals and objectives but also for expenditures. These regular reviews ensure compliance with CDBG rules but also with goals and objectives and keep programs on track to spend funds in a timely fashion.

Directly funded projects are monitored on a regular basis. Some programs, such as the Residential Rehabilitation program, are evaluated on a weekly basis through staff meetings.

The Public Facilities Improvements program is evaluated weekly during the construction season. The projects are typically determined during the winter / spring of each year, but the weekly payroll review and invoice evaluation that is submitted and reviewed provide information on progress towards the goals of the project.

Subrecipients

The city has established several procedures for improving sub-recipient management and monitoring.

- A pre-application meeting for all potential sub-recipients is held annually so that expectations and requirements are discussed before program applications. Each agency selected to receive funds from the City of Elkhart as a subrecipient must attend a mandatory pre-award meeting and training to learn about CDBG requirements.
- All sub-recipients will have an onsite monitoring visit during the first program year of participation and then at least every other year as determined by an agency risk review.
- The Community Development staff works closely with the staff and administration of all of the sub-recipients to ensure compliance with federal requirements and to gather accurate and meaningful information about their projects and beneficiaries. This is accomplished via conversation and email but also formally through the monthly reports submitted with requests for payment for services.

During the 2025 program year, all sub-recipients were monitored for compliance and the desk monitoring that occurred when paying invoices.

Housing Compliance

For projects in which properties are assisted with CDBG funds, additional monitoring and affordability periods apply. Affordability periods are secured through recorded mortgages outlining the affordability period and beneficiary requirements. By recording this information, the city is notified of any action, such

as a refinancing or sale of the property. This notification allows the city to ensure the continued affordability of the property in accordance with the terms of the mortgage and CDBG regulations.

If an owner-occupant vacates the assisted residence, an income-qualified buyer must assume the remainder of the mortgage term, or the owner must pay the city the remaining balance of the funds invested, less any forgivable portion. This allows the city to accomplish its goal of affordable housing.

For rental projects, an annual rent roll is submitted to ensure occupancy and compliance with beneficiary requirements. An onsite visit is also conducted annually to ensure that the units are safe and sanitary. Each building is inspected by a code enforcement officer during the program year to ensure compliance with building property maintenance codes.

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 City of Elkhart values residents' comments and feedback on the efforts undertaken through the CDBG program to improve our neighborhoods. To provide residents with reasonable notice and opportunity to comment, the draft documents were available free of charge at several locations, including the city website, the Elkhart Municipal Building, and the main Elkhart Public Library branch:

A public notice was printed in the Elkhart Truth on August 29, 2026, indicating the public review period will begin on September 3, 2026, and end on September 21, 2026.

A public hearing to review the CAPER was held during the regularly scheduled meeting of the Elkhart Redevelopment Commission on Tuesday, September 8, 2026, at 4:00 p.m. in the Common Council Chambers.

Questions or comments regarding the CAPER should be addressed to:

Ms. Mary K. Kaczka, Assistant Director
201 S. 2nd Street
Elkhart, IN 46516
or via email to Mary.Kaczka@coei.org

The deadline for comments was Tuesday, September 23rd at 5:00 p.m. All written and verbal comments regarding the CAPER will be reviewed and included in the report submitted to the U.S. Department of Housing and Urban Development on or about September 30, 2026.

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.

The City of Elkhart continually evaluates its program objectives and activities to ensure they are effective and meeting the current needs of the community. Overall, the City of Elkhart performed well during this program year and achieved many of the strategic goals identified in the five-year plan.

The city will work with stakeholders to identify why these programs are underutilized and make the necessary programmatic adjustments necessary to successfully implement these programs.

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.
N/A

Appendix

2026 Region 2 Point In Time Results

Region 2 Point-in-Time Homeless Count 01/28/2026										
Households with at Least One Adult and One Child										
	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
Total number of households	21	1		1	23	15	22	0	0	0
Total number of persons (adults & children)	62	3	0	0	65	54	65	0	0	0
Number of children (under age 18)	35	2		0	37	38	37	0	0	0
Number of youth (age 18-24)	4	0		0	4	3	4	0	0	0
Number of adults (age 25 to 34)	12	1		0	13	4	13	0	0	0
Number of adults (age 35 to 44)	7	0		0	7	8	7	0	0	0
Number of adults (age 45 to 54)	3	0		0	3	1	3	0	0	0
Number of adults (age 55 to 64)	1	0		0	1	0	1	0	0	0
Number of adults (age 65 or older)	0	0		0	0	0	0	0	0	0
Sex (adults and children)	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
Female	40	3		0	43		43	0	0	0
Male	22	0		0	22		22	0	0	0
Race and Ethnicity (adults and children)	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
American Indian or Alaska Native, or Indigenous	0	0		0	0	0	0	0	0	0
American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Asian or Asian American	0	0		0	0	0	0	0	0	0
Asian or Asian American & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Black, African-American, or African	19	0		0	19	17	19	0	0	0
Black, African-American, or African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Hispanic/Latina/o	6	0		0	6	11	6	0	0	0
Middle Eastern or North African	0	0		0	0	0	0	0	0	0
Middle Eastern or North African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
White	24	3		0	27	24	27	0	0	0
White & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Multi-Racial & Hispanic/Latina/o	4	0		0	4	0	4	0	0	0
Multi-Racial (not Hispanic/Latina/o)	0	0		0	0	2	0	0	0	0
Chronically Homeless	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
Total Number of households	0	1		0	1	0	1	0	0	0
Total Number of persons	0	1		0	1	0	1	0	0	0

Households without children										
	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Total number of households	132	0		4	136	127	121	6	4	6
Total number of persons	138	0	0	4	142	136	123	7	4	8
Number of youth (age 18-24)	11	0		0	11	5	8	0	1	2
Number of adults (age 25 to 34)	25	0		0	25	24	24	1	0	0
Number of adults (age 35 to 44)	22	0		0	22	25	20	1	0	1
Number of adults (age 45 to 54)	38	0		3	41	33	37	2	1	1
Number of adults (age 55 to 64)	32	0		1	33	35	27	1	2	3
Number of adults (age 65 or older)	8	0		0	8	9	6	1	0	1
Unknown Age	2	0		0	2	5	1	1	0	0
Sex	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Female	46	0		1	47		39	1	4	3
Male	89	0		3	92		83	4	0	5
Race and Ethnicity	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
American Indian or Alaska Native, or Indigenous	0	0		0	0	2	0	0	0	0
American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Asian or Asian American	0	0		0	0	1	0	0	0	0
Asian or Asian American & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Black, African-American, or African	23	0		0	23	18	22	0	0	1
Black, African-American, or African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Hispanic/Latina/o	2	0		2	4	11	4	0	0	0
Middle Eastern or North African	0	0		0	0	0	0	0	0	0
Middle Eastern or North African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander	1	0		0	1	0	1	0	0	0
Native Hawaiian or Pacific Islander & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
White	101	0		1	102	93	87	4	4	7
White & Hispanic/Latina/o	0	0		0	0	4	0	0	0	0
Multi-Racial & Hispanic/Latina/o	4	0		0	4	1	3	1	0	0
Multi-Racial (not Hispanic/Latina/o)	1	0		0	1	0	1	0	0	0
Chronically Homeless	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Total Number of Persons	13	0		1	14	8	12	0	0	2

Households <i>with Only</i> Children (under age 18)										
	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
Total number of households	0	0		0	0	0	0	0	0	0
Total number of children (under age 18)	0	0		0	0	0	0	0	0	0
Sex	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
Female	0			0	0		0	0	0	0
Male	0			0	0		0	0	0	0
Race and Ethnicity	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
American Indian or Alaska Native, or Indigenous	0	0		0	0	0	0	0	0	0
American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Asian or Asian American	0	0		0	0	0	0	0	0	0
Asian or Asian American & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Black, African-American, or African	0	0		0	0	0	0	0	0	0
Black, African-American, or African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Middle Eastern or North African	0	0		0	0	0	0	0	0	0
Middle Eastern or North African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
White	0	0		0	0	0	0	0	0	0
White & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Multi-Racial & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Multi-Racial (not Hispanic/Latina/o)	0	0		0	0	0	0	0	0	0
Chronically Homeless	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
Total Number of Persons	0	0		0	0	0	0	0	0	0

Veterans Households with at Least One adult and One child - Subpopulation										
	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
Total number of households	4	1		0	5	0	5	0	0	0
Total number of persons	5	1		0	6	0	6	0	0	0
Total number of veterans	5	1		0	6	0	6	0	0	0
Sex (veterans only)	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
Female	4	1		0	5		5	0	0	0
Male	1	0		0	1		1	0	0	0
Race and Ethnicity (veterans only)	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
American Indian or Alaska Native, or Indigenous	0	0		0	0	0	0	0	0	0
American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Asian or Asian American	0	0		0	0	0	0	0	0	0
Asian or Asian American & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Black, African-American, or African	0	0		0	0	0	0	0	0	0
Black, African-American, or African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Middle Eastern or North African	0	0		0	0	0	0	0	0	0
Middle Eastern or North African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
White	5	1		0	6	0	6	0	0	0
White & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Multi-Racial & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Multi-Racial (not Hispanic/Latina/o)	0	0		0	0	0	0	0	0	0
Chronically Homeless	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH								
Total Number of households	0	1		0	1	0	1	0	0	0
Total Number of persons	0	3		0	3	0	3	0	0	0

Veteran Households without children - Subpopulation										
	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Total number of households	12	0		0	12	3	8	0	4	0
Total number of persons	12	0		0	12	3	8	0	4	0
Total number of veterans	12	0		0	12	3	8	0	4	0
Sex (veterans only)	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Female	10	0		0	10		6	0	4	0
Male	2	0		0	2		2	0	0	0
Race and Ethnicity (veterans only)	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
American Indian or Alaska Native, or Indigenous	0	0		0	0	0	0	0	0	0
American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Asian or Asian American	0	0		0	0	0	0	0	0	0
Asian or Asian American & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Black, African-American, or African	3	0		0	3	0	3	0	0	0
Black, African-American, or African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Middle Eastern or North African	0	0		0	0	0	0	0	0	0
Middle Eastern or North African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
White	7	0		0	7	3	3	0	4	0
White & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Multi-Racial & Hispanic/Latina/o	1	0		0	1	0	1	0	0	0
Multi-Racial (not Hispanic/Latina/o)	0	0		0	0	0	0	0	0	0
Chronically Homeless	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Total Number of Persons	2	0		0	2	0	2	0	0	0

Unaccompanied Youth Households - Subpopulation										
	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Total # of unaccompanied youth households	9	0		0	9	4	7	0	1	1
Total number of unaccompanied youth	10	0	0	0	10	4	7	0	1	2
Number of unaccompanied youth (under 18)	0	0		0	0	0	0	0	0	0
Number of unaccompanied youth (18-24)	10	0		0	10	4	7	0	1	2
Sex (unaccompanied youth)	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Female	5	0		0	5		3	0	1	1
Male	5	0		0	5		4	0	0	1
Race and Ethnicity (unaccompanied youth)	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
American Indian or Alaska Native, or Indigenous	0	0		0	0	1	0	0	0	0
American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Asian or Asian American	0	0		0	0	0	0	0	0	0
Asian or Asian American & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Black, African-American, or African	1	0		0	1	0	1	0	0	0
Black, African-American, or African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Middle Eastern or North African	0	0		0	0	0	0	0	0	0
Middle Eastern or North African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
White	9	0		0	9	3	6	0	1	2
White & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Multi-Racial & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Multi-Racial (not Hispanic/Latina/o)	0	0		0	0	0	0	0	0	0
Chronically Homeless	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Total Number of Persons	2	0		0	2	1	0	0	0	2

Parenting Youth Households - Subpopulation										
	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Total # parenting youth households	1	0		0	1	2	1	0	0	0
Total # persons in parenting youth households	2	0	0	0	2	7	2	0	0	0
Total Parenting Youth	1	0	0	0	1	2	1	0	0	0
Total Children in Parenting Youth Households	1	0	0	0	1	5	1	0	0	0
Number of parenting youth under age 18					0	0				
Children in households with parenting youth (under 18)					0	0				
Number of parenting youth age 18 to 24	1	0		0	1	2	1	0	0	0
Children in households w/ parenting youth age 18 to 24	1	0		0	1	5	1	0	0	0
Unknown Age					0	0				
	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Sex (unaccompanied youth)										
Female	0	0		0	0		0	0	0	0
Male	1	0		0	1		1	0	0	0
	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Race and Ethnicity (unaccompanied youth)										
American Indian or Alaska Native, or Indigenous	0	0		0	0	0	0	0	0	0
American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Asian or Asian American	0	0		0	0	0	0	0	0	0
Asian or Asian American & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Black, African-American, or African	1	0		0	1	0	1	0	0	0
Black, African-American, or African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Middle Eastern or North African	0	0		0	0	0	0	0	0	0
Middle Eastern or North African & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander	0	0		0	0	0	0	0	0	0
Native Hawaiian or Pacific Islander & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
White	0	0		0	0	2	0	0	0	0
White & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Multi-Racial & Hispanic/Latina/o	0	0		0	0	0	0	0	0	0
Multi-Racial (not Hispanic/Latina/o)	0	0		0	0	0	0	0	0	0
	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Chronically Homeless										
Total Number of households	0	0		0	0	0	0	0	0	0
Total Number of persons	0	0		0	0	0	0	0	0	0

Additional Homeless Populations

	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Adults with a Serious Mental Illness	31	0		3	34	21	34	0	0	0
Adults with Substance Use Disorder	11	0		3	14	18	14	0	0	0
Adults with HIV/AIDS	0	0		0	0	1				
Adult Survivors of Domestic Violence (optional)	17	1		0	18	20	14	0	4	0

ALL HOUSEHOLDS/ALL PERSONS

	Sheltered			Unsheltered	2026 Total	2025 Total	Elkhart	Fulton	Kosciusko	Marshall
	ES	TH	SH							
Number of Households	153	1	0	5	159	142	143	6	4	6
Number of persons	200	3	0	4	207	190	188	7	4	8
Number of children (under age 18)	35	2	0	0	37	38	37	0	0	0
Number of youth (age 18-24)	15	0	0	0	15	8	12	0	1	2
Number of adults (age 25-34)	37	1	0	0	38	28	37	1	0	0
Number of adults (age 35-44)	29	0	0	0	29	33	27	1	0	1
Number of adults (age 45-54)	41	0	0	3	44	34	40	2	1	1
Number of adults (age 55-64)	33	0	0	1	34	35	28	1	2	3
Number of adults (age 65 or older)	8	0	0	0	8	9	6	1	0	1
Unknown Age	2	0	0	0	2	5	1	1	0	0

PR-26 – CDBG Financial Summary Report

City of Elkhart
Program Year 2025
PR-26 CDBG Financial Summary Report
9/2/2026

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	\$125,202.92
02 ENTITLEMENT GRANT	\$712,246.00
03 SURPLUS URBAN RENEWAL	\$0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	\$0.00
05 CURRENT YEAR PROGRAM INCOME	\$17,409.80
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)	\$854,858.72

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	\$556,025.47
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	\$0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	\$556,025.47
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	\$140,344.24
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)	\$696,369.71
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	\$158,489.01

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	\$401,069.62
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	\$0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	\$556,025.47
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(\$401,069.62)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	\$556,025.47
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	P.Y.: P.Y.: P.Y.:
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 (P.S.) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	\$92,487.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	\$32,964.48
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	\$18,052.93
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	\$0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	\$92,487.00
32 ENTITLEMENT GRANT	\$712,246.00
33 PRIOR YEAR PROGRAM INCOME	\$20,312.15
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	\$0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	\$732,558.15
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.66%

PART V: PLANNING AND ADMINISTRATION (P.A.) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	\$140,344.24
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	\$22,388.46
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	\$20,346.56
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	\$0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	\$140,344.24
42 ENTITLEMENT GRANT	\$712,246.00
43 CURRENT YEAR PROGRAM INCOME	\$17,409.80
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	\$729,655.80
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.51%

Calculation for Line 17	\$401,069.62
Units Assisted	18
Units Occupied	18

% of units occupied by low mod	100%
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PR-26 – CDBG-CV Financial Summary Report

City of Elkhart
Program Year 2025
PR-26 CDBG-CV Financial Summary Report
Revised 9/2/2026

PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	\$719,947.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	\$0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	\$0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	\$719,947.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	\$603,061.11
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	\$116,885.59
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	\$719,946.70
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	\$0.30

PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	\$599,870.64
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	\$599,870.64
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	\$603,061.11
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	99.47%

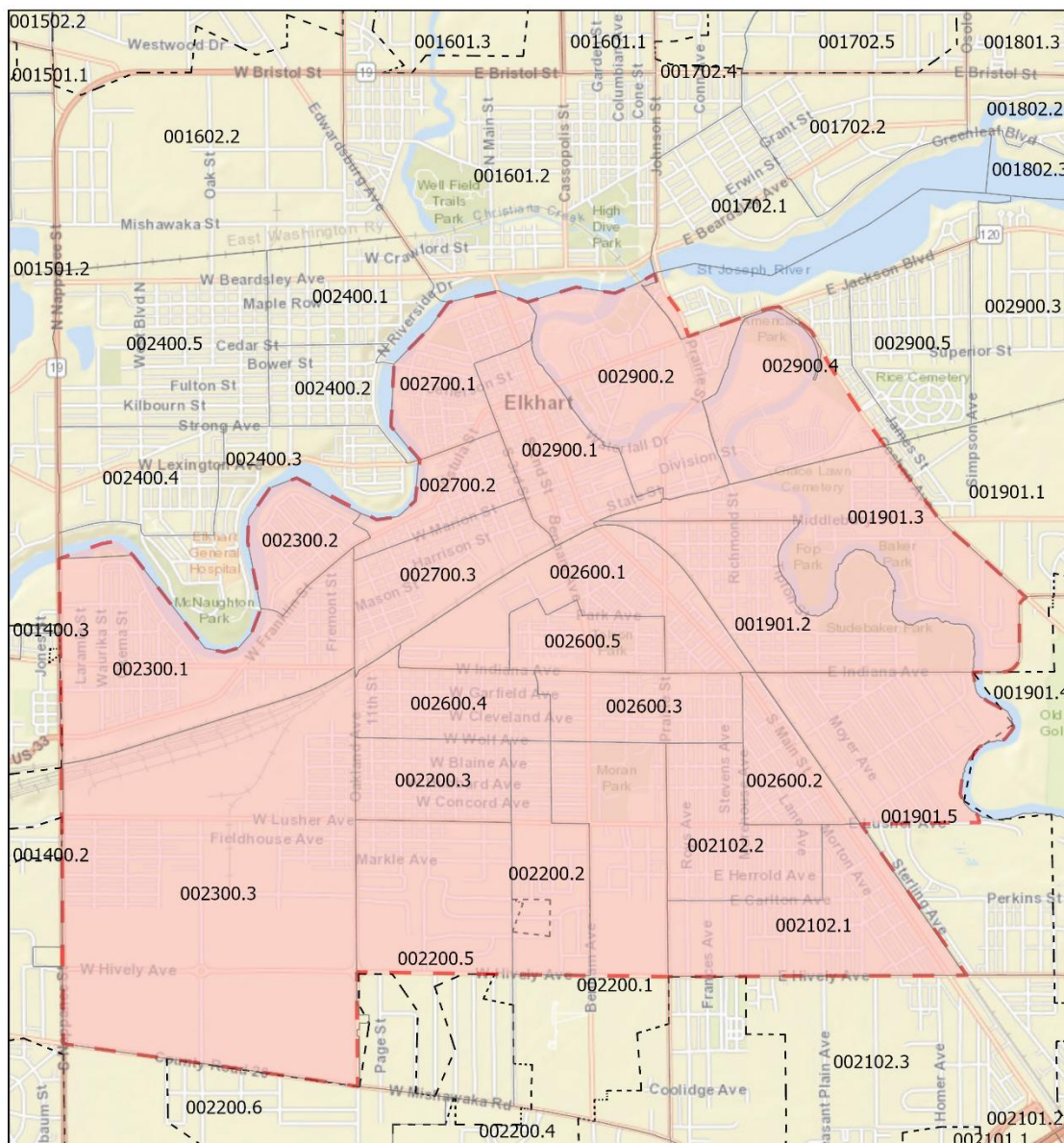
PART IV: PUBLIC SERVICE (P.S.) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	\$445,876.11
17 CDBG-CV GRANT	\$719,947.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	61.93%

PART V: PLANNING AND ADMINISTRATION (P.A.) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	\$116,885.59
20 CDBG-CV GRANT	\$719,947.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	16.24%

Neighborhood Revitalization Strategy Area (NRSA)

 2025 Proposed NRSA Boundary

0 0.25 0.5 Miles