



**PROGRAM YEAR 2018  
CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT**

**December 2019**

**City of La Porte**

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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)**

During PY 2018, the City of La Porte conducted activities consistent with the priorities stated in the PY 2018 Annual Action Plan. The PY 2018 CAPER offers a general assessment of activities undertaken during the year to address priorities, goals, and objectives identified in the 2014-2019 Consolidated Plan and the PY 2018 Annual Action Plan. Additionally, actions to affirmatively further fair housing, address affordable housing, address homelessness, improve low to moderate-income neighborhoods, and leverage resources are described in the report.

Three homeowners participated in the Home Owner Repair Program receiving \$188,509 in repairs. This funding is from PY 2017. Since 2005, the Home Owner Repair Program has operated one year behind the plan year. The reason for this is that staff was not hired until midway through the plan year and it took six months to develop the policies and procedures for the Home Owner Repair Program. The CDBG program has one staff member that services all activities including administration.

A total of \$125,000 in CDBG funding was appropriated for sidewalk replacement. In a low and moderate-income part of town, 685 square yards of sidewalks were replaced, and 12 linear feet of curb and gutter restored. The area was bounded by Noble on the south, Rose on the west, Maple on the north, and Jackson on the east, all within the City of La Porte. The City's general fund added \$13,453 of funding to cover the balance of the project costs. The CDBG program funded 90% of the cost.

Public service grants provided eligible activities to five organizations serving 856 beneficiaries. These five organizations used \$38,500 in CDBG funds. Services included homeless prevention through rental/mortgage assistance, financial literacy classes, parenting classes and education, homelessness case management, mental health services for homeless individuals, weekend food assistance to elementary students, and youth mentoring in La Porte schools.

#### **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.

**Table 1 – Accomplishments -Program Year 2018**

Table 1 - Accomplishments - Program Year							
Goal	Category	Funding	Indicator	Expected	Actual	Unit of Measure	Percent Complete
Foster Neighborhood preservation/sustainability	Affordable Housing Non-Housing Community Development	CDBG \$125,000	Public facility or infrastructure activities other than low/mod income housing benefits	3750	901	Persons Assisted	24%
Affordable Housing	Affordable Housing	CDBG \$188,509	Homeowner Housing Rehabilitated	5	3	Household Housing Unit	60%
Demolition		CDBG \$0	Buildings Demolished	1	0	Buildings	0%
Home Ownership	Affordable Housing	CDBG \$0	Public service activities for low/mod income housing benefit	30	0	Households Assisted	0%
Neighborhood Preservation	Non-Housing Community Development	CDBG \$0	Public service activities other than low/mod housing benefit	10	0	Persons Assisted	0%
Quality of Life Services	Non-Housing Community Development	CDBG \$19,500	Public services activities other than low/mod income housing benefit	450	813	Persons Assisted	181%
Reduce Homelessness	Homeless	CDBG \$19,000	Public service activities for low/mod	38	53	Households Assisted	139%

			income housing benefit				
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**Table 2 – Accomplishments – Strategic Plan to Date**

Goal	Category	Funding	Indicator	Expected	Actual	Unit of Measure	Percent Complete
Goal-Foster Neighborhood preservation/sustainability	Affordable Housing Non-Housing Community Development	CDBG \$681,627	Public facility or infrastructure activities other than low/mod income housing benefits	15,000	3,996	Persons Assisted	27%
Affordable Housing	Affordable Housing	CDBG \$1,904,371	Homeowner Housing Rehabilitation	23	27	Household Housing Unit	117%
		CDBG \$67,590	Buildings Demolished	13	12	Buildings	92%
Home Ownership	Affordable Housing	CDBG \$16,668	Public service activities for low/mod income housing benefit	90	98	Households Assisted	109%
Quality of Life Services	Non-Housing Community Development	CDBG \$99,446	Public services activities other than low/mod income housing benefit	942	5,949	Persons Assisted	632%
Reduce Homelessness	Homeless	CDBG \$95,550	Public service activities for low/mod income housing benefit	171	382	Households Assisted	223%

**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 City of La Porte addressed these goals during PY 2018:

- Affordable Housing Opportunities
  1. Conserve and Improve Existing Affordable Housing
  2. Expand Homeownership Opportunities

The City of La Porte improved three existing homes during PY 2018 through the Home Owner Repair Program.

- Reduce Incidents of Homelessness
  1. Expand availability of services for the homeless
  2. Improve availability of shelter facilities

Through the funding of a grant for homeless case management, the City was able to reduce incidents of homelessness. The case management is provided by Swanson Center, the county-wide comprehensive mental health center. Case management services were provided to 39 individuals. One-fourth of these individuals were able to access mental health services and substance abuse treatment through Swanson Center. However, the City was unable to improve the availability of shelter facilities. A lack of funding prohibited the establishment of shelter facilities in La Porte. Through HOME Team participation, the City of La Porte continues to support shelter facilities in the City of Michigan City.

- Neighborhood Preservation
  1. Foster neighborhood preservation and sustainability

The Home Owner Repair Program and Sidewalk Improvement Program completed activities that assisted neighborhood preservation and made home ownership more sustainability. New sidewalks and the installation handicapped ramps assisted in preservation of the infrastructure in a low-mod neighborhood. New sidewalks eliminated deteriorated sidewalks thereby improving “curb appeal” of the houses. Sidewalks along Maple Avenue, Jackson Street, and Noble Street were replaced including the addition of handicapped curb cuts. These sidewalks are in the neighborhood of Lincoln School.

The Home Owner Repair Program eliminated deteriorating structures and made houses more sustainable through the installation of new energy-efficient furnaces and water heaters, new windows and insulation.

- Quality of Life Services
  1. Provide support services to maintain safety nets for residents especially those with special needs
  2. Ensure availability of housing choice for all residents

The City of La Porte assisted five social service agencies that provide services to low mod residents including those with special needs.

- Economic Opportunity

1. Expand economic opportunities for all residents particularly those of low and moderate-incomes.

Through the partnership between the City of La Porte and La Porte Economic Advancement Partnership (formerly Greater La Porte Economic Development Corporation), new economic opportunities continue to occur. During PY 2018, three businesses expanded their manufacturing operations resulting in \$3,050,424 in capital investment. Four new jobs were developed.

Two new ventures were announced plans to develop new businesses in La Porte resulting in the creation of 11 new jobs. The amount of capital investment totals \$7,800,000.

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## 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	1902
Black or African American	177
Asian	33
American Indian or American Native	3
Multi-race	212
<b>Total</b>	<b>2327</b>
Hispanic	492
Not Hispanic	1835

Table 3 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The CAPER includes a description of the race and ethnicity of families and persons assisted. This information, in part, is used as a basis for demonstrating compliance with non-discrimination requirements.

Local jurisdictions must maintain data on the extent to which each racial and ethnic group and single-headed households (by gender of household head) have applied for, participated in, or benefitted from, any program or activity funded in whole or in part with CDBG funds.

The City of La Porte has a total population of 22,053 as of the 2010 Census. The Hispanic population is the largest minority group in the City at 12.3% of the total population. Black or African American is the second largest minority group at 3.0% of the total population.

Using data from Table 3, 21% of the persons served using CDBG funds were Hispanic; 8% were Black or African American; 9% were multi-race; and, the balance of 82% were white/non-Hispanic. One of the public service grants focuses on providing outreach to the Hispanic population of La Porte. As a result, it makes the percentage of beneficiaries of CDBG-funded services higher than other racial groups.

## 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		\$2,468,102	\$398,445.98

Table 4 – Resources Made Available

### Narrative

The City of La Porte received a PY 2018 CDBG entitlement grant of \$455,870. Only a total of \$237,564.68 was used for PY 2018 activities. The balance of the funds expended were from Program Year 2017 representing \$188,509. The Home Owner Repair Program operates one year behind the program year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of La Porte	100%	100%	See below.

Table 5 – Identify the geographic distribution and location of investments

### Narrative

The City of La Porte is a diverse community with integrated neighborhoods that contain a variety of services, housing stock, races, and income groups. The City's population as a whole consists of 44% low-mod income residents. Three census tracts, 418, 420, and 423 have a majority of low-mod income residents. The census tract of 418 is mostly outside of the City corporate boundaries. Except one block group which consist of a small residential community. The other two tracts are located in the central portion of the City including the downtown area.

The City's largest minority group, Hispanics, has become more diverse and assimilated into the community. The concentration of minorities in one census tract has declined and all tracts show a level of minority presence.

The City of La Porte does not target a particular area or neighborhood for investments of CDBG funds. It can be said that the target area is the City of La Porte.

The Sidewalk Improvement Program was conducted in an area that was a low-mod area. Out of the 901 households, 100% of the residents were below 80% AMI household income. The area was Census Tract 423.

## 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.**

The City of La Porte did not use publicly or privately-owned land to leverage any CDBG resources. Agencies receiving public service grants used the CDBG funds to supplement shortfalls from other service grants.

Also, general funds in the amount of \$13,453 from the City of La Porte were used to repair/replace sidewalks in Census Tract 423.

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**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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	33	0
Number of Non-Homeless households to be provided affordable housing units	48	0
Number of Special-Needs households to be provided affordable housing units	33	0
<b>Total</b>	<b>113</b>	<b>0</b>

**Table 6- Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	38	14
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	3
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>38</b>	<b>17</b>

**Table 7 - Number of Households Supported**

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

The goals outlined in the PY 2018 CAPER are a five-year representation. The city plans to accomplish the five-year goal by providing services and counting beneficiaries on an annual basis.

The City is not constructing any new housing because La Porte does not receive any HOME funding; CDBG funding cannot be used for construction of new housing.

In the past, the City provided grants to La Porte County Habitat for Humanity and PAF to purchase land to construct new housing units both rentals and owner-occupied. Habitat for Humanity received a donation of two vacant lots from the City of La Porte where houses were built for low to moderate-

income families. These lots were obtained by the City from La Porte County as unredeemed property listed in a tax sale in 2016.

PAF no longer exists as its own entity. It merged with Michiana Resources four years ago creating a new not-for-profit named Paladin.

The City is focusing its CDBG funds on rehabilitation of existing houses and neighborhood improvements.

The City does not have sufficient funding to develop affordable housing units on its own. Also, the City does not have any community development housing organizations actively planning housing within the city.

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

Future annual action plans will not reflect the construction of new housing units. Efforts will continue to focus on the rehab of existing units in the Home Owner Repair Program. Also, future annual action plans will show no purchasing of existing units using CDBG funds because the funding is insufficient to allow the purchase and rehab of units.

**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 Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	1998	0
Low-income	326	0
Moderate-income	4	0
<b>Total</b>	<b>2328</b>	<b>0</b>

**Table 8 – Number of Persons Served**

**Narrative Information**

CDBG funds facilitated the rehabilitation of three housing units in PY 2018. However, the funding was from PY 2017. All the housing units were owner-occupied. Income verifications were completed to ensure proper eligibility for the program.

The sidewalk project had a national objective of low mod area. The area of Maple Avenue, Jackson Street, and Noble Street near Lincoln Elementary School is in a low-mod area located within Qualified Census Tract 423. Using the Census Bureau data, a total of 2,237 individuals benefitted from the sidewalk replacement project.

The remainder of the persons served include persons enrolled in five social service programs and the owner-occupied rehab program. The agencies administering the programs require income verification as part of the service provision.

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## **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 of La Porte coordinates with the La Porte County HOME Team that acts as the La Porte County Continuum of Care. This group is a partnership of community-based organizations dedicated to the expansion of services targeted to assist the homeless and those residents of the county at-risk of homelessness.

Additionally, the City of La Porte provides a public service grant to Swanson Center for the PATH program. The PATH program provides case management services for homeless individuals in the City of La Porte as well as throughout the county. Case managers visit public places on a regular basis in La Porte making contact with homeless individuals. These places include food pantries, the Township Trustees offices, health clinics, schools, library, restaurants and stores, convenient stores, wooded lots, city parks, and under bridges. The case managers provide information about services available; conduct assessments; and make referrals to organizations able to provide supportive services. During PY 2018, Swanson Center completed 39 assessments on homeless individuals in La Porte. Individuals were able to secure housing, file for disability payments, and participate in counseling and other supportive services.

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

The City participates in the La Porte County HOME Team. It acts as the county's continuum of care association. This group is a partnership of community-based organizations dedicated to the expansion of services targeted to assist the homeless and those residents of the county at-risk of homelessness. The HOME Team is based on the understanding that homelessness is not caused merely by a lack of shelter but also involves unmet needs such as physical, economic, and social. The most effective approach to addressing homelessness is to prevent it from occurring in the first place. The group meets monthly.

Currently, homeless individuals in La Porte can use the family shelter in Michigan City or the men's or women's interfaith shelters also located in Michigan City. In Program Year 2017, the interfaith shelter added an emergency shelter for single women in Michigan City. Both the men's and women's shelter operated by the Interfaith PADS Program are open from October 15 to April 15 at rotating churches. Guests of both shelters must enroll in support services offered by Keys to Hope, a drop-in day center operated by Sand Castle, an emergency shelter for women with families located in Michigan City. Between April 15 and October 15, the Salvation Army in Michigan City hosts a shelter for men. At this time, there are no shelters located in La Porte.

In 2018, the Roman Catholic Diocese of Gary donated a closed church to the Interfaith PADS Program for to be used as a permanent shelter for men and women. The group is currently raising \$300,000 to fund the remodeling of the building for a men's and women's shelter. Men will be located on the main floor of the building; women will be located in lower level.

An emergency shelter also exists for women and families who are victims of domestic violence. Stepping Stone operates an emergency shelter and transitional housing for victims of domestic violence in Michigan City. While located in Michigan City, Stepping Stone serves county residents.

During Program Year 2018, the City of La Porte funded a grant to the Catholic Charities in the amount of \$4,000 to provide financial literacy training and rental/mortgage payments to those who are at risk of homelessness during the past year.

Swanson Center, the county comprehensive mental health center, received a grant in PY 2018 from the City of La Porte in the amount of \$15,000 that funds a case manager who works exclusively with homeless residents of La Porte County who are experiencing a substance abuse addiction and/or mental illnesses. This grant is specifically for the City of La Porte which is included in the service area. Goals of this grant include bringing stability to the individual's life, providing mental health and physical health services, and securing suitable housing for the individual.

Due to shortages in funding from private and public sources, there are no emergency or transitional housing shelters operating within the City of La Porte at this time. Permanent supportive housing exists as a program of Paladin. This program provides housing for mentally disabled clients of Paladin. Housing Opportunities, headquartered in Valparaiso, Indiana, owns and operates four rental units of permanent supportive housing in La Porte.

The township trustees and Salvation Army offer vouchers for hotel rooms for families in need of temporary housing in La Porte.

Referrals to shelters in Michigan City, South Bend, and Valparaiso are made by law enforcement agencies and hospitals when encountering homeless individuals/families.

**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 of La Porte provided grants to Catholic Charities to provide rental payments and mortgage payments for individuals in La Porte at risk of homelessness. The township trustees and The Salvation

Army of La Porte also provided rental payments once Catholic Charities is tapped out.

Individuals/families receiving financial assistance from these sources were required to participate and successfully complete financial literacy classes presented by Catholic Charities.

The Center Township Trustee's Office provides temporary assistance for homeless individuals recently discharged from hospitals through the purchase of hotel rooms. A grant was secured from the Unity Foundation of La Porte County to help fund this service.

The City also provides grants through its owner-occupied rehab program for low and moderate-income homeowners. This program ensures that permanent affordable housing is preserved through the housing repairs.

**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**

The City of La Porte provided a grant to Swanson Center for the provision of case management for homeless individuals who are mentally ill and/or have a substance abuse program. One goal of case management is to secure stable, affordable housing for the homeless individuals.

Also, a grant to Catholic Charities was used to prevent evictions thereby keeping families housed. Financial literacy services were also used to prevent future occurrences of evictions.

The HOME Team, that acts as the Continuum of Care, meets monthly and supports development of projects to minimize homelessness and improve housing in La Porte County.

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

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

The City of La Porte has no public housing authority.

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

The City of La Porte has no public housing therefore no efforts are made to involve public housing residents in management and participate in homeownership.

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

The City of La Porte has no public housing authority.

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## **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 greatest barrier to affordable housing is the limited housing funds available to the City to do diminished funding from the federal level and a restricted tax levy on the county level. As a result, the City has limited financial capacity to sponsor affordable housing development. The Circuit Breaker tax caps instituted by the Indiana legislature in 2010 have reduced the amount of property tax revenue previously available to municipalities. As a result, La Porte has reduced its budget to accommodate the reduction in property taxes. Consequently, fewer projects and services are available to residents

In addition to the funding limitations, the City has minimal available land on which to construct new affordable housing. Annexation codes make it difficult to bring in vacant land located in the county that are adjacent to the City.

The Office of Community Development and Planning makes available the deferred forgivable loans for home owners who are income-eligible and meet additional criteria for the Home Owner Repair Program.

The City created a Human Relations Commission that is under the Human Resources and Community Relations Department. This Department also is responsible for fair housing activities in regards to education and outreach.

The Office of Community Development and Planning works closely with the Human Resources and Community Relations Department to develop the Analysis of Impediments to Fair Housing and action plan. The following impediments were identified during the analysis of impediments process:

Concentration of Poverty – The number of census tracts in La Porte with high rates of residents with incomes below the federal poverty level significantly increased from 1990 to 2017. Three census tracts that are located near the central part of the City have large numbers of minorities as residents.

Growing Affordability Pressure – Home prices, apartment rents, and property taxes continue to rise faster than income growth exceeding many residents' capacity to afford housing especially those households below 30% of the annual median income, persons with disabilities, persons living on fixed incomes, and single-parent families.

Growing Segregation – Data in the Analysis of Impediments to Fair Housing indicates an increasing level of nonwhite/white segregation characterized by clear spatial patterns. The majoring of Black and Hispanic households live in census tracts where rates of minorities exceed the jurisdiction's average.

Access to Employment – Despite a declining unemployment rate, lower income residents have limited access to jobs in close proximity of affordable housing. The lack of available and affordable transit options exacerbates this problem. The City of La Porte has very limited land available for new residential development. Affordable entry-level housing is in short supply in the City of La Porte.

Lack of Resources for Fair Housing Enforcement – Residents need more support to know and exercise their rights in relation to problems with landlords and tenancy. The City’s capacity to address any fair housing issue is limited to only referral to other agencies.

Investment in Neighborhoods – Central and lower income neighborhoods require more comprehensive approach to revitalization to improve and increase public infrastructure, retail services, and recreational opportunities. Planning is underway under an initiative titled The Heart of La Porte to create destinations that drive active living in NewPorte Landing, the area surrounding Clear Lake, and downtown. Infrastructure development is key to implementation of the recommendations.

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

The City of La Porte faces challenges in eliminating obstacles to underserved needs due to limited resources and a larger percentage than average of low and moderate-income residents living in La Porte. The City continues to leverage resources to meet underserved needs in the city.

In the Home Owner Repair Program, special attention is made to helping the elderly and disabled residents “age in place” by incorporating accessibility improvements in the work scopes, and to expand sustainability of their homes.

The City also partners with La Porte County HOME Team, an organized group of housing and supportive service providers, local units of government and funders, and is responsible for organizing around the issue of homelessness in La Porte County. The HOME Team was first convened in 2004 by the Unity Foundation and the Duneland Health Council with the purpose of filling a void in planning and strategy for homelessness prevention, sheltering and serving the homeless and affordable housing in La Porte County. As a result, the HOME Team has achieved some milestones including the first-ever homeless count, HMIS support and training, collaborative grant seeking, relationship building, and raising awareness. The Unity Foundation also is a member of the Gather Network, a national movement to end homelessness (formerly the Partnership to End Long Term Homelessness).

Key principles of the Ten-Year Plan are:

- Prevent homelessness before it occurs.
- Move people quickly to stable housing with the necessary supportive services to achieve self-sufficiency.
- Build the public and political will to sustain our efforts and bring an end to homelessness.
- Align resources for success in ending homelessness.

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

National studies estimate that 75% of all residential properties built prior to 1978 contain lead-based paint. As a result, approximately 66% of the housing stock in La Porte may contain lead-based paint.

The City provides lead-based hazard education in the Home Owner Repair Program and includes lead-based paint testing and abatement as an eligible activity. The homes participating in the Home Owner Repair program are tested and hazard reduction work is completed using the assessment reports. Lead paint reduction and stabilization remains a priority in the Home Owner Repair Program although the stabilization requirements have substantially reduced the number of units that can be completed in a reasonable amount of time.

(LBP) risk assessments are conducted on all Home Owner Repair Program cases in accordance with the HUD Regulation (24CFR35).

During PY 2018, lead-based paint hazard evaluations were conducted on three properties in the Home Owner Repair Program. Those three properties resulted in a positive assessment for the existence of lead paint. A company certified and licensed by the State of Indiana completed the risk assessments and provided a written report to this office and to the home owner. Once the amount of assistance was determined, a work write-up of all the lead-based paint hazards is completed. The way the hazards are to be controlled is specified and the work is bid out to qualified contractors. After the hazard is controlled, a clearance test is completed, and lab testing performed to verify that the property is clear of the lead-based paint hazards. All the houses receiving lead-hazard reduction received successful clearance results from lead hazards.

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

During Program Year 2018, poverty rates increased since the turn of the last decade to 22.4 % of all families. In 2010, the poverty rate for all families was 20%. Median household income decreased to \$36,734 annually from the 2010 Census that was \$42,552.

Using the 2018 ACS data, an affordable rent or mortgage payment is \$1,171 a month (represents 30% of median family income). Thirty percent of home owners in La Porte pay 30% of their monthly income for housing costs. Forty-nine percent of renting households in La Porte pay in excess of 30% of their income for housing making them at risk of homelessness.

According to [The Self-Sufficiency Standard for Indiana](#) from the State of Indiana Department of Workforce Development published in 2016, the self-sufficiency wage for La Porte is \$12.32 per hour per person for two adults with two school age children. The annual wage computes to \$52,038. For a family earning \$52,038 annually, their housing cost cannot exceed \$750/month in this report. There is a

discrepancy of \$421 for housing costs which means that other expenses must be cut in order to afford the \$1,171 rental charge.

The City recognizes that poverty is a condition with multiple causes and dimensions. Thus, the City's strategy for reducing the number of residents living in poverty has been and continues to be to conduct, support and coordinate with a broad array of services that address the needs of the community. During the reporting period, the City conducted, supported and coordinated with activities that provided or enhanced:

- financial assistance to individuals and families
- the stock of decent, affordable housing
- the health, safety and well-being of individuals and families

Several City departments, such as Planning, Engineering and Building Services, as well as the Continuum of Care and HOME Team, are factors in this strategy. During the reporting period, the City's CDBG funds also supported the efforts of such public and private organizations as:

- Catholic Charities
- Dunebrook
- Swanson Center
- The Salvation Army of La Porte
- Youth Service Bureau

The City also maintains strong ties and coordinates its assistance with that of other funders such as United Way, and the Unity Foundation of La Porte County. Strong communities are desired for so many reasons. People want to live in communities that offer a superior quality of life. Businesses know they will grow in a thriving community. Governments function well in growing communities.

La Porte Economic Advancement Partnership, Michigan City Economic Development Corporation and La Porte County Commissioners are collaborating on developing new jobs with increased wages for residents. For the most recent year available which is 2019, the City of La Porte attracted 30 new jobs and retained 114 jobs with a total investment of \$10,850,424. The total new investment in the community is a 94% decrease from 2018. The reason for this significant decrease is construction of a new hospital began in 2018 or Program Year 2017. The building is currently under construction and expected to be completed in late 2020 or early 2021. The capital investment made is \$125,000,000.

Five new buildings were constructed in La Porte. However, these construction projects were much

smaller projects than the construction of a new hospital.

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

The City strives to fill gaps in services for all of its citizens. In Program Year 2018, many gaps were identified in the 2019-2023 Consolidated Plan and within the La Porte County Ten-Year Plan to End Homelessness. The City continues to work to enhance coordination with other agencies in the region. The City has become a very active member of the HOME Team - Continuum of Care and continues to work with: the City of Michigan City, La Porte County, and local non-profit groups through groups participating in the HOME Team.

The CDBG Program Manager continues to serve on the advisory board for the Area 2 Agency on Aging. One of the committees they are assigned to is the planning committee.

The City of La Porte has assigned a staff person who is active in a county-wide Rebuilding Together program set that began services in May 2015. While not a board member, this staff person assists the board of directors with fund development and site selection.

The Director of Community Development and Planning meets weekly with the Mayor, City Attorney, Director of Engineering and the executive director of the Greater La Porte Economic Development Corporation to review community and economic development projects and their progress.

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

The City of La Porte does not have a public housing agency. However, through participation in the HOME Team and staff participation on the Healthy Communities program, the City aims to enhance coordination of service provision between private housing and social service agencies.

Also, the City of La Porte awards grants to not-for-profit organizations using CDBG funds that provided eligible services for residents of La Porte. In PY 2018, five organizations received grants totaling \$38,500.

Beginning in August 2015, the Triangle Transit service began operating between La Porte, Michigan City and Purdue University-North Central in Westville, Indiana. This service is funded primarily through a transportation grant from the Northwest Indiana Regional Planning Commission. It provides fixed-route transportation to three locations. Residents needing transportation to Michigan City and La Porte can now access public transportation for a fee of \$1.50 per trip. This service continues to operate.

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

During Program Year 2018, the City held a housing fair in March 2019. Three workshops covering Fair Housing, Lead Paint Hazards, and First-Time Home Ownership. A representative from the Indiana Civil Rights Commission was available to present information about fair housing laws. Additionally, the Mayor of La Porte proclaimed April as Fair Housing Month in the city.

The City of La Porte completed an Analysis of Impediment for 2019-2023 as part of its consolidated planning process.

As a result of the 2019-2023 Consolidated Plan, the City of La Porte identified six impediments to affirmatively further fair housing in La Porte. These six impediments led to an increase in the severity of shortage of affordable housing in the City. The recession in 2008-2009 and the effects of the adoption of Indiana House Bill 1001 in 2008 had a negative impact on furthering fair housing.

La Porte County currently has unemployment rate higher than the state average. The state rate is 2.8%. La Porte County's rate is 3.6%. These figures are taken from [www.hoosierdata.in.gov](http://www.hoosierdata.in.gov) County Unemployment Rates, September 2019-Non-Seasonally Adjusted.

During Program Year 2018, the City of La Porte conducted the following activities to comply with the Fair Housing Action Plan:

1. Provided fair housing education during first-time home buyer's classes and post-purchase counseling classes. The education is contracted by the City using CDBG funds with Housing Opportunities, Valparaiso, Indiana. Housing Opportunities has certified housing counselors on staff that provides the education.
2. Hosted a Housing Fair in April 2019 when one of the workshops focused on Fair Housing. The speaker for this workshop was employed by the Indiana Human Rights Commission.
3. Placed fair housing brochures in information racks on the main floor of City Hall.
4. Placed fair housing posters on the main floor and second floor of City Hall.
5. Mayor Mark Krentz proclaimed the month of April 2019 as Fair Housing Month.

## **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 La Porte performed the following monitoring functions of CDBG subrecipients in PY 2018:

- Distributed new income limits to subrecipients;
- Conducted a technical assistance meeting with organizations interested in completing grant applications;
- Conducted a second meeting reviewing grant agreements and reporting requirements with organizations receiving CDBG funds for service provision;
- Reviewed monthly beneficiary reports and payment requests to ensure timely reporting and payment;
- Performed desk reviews of five (5) subrecipients and three (3) on-site comprehensive monitoring reviews. No major findings were noted from the on-site monitoring visits. The on-site monitoring visits ensure program compliance and the provision of needed technical assistance to subrecipients.
- Reviewed new applications for funding in PY 2019; and
- Prepared new agreements with the organizations selected for PY 2019 grant awards.

The City disburses CDBG funds to subrecipients after the monthly submittal of a payment request and demographic report. The demographic report indicates the number of clients served. It also includes their income level, race/ethnicity, household type, and disability status.

Affordable housing projects supported with federal funds and subject to the Consolidated Plan are monitored on a regular basis to ensure compliance with income eligibility, lead paint rules and quality standards. The City performed the following monitoring functions in PY 2018:

- Prepared and made available information regarding income limits to individuals interested in the single-family rehab program;
- Performed three (3) Housing Quality Standards inspections on housing accepted into the CDBG-funded single-family rehab program; and
- Performed numerous on-site inspections of rehab in-progress activities for three (3) properties participating in the PY 2017 single-family rehab program.

The City provides deferred loans to low and moderate-income homeowners to assist with home repairs. The loans are funded through the CDBG program. The City has provided 120 homeowners with deferred loans over the past 14 years.

The City does not receive HOME, ESG, HOPWA or NSP funding.

Minority business outreach is conducted by using the State of Indiana database of registered MBE business owners. Invitation to quote letters are mailed to the business owners from northern Indiana. This procedure is also used for WBE business owners.

Activities conducted using CDBG funds are determined using the goals identified for the Consolidated Plan currently in effect and approved by HUD-Indiana Office.

The City of La Porte participates in the following activities with the main objective of reducing and ending homelessness:

- Monthly attendance and participation on subcommittees for the La Porte County Home Team. The Home Team is a consortium of social service and housing providers located in La Porte County. It has been operational for 15 years. The group discusses gaps in housing services and supportive services then develops plans to fill the gaps by creating new services.
- Participation in the PATH program operated by Swanson Center and the funding of a grant used as match in the amount of \$15,000 in PY 2018. The PATH program provides case management for homeless individuals in La Porte County who have a mental illness or other disability. Case managers frequent public places visited by homeless residents in the community; conduct an assessment; and continue meeting with the individuals assisting with securing housing, a source of income/employment, and the provision of support services.

#### **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 advertises public meetings notices in the local newspaper, on City Hall bulletin boards, the City's website, the Mayor's Facebook page, and through media releases. Notices are posted and published at least 10 days prior to the meetings being held. Citizens are given 15 days to comment on the performance reports.

Responses received from citizens are included in the CAPER.

Prior to submission of the CAPER to the U.S. Department of Housing and Urban Development, a draft copy of the CAPER is available for review in the Office of Community Development and Planning, on the City's website, and at the La Porte County Public Library.

Once the CAPER is approved, the official report is published on the City's website and available for review in the Office of Community Development and Planning.

**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 La Porte did not change any of the Consolidated Plan or Program Year 2018 Annual Action Plan program objective during Program Year 2018. Because the City receives less than \$500,000 per year in CDBG funds, no changes or expansion of programs are planned over the next year.

**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.

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**CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

The City of La Porte does not receive ESG funds.

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	LA PORTE
<b>Organizational DUNS Number</b>	074314246
<b>EIN/TIN Number</b>	356001084
<b>Identify the Field Office</b>	INDIANAPOLIS
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	

**ESG Contact Name**

**Prefix**  
**First Name**  
**Middle Name**  
**Last Name**  
**Suffix**  
**Title**

**ESG Contact Address**

**Street Address 1**  
**Street Address 2**  
**City**  
**State**  
**ZIP Code**  
**Phone Number**  
**Extension**  
**Fax Number**  
**Email Address**

**ESG Secondary Contact**

**Prefix**  
**First Name**  
**Last Name**  
**Suffix**  
**Title**  
**Phone Number**  
**Extension**  
**Email Address**

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	10/01/2018
<b>Program Year End Date</b>	09/30/2019

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**

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## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 1 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 2 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 3 – Shelter Information

**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 4 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 5 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 6 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 7 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 8 – Special Population Served**

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**

**10. Shelter Utilization**

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nights available	
Total Number of bed - nights provided	
Capacity Utilization	

**Table 9 – Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

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## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 10 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 11 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

Table 12 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach			
HMIS			
Administration			

**Table 13 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2016	2017	2018

**Table 14 - Total ESG Funds Expended**

**11f. Match Source**

	2016	2017	2018
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**Table 15 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2016	2017	2018

**Table 16 - Total Amount of Funds Expended on ESG Activities**