



**PROGRAM YEAR 2019  
CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT**

**December 2020**

**City of La Porte**

Thomas P. Dermody, Mayor

Department of Community Development and Planning

Tom Casey, Director

Mary Ann Richards, Community Development Block Grant Manager



## TABLE OF CONTENTS

CR-05 – Goals and Outcomes

CR-10 – Racial and Ethnic Composition of Families Assisted

CR-15 – Resources and Investments 91.520(a)

CR-20 – Affordable Housing 91.520(b)

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

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

CR-35 – Other Actions 91.220(j,k); 91.320 (i, j)

CR-40 – Monitoring 91.220 and 91.230

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

CR-45 – CDBG 91.520(c)

Appendix A: Public Participation including copy of Combined Notice, Affidavit of Publication, Public Meeting Sign-in Sheet, Minutes of Public Meeting

Appendix B: Public Comments Received during Comment Period

Appendix C: PR26

Appendix D: Mortgage Discharge Dates

## **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 2019, the City of La Porte conducted activities consistent with the priorities stated in the PY 2019 Annual Action Plan. The PY 2019 CAPER offers a general assessment of activities undertaken during the year to address priorities, goals, and objectives identified in the 2019-2023 Consolidated Plan and the PY 2019 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.

A housing fair focused on low and moderate-income residents in La Porte was scheduled for April 18, 2020. It was cancelled due to the pandemic created by the Coronavirus. The Fair was not rescheduled.

Three homeowners participated in the Home Owner Repair Program receiving \$157,490 in repairs. This funding is from PY 2018. For PY 2019, two homeowners have been selected. Activities are delayed due to COVID-19. One of the participants along with family members contracted the coronavirus. With current numbers escalating in the community, the Office of Community Development and Planning decided to delay activities for the balance of the year.

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 \$255,000 in CDBG funding was appropriated for demolition. In September 2020, demolition began on a vacant industrial building owned by the City. The City obtained the building and parcel of land, situated in a low-mod residential neighborhood, from La Porte County in a tax sale. The building was once the site of Tibma Bakery. It sat vacant for years becoming a "squatters paradise". Demolition is now completed. Future development plans include the constructing of affordable rental housing on the site consistent with zoning laws. The City hopes to donate the land to a not-for-profit housing organization in 2021.

Public service grants provided eligible activities to four organizations serving 833 beneficiaries. These four organizations used \$36,604 in CDBG funds. Services included minor exterior home repairs, parenting classes and education, homelessness case management, mental health services for homeless individuals, youth mentoring in La Porte schools. Two out of the four public service grant recipients provided their services virtually once the pandemic hit. The other two were able continue services using personal protection equipment, and social distancing.

### **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 2019**

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 \$0	Public facility or infrastructure activities other than low/mod income housing benefits	0	0	Persons Assisted	0%
Affordable Housing-PY 19 PY 18	Affordable Housing	CDBG \$70,000 \$157,490	Homeowner Housing Rehabilitated	5 5	2 3	Household Housing Unit	0% 60%
Demolition		CDBG \$255,000	Buildings Demolished	9	4	Buildings	40%
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 \$3,650	Public service activities other than low/mod housing benefit	6	19	Persons Assisted	317%
Quality of Life Services	Non-Housing Community Development	CDBG \$16,500	Public services activities other than low/mod income	168	785	Persons Assisted	467%

			housing benefit				
Reduce Homelessness	Homeless	CDBG \$16,454	Public service activities for low/mod income housing benefit	40	29	Households Assisted	73%
Addressing an Urgent Need (COVID)	Non-Housing Community Development	CDBG-CV \$275,815	Public service activities other than low/mod housing benefit	3,779	0	Persons Assisted	0%

**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	171	382	Households Assisted	223%

			income housing benefit				
Addressing an Urgent Need (COVID)	Non-Housing Community Development	CDBG-CV \$275,815	Public service activities other than low/mod housing benefit	3,779	0	Persons Assisted	0%

**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 2019:

- Affordable Housing Opportunities
  1. Conserve and Improve Existing Affordable Housing

The City of La Porte improved three existing homes during PY 2019 through the Home Owner Repair Program. Two new applicants are in the process of having work scopes developed and quotes solicited.

- 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 29 individuals. These individuals were able to access mental health services and substance abuse treatment through Swanson Center. Beginning in December 2019 through March 2020, an emergency shelter was developed in a former church to serve homeless individuals in La Porte requiring a place to sleep for the night. The Center Township Trustee and Liberty Bible Church worked together to secure a location, volunteers, and supplies to provide this opportunity for the homeless in La Porte. The shelter is set to begin a new season in December 2020. The emergency shelter in Michigan City continues to be an option for

homeless individuals in La Porte.

- Neighborhood Preservation

1. Foster neighborhood preservation and sustainability

The Home Owner Repair Program completed activities that assisted neighborhood preservation and made home ownership more sustainability.

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.

A grant was made to Rebuilding Together for minor home repairs in October 2019. Because of the pandemic, work was confined to the exterior of the houses and completed in August 2020. A total of 19 houses received services through this program. Most of the volunteers completed landscaping activities.

- 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 four social service agencies that provide services to low mod residents including those with special needs. These agencies provided case management and parenting skills teaching to families at risk of abuse; and mentoring for elementary and junior high students in four schools located in low-mod areas of the city.

- Demolition

The Office of Code Enforcement recommended the demolition of nine structures in the city using CDBG funds. One vacant, blighted building that was once Tibma Bakery was demolished in September 2020. Three other structures are currently in the queue for demolition. Asbestos remediation needs to be completed on one of the structures; soliciting quotes for demolition are currently underway for two structures. These structures are multi-unit rental buildings that are vacant and blighted. They were abandoned by the owners. The buildings are vacant.

If funding exists after demolition of the three residential structures, a fourth structure will be demolished on Lincolnway. This structure is owned by the city and is currently vacant. It was abandoned by the previous owner. A basement foundation cave-in has made this structure unsafe.

### 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 2019, six businesses began construction on new ventures in La Porte resulting in \$82,600,000 in capital investment. LEAP projects a total of 583 new jobs will be developed.

Unfortunately, one major employer announced a lay-off of 150 employees to begin during the fourth quarter of 2020. This lay-off is in addition to a previously announced lay-off of 115 during September 2020. The company makes airplane parts which is an industry negatively affected by the Coronavirus.

DRAFT



## 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	294
Black or African American	81
Asian	0
American Indian or American Native	0
Multi-race	74
<b>Total</b>	<b>835</b>
Hispanic	386
Not Hispanic	423

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, 46% of the persons served using CDBG funds were Hispanic; 10% were Black or African American; 9% were multi-race; and the balance of 35% 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		\$455,630	\$300,505

Table 4 – Resources Made Available

### Narrative

The City of La Porte received a PY 2019 CDBG entitlement grant of \$455,630. Only a total of \$113,477 was used for PY 2019 activities. The balance of the funds expended were from Program Year 2018 representing \$187,028. 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.

## 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.

DRAFT

## 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	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>11438</b>	<b>0</b>

Table 6- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	38	0
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>43</b>	<b>3</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 2019 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. The City is relying on community housing development organizations (CHDOs) to construct new housing in the city for low and moderate-income households. La Porte County Habitat for Humanity has identified a parcel in La Porte for construction of a home. This organization was planning to begin construction in 2020, however, the pandemic delayed activities.

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	514	0
Low-income	317	0
Moderate-income	4	0
<b>Total</b>	<b>835</b>	<b>0</b>

**Table 8 – Number of Persons Served**

**Narrative Information**

CDBG funds facilitated the rehabilitation of three housing units in PY 2019. However, the funding was from PY 2018. All the housing units were owner-occupied. Income verifications were completed to ensure proper eligibility for the program. The City has approved two homeowners for the owner-occupied program using PY 2019 funding. The pandemic has delayed activities for these homeowners.

## **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 contacting 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 2019, Swanson Center completed 29 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 an emergency shelter operated by Liberty Church and the Center Township Trustee. It is located in downtown La Porte at a former church. The facility is open between December 1 and April 15. It is a pads program. During the pandemic, guests can only stay overnight if they test negatively for COVID within the past three days.

Also available for homeless individuals are a 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. This facility completed renovations to the former church in August and opened in Michigan City in September. Men are located on the main floor of the building; women are in lower level. Shower facilities and laundry facilities are available on both floors for residents to use.

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.

Swanson Center, the county comprehensive mental health center, received a grant in PY 2019 from the City of La Porte in the amount of \$16,454 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, transitional housing shelters operating within the City of La Porte currently. 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 CDBG-CV funds assist residents in staying housed during the pandemic. Two organizations, the Center Township Trustees Office, and Catholic Charities, both received grants to provide financial assistance to households in La Porte who are delinquent with rental payments and utility payments. The goal is to prevent these households from becoming homeless.

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.

CDBG-CV funds awarded to the Center Township Trustee and Catholic Charities are helping to prevent homelessness by providing rent payments for residents of La Porte that have incurred a job loss or reduction in pay/hours as a result of the pandemic.



DRAFT

## **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.

DRAFT

## **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 homeowners who are income-eligible and meet additional criteria for the Home Owner Repair Program.

The City has renamed the Human Relations Commission now calling it the Diversity and Inclusion Committee. It is still under the Human Resources and Community Relations Department. This Department also is responsible for fair housing activities regarding 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 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 still 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 2019, 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 2019, 15.7% of the families in La Porte County were living in poverty. The median household income for the City of La Porte in 2018 was \$39,402. The rate is 120.8% of the state's poverty rate ranking 12<sup>th</sup> highest out of 92 counties in the state. In 2010, the poverty rate for all families was 20%. The amount of \$39,402 is an increase of \$2,668 from the previous year.

Using the 2018 ACS data, an affordable rent or mortgage payment is \$985 a month (represents 30% of median family income). Thirty percent of homeowners 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 2018, 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 \$235 for housing costs which means that other expenses must be cut to afford the \$985 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:

- Dunebrook
- Swanson Center
- Rebuilding Together
- Youth Service Bureau

Using CDBG-CV funds, the City allocated the following funds for the pandemic response:

La Porte Community School Corporation - \$19,895.00. These funds covered the installation of "Wi-Fi" hot spots at six schools within the City of La Porte to assist students without internet service the ability to access the internet during remote learning activities.

Center Township Trustee-\$147,129. This grant funds financial assistance to residents of La Porte who are affected by the pandemic through job loss, a reduction in pay, or illness. The trustee will pay rental payments, utility payments, and purchase prescriptions for those on a reduced and limited budget.

Catholic Charities-\$50,000. Much like the Center Township Trustee office, this grant funds financial assistance to residents of La Porte who are affected by the pandemic through job loss, a reduction in pay, or illness. The trustee will pay rental payments, and utility payments for those on a reduced and limited budget.

State Street Community Church-\$22,500. This grant funds the purchase of food to stock the church's food pantry and to assist in preparation of their weekly community meals.

The Salvation Army of La Porte-\$22,500. This grant funds the purchase of food to stock the church's food pantry and to assist in preparation of community meals.

The CDBG Program of the City of La Porte-\$13,791. The CDBG Program is using this funding to cover administrative expenses incurred during the administration of the CDBG-CV grant. Personnel costs, and equipment/software expenses have been paid for using these funds.

The City also maintains strong ties and coordinates its assistance with that of other funders such as United Way, Healthcare Foundation of La Porte, 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. In 2020, the City of La Porte attracted 583 new jobs and retained 0 jobs. There are six construction projects underway resulting in \$82,600,000 in new capital investment with a projected development of new jobs of 583 persons.

#### **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 2019, 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 2019, four organizations received grants totaling \$36,604.

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 jurisdiction's analysis of impediments to fair housing choice. 91.520(a)**

During Program Year 2019, a city-wide housing fair was planned for April 18, 2020. It was cancelled due to the Governor's Executive Order shutting down businesses and prohibiting large gatherings during the Coronavirus pandemic. It was not rescheduled due to the on-going pandemic.

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 5.8%. La Porte County's rate is 7.7%. These figures are taken from [www.hoosierdata.in.gov](http://www.hoosierdata.in.gov) County Unemployment Rates, September 2020-Non-Seasonally Adjusted.

During Program Year 2019, the City of La Porte conducted the following activities to comply with the Fair Housing Action Plan:

1. Placed fair housing brochures in information racks on the main floor of City Hall.
2. Placed fair housing posters on the main floor and second floor of City Hall.



## **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 2019:

- 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 four (4) subrecipients. No major findings were noted from the desk reviews. There were no on-site monitoring visits conducted due to the pandemic.
- Reviewed new applications for funding in PY 2020; and
- Prepared new agreements with the organizations selected for PY 2020 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 2019:

- Prepared and made available information regarding income limits to individuals interested in the single-family rehab program;
- Performed five (5) Housing Quality Standards inspections on housing accepted into the CDBG-funded single-family rehab program using PY 18 and PY 19 grant funds; and
- Performed numerous on-site inspections of rehab in-progress activities for three (3) properties participating in the PY 2018 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 124 homeowners with deferred loans over the past 15 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 16 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 \$16,454 in PY 2019. 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 on the City's official website. Because City Hall is closed due to the pandemic, hard copies of the CAPER will not be available for review. Residents will need to access the City's website.

Once the CAPER is approved, the official report is published on the City's website.

## **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.**

A substantial amendment was completed in February 2020. The amendment transferred CDBG funds in the amount of \$130,000 to the demolition project. These funds were in addition to the \$125,000 already appropriated in the Program Year 2019 CDBG budget. The funds will be used in city-wide demolition activities.

This project meets the National Objective of eliminating slight and blight within the area benefit. This project falls into the Public Facilities and Improvements eligible activity (Matrix Code 04 – Clearance and Demolition).

As a result of the Coronavirus, the City of La Porte made a second substantial amendment to the 2019-2023 Consolidated Plan and PY 2019 Annual Action Plan. The Consolidated Plan and Annual Action Plan was amended on July 1, 2020 to add 2020 CDBG Cares Act funds.

The City of La Porte received \$275,815 in CDBG-CV funds for PY 19. The projects funded are: program administration, rental assistance, utility payment assistance, prescription payment assistance, purchase of materials and supplies for food pantries and community meals, and the installation of Wi-Fi hot spots at three elementary schools located in low-mod areas of the city.

In the proposed use of 2020 CARES Act funds, three community partners meetings were held to determine priorities for funding in the City of La Porte. From conversations during these meetings with other funders and social service agencies, needs were identified of rental assistance, utility assistance, prescription assistance and food insecurity. No shelters were currently operating therefore the group decided not to allocate funding for emergency shelters in La Porte. A hotel was being used in Michigan City for homeless persons needed a place to recover after having a positive test result for Covid-19. Because the hotel was in Michigan City, the City of La Porte was unable to fund any part of the project using their CDBG-CV funding. The State of Indiana Department of Workforce Development listed an unemployment rate in La Porte County of 20.6% of the working population. Using this statistical information, it was decided to fund the provision of the above-mentioned projects. La Porte schools representative also requested funding to assist in the installation of Wi-Fi hot spots in three elementary schools in low-mod areas of La Porte. The three school principals learned that many of their students live in households where internet connections are not available. While students were eLearning, many were going to the local library parking lot to use the library's hot spot.

Since the original amendment was made and requested, the La Porte Community School Corporation modified its grant agreement to increase the number "Wi-Fi hot spots" from three to six schools without a change in their amount of award. Quotes for the materials came in lower than originally projected

and school staff would be able to complete the majoring of the hardwiring for the equipment.

**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.

DRAFT

# 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

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

##### 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>	10/01/2019
<b>Program Year End Date</b>	09/30/2020

**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**

DRAFT

## 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)**

DRAFT

## CR-75 – Expenditures

### 11. Expenditures

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

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
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		
	2017	2018	2019
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		
	2017	2018	2019
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		
	2017	2018	2019
Street Outreach			
HMIS			
Administration			

**Table 13 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2017	2018	2019

**Table 14 - Total ESG Funds Expended**

**11f. Match Source**

	2017	2018	2019
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	2017	2018	2019

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