



**PROGRAM YEAR 2022
CONDOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT**

December 2023

City of La Porte

Thomas P. Dermody, Mayor

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CR-05 - Goals and Outcomes

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

91.520(a)

The City of La Porte is an entitlement, receiving an allocation of Community Development Block Grant (CDBG) program funds through the U.S. Department of Housing and Urban Development (HUD). These funds help the City address the housing and community development objectives described in the City's Five-Year Consolidated Plan 2019-2023, which include but are not limited to affirmatively furthering fair housing, affordable housing preservation, public infrastructure improvements, and vital public services for special needs and low to moderate-income (LMI) populations. The narrative below describes the accomplishments for PY 2022 which is the third year of the five-year consolidated plan.

During PY 2022, the City of La Porte conducted activities consistent with the priorities stated in the PY 2022 Annual Action Plan.

A housing fair was not held during Program Year 202 due to the threat of COVID-19 and staff shortages.

Two homeowners participated in the PY 2020 Home Owner Repair Program receiving \$88,968.84 in repairs. Additionally, one homeowner participated in the PY 2021 Home Owner Repair Program receiving \$56,376 in repairs. This program runs a year behind the funding year. A total of \$244,488 was budgeted for this activity. One of the houses received lead hazard abatement and one house received lead hazard remediation. This funding is from PY 2020 and PY 2021.

The owner-occupied rehab program (Home Owner Repair Program) will be paused in PY 2023. CDBG funding will focus on sidewalk replacement and public services.

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 \$40,000 in CDBG funding was appropriated for demolition in the city budget. No demolitions occurred due to a change in policy in the Office of Community Development and Planning. The City re-allocated the funding for demolition for use in sidewalk replacement/repairs in a qualified census tract. The specific census tract is 423.

Four public service grants were awarded for activities benefiting La Porte residents between October 1, 2022, and September 30, 2023. The agencies receiving grants and their funding amount are: Catholic Charities \$10,000, Dunebrook \$20,000, Swanson Center \$33,000, and Youth Service Bureau \$4,500.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Completed
Administration, Planning and Management	Administration	CDBG: \$ 90,542 CDBG-CV 2020 Cares Act Funding: 0	Other	Other	5	0	0.00%
Ensure availability of housing choices for all.	Non-Housing Community Development Fair Housing	CDBG: \$	Other	Other	200	0	0.00%
Expand economic opportunities for Low/Mod Income	Economic Opportunity	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	0	0.00%
Expand Homeownership Opportunities and Education	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	5	0	0.00%
Expand Homeownership Opportunities and Education	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%
Foster neighborhood stability and enrichment	Non-Housing Community Development	CDBG: \$593,972 CDBG-CV 2020 Cares Act Funding: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	175	

Foster neighborhood stability and enrichment	Non-Housing Community Development	CDBG: \$ / CDBG-CV 2020 Cares Act Funding: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%
Foster neighborhood stability and enrichment	Non-Housing Community Development	CDBG: \$40,000 CDBG-CV 2020 Cares Act Funding: \$0	Buildings Demolished	Buildings	10	0	0.00%
Improve availability of a local shelter program	Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	4	0	0.00%
Maintain availability of decent & afford housing	Affordable Housing	CDBG: \$ / CDBG-CV 2020 Cares Act Funding: 0	Rental units rehabilitated	Household Housing Unit	15	0	0.00%
Maintain availability of decent & afford housing	Affordable Housing	CDBG: 244,488 CDBG-CV 2020 Cares Act Funding: 0	Homeowner Housing Rehabilitated	Household Housing Unit	20	3	0.00%
Reduce the risk of homelessness	Homeless Non-Homeless Special Needs	CDBG: \$ / CDBG-CV 2020 Cares Act Funding: 0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	40	0	0.00%
Reduce the risk of homelessness	Homeless Non-Homeless Special Needs	CDBG:\$10,000 CDBG-CV 2020 Cares Act Funding: 0	Homelessness Prevention	Persons Assisted	40	25	0.00%

Support opportunities to improve quality of life	Non-Housing Community Development	CDBG: \$ 57,500 CDBG-CV 2020 Cares Act Funding: 35,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		906	0.00%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

The City of La Porte addressed these goals during PY 2022:

The City completed repairs on three houses using PY 2020 and PY 2021 funds during PY 2022. Contractors are still affected by material delays to complete the work on a timely basis. Also, residents of these houses have been infected with COVID resulting in a one-to-two-week delay in finishing the rehab work.

Through the funding of a grant for homeless outreach, the City was able to reduce incidents of homelessness. The outreach is provided by Swanson Center, the county-wide comprehensive mental health center. Services were provided to 11 individuals. These individuals were able to access mental health services and substance abuse treatment through Swanson Center. Since there is no emergency shelter in La Porte, the emergency shelter in Michigan City continues to be an option for homeless individuals in La Porte.

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

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

The City of La Porte assisted three social service agencies that provide services to low mod residents including those with special needs. These agencies provided educational assessments and parenting skills teaching to families at risk of abuse; mentoring for elementary and junior high students in four schools located in low-mod areas of the city; and financial assistance to low and moderate-income residents who are at risk of being evicted due to a lack of rental payments and financial assistance for

utility payments.

The Office of Code Enforcement changed its approach to blighted buildings by fining the owners and requiring them to repair the buildings to bring them up to code. In Program Year 2022, \$40,000 was budgeted for demolition. No demolitions occurred using CDBG funds.

Economic Opportunity: Expand economic opportunities for all residents particularly those of low and moderate incomes.

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	785
Black or African American	139
Asian	7
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	931
Hispanic	148
Not Hispanic	783

Table 2 – 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 people 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 22,383 as of the 2020 Census. The Hispanic population is the largest minority group in the City at 13.1% of the total population. Black or African American is the second largest minority group at 4.1% of the total population.

Using data from Table 2, 16% of the persons served using CDBG funds were Hispanic; 15% were Black or African American; 1% were Asian; and the balance were white/non-Hispanic (68%).

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	452,712	64,548.85
Other	public - federal	396,268	35,000

Table 3 - Resources Made Available

Narrative

The City of La Porte received a PY 2022 CDBG entitlement grant of \$452,712. This expenditure covered public service grants and a portion of the general administration. Other expenditures were paid using previous funding years grants.

The City of LaPorte spent \$64,548.85 of PY 2022 CDBG entitlement funds and \$35,000 of CDBG-CV funds. The majority of the funds expended covered public service grant reimbursements.

The City budgeted \$555,902 of unspent funds to assist with completing activities in PY 2022.

The City of La Porte was cited on September 11, 2023, for a second year of noncompliance with the timely expenditure requirement compliance with Timely Expenditure Requirement. The City of La Porte had an adjusted line of credit balance of 2.81 times its annual grant on August 2, 2023. The City also had an adjust line of credit balance of 2.08 on August 2, 2022. As a result, a work out plan was submitted to HUD outlining efforts to draw down \$1,032,446.52 by August 2, 2024, to meet the timeliness test for Program Year 2023.

During Program Year 2021, the City awarded \$279,769.20 in CDBG funds to projects that were still affected by COVID-19. Regarding the Home Owner Repair Program, participants (homeowners) contracted the coronavirus in addition to contractors' employees. Projects were stalled due to isolation of those persons with the coronavirus. There were also delays in receiving building materials due to logistical delays. Doors, windows, and drywall were delayed up to six months on a project at 913 Ridge Street. Additionally, it was difficult procuring qualified contractors interested in quoting owner-occupied projects. All but four of the contractors stated that they were too busy to quote jobs.

The City has historically worked one-year behind with the owner-occupied rehab program due to the time it takes to accept applications, screen applicants, enroll applicants, and solicit contractors. Only one staff person is allocated to the owner-occupied rehab program.

Only two contractors in the two-county area are lead-certified by the Indiana State Board of Health. These contractors quoted jobs and were awarded contracts, however the City of La Porte had to wait until they had completed projects awarded before the City executed the contracts. The City continued to complete owner-occupied rehab projects from PY 19.

The owner-occupied rehab program from PY 2020 is currently underway along with PY 2021. A total of \$199,239 was funded for PY 2020.

Additionally, two organizations receiving CDBG public service grants have delayed their reimbursement requests. There have been no drawdowns made for one of the grantees during PY 2022. One drawdown was made in June 2023 for the second grantee and another drawdown is pending. This office met with the one organization who has not submitted an accurate reimbursement request to submit accurate payment requests before October 15, 2023, as stipulated in their grant agreements. An accurate reimbursement request has yet to be submitted.

Staff shortages occurred during 2022 that further exacerbated the expenditure of CDBG funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	See below.

Table 4 – 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 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 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.

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	38	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
Total	119	0

Table 5 – 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
Total	43	3

Table 6 – Number of Households Supported

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

The goals outlined in the PY 2022 CAPER are included in a five-year representation. The city plans to accomplish the five-year goal by providing services and counting beneficiaries on an annual basis.

Discuss how these outcomes will impact future annual action plans.

Future annual action plans will not reflect the construction of new housing units. 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. The City of La Porte is pausing the owner-occupied rehab program choosing to focus funding on sidewalk replacement.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	427	0
Low-income	506	0
Moderate-income	4	0
Total	937	0

Table 7 – Number of Households Served

Narrative Information

CDBG funds facilitated the rehabilitation of three housing units in PY 2022. Funding from PY 2020 and PY 2021 was used to complete the rehabs. A total of \$145,314.84 was used to complete the rehabs. Funding from PY 2020 totaled \$88,968.84; PY 2021 used \$56,376. The house using PY 2021 funding was rehabbed to make the house ADA-compliant for one of the homeowners using a wheelchair. The doorways were enlarged, and bathrooms were modified to accommodate the wheelchair. This year is the final year for the owner-occupied rehab program. Sidewalk replacement will be using the majority of the CDBG funds. The city is allocating CDBG funds and portion of general funds to comply with a court order from a lawsuit filed several years alleging discrimination by two disabled residents of La Porte. They claimed that discrimination was occurring because the city was not maintaining sidewalks and curb cuts at intersection to accommodate disable individuals.

Income verifications were completed to ensure proper eligibility for the program. Environmental reviews are complete and AUGF have been received for both funding years.

The balance of the persons served were through CDBG entitlement funds granted to four agencies: Catholic Charities, Dunebrook, Swanson Center, and Youth Service Bureau. Catholic Charities provided homeless prevention services 25 families using \$10,000; Dunebrook provided assessments to 557 families with infants and toddlers that were at risk of abuse using \$20,000. Swanson Center worked directly with 11 homeless individuals in La Porte. They have not submitted an approved reimbursement request yet. Finally, the Youth Service Bureau provided mentoring services to 337 youth using \$4,500.

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 outreach services for homeless individuals in the City of La Porte as well as throughout the county. Outreach workers 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 outreach workers provide information about services available; conduct assessments; and make referrals to organizations able to provide supportive services. During PY 2022, Swanson Center submitted payment reimbursements in August 2022 that included ineligible activities. They were asked to re-submit amended payment reimbursements. The Office of Community Development and Planning are still waiting on the requests and supporting documentation. The PATH program experienced a staffing shortage during PY 2022 and only one outreach worker was working splitting their time between La Porte and Michigan City.

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.

There was no emergency shelter available to individuals in La Porte during PY 2022. Homeless individuals were referred to the emergency shelter in Michigan City for housing.

Also available for homeless individuals are a family shelter in Michigan City or the men's or women's interfaith shelters (now known as Nest) also located in Michigan City. Both the men's and women's shelters operated by the Interfaith PADS Program are open year-round at a single location on the west

side of Michigan City. Homeless individuals from La Porte are allowed to stay in their facilities. 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. At this time, there are no shelters located in La Porte.

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 2022 from the City of La Porte in the amount of \$33,000 that funds two outreach workers who work 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. The 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. La Porte's CDBG funding covers the costs of salaries and benefits for an outreach worker who conducts outreach and assessments in La Porte on a part-time basis.

Due to shortages in funding from private and public sources, transitional housing shelters operating within the City of La Porte are currently unavailable. Permanent supportive housing exists as a program of Paladin. This program provides housing for development disabled clients of Paladin. Housing Opportunities, headquartered in Valparaiso, Indiana, owns and operates four rental units of permanent supportive housing in La Porte.

Housing Opportunities plans to open a new affordable housing development in La Porte that will provide 16 rental units to extremely low-, low-, and moderate-income households on the east side of La Porte. The building was donated to Housing Opportunities by the City of La Porte. Housing Opportunities received \$7 million to renovate the site. The construction is expected to begin in early 2024.

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.

The Center Township Trustee relocated to a larger office location in 2021. Included in the location is a drop-in day location for homeless individuals in La Porte. The space provides showers, a laundry, and meeting space for case managers, therapists, and other community homeless advocates to meet with homeless individuals.

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 Center Township Trustee's Office provides temporary assistance for homeless individuals recently discharged from hospitals through the purchase of hotel rooms. Swanson Center's PATH program works with these individuals to secure permanent housing upon leaving the temporary housing.

Swanson Center, the county comprehensive mental health center, has policies and funding available to assist individuals being released from state or private mental health facilities. These options include admission into sober living facilities, or group residential housing.

Also, the state mandates all persons committed to any of the state treatment facilities are assigned a mental health case manager. Discharge planning begins when the individual is committed and before the person is discharged.

For individuals incarcerated in state prisons, institutional parole officers assist with release planning ensuring a parolee has stable housing upon release.

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 homeless outreach services for homeless individuals who are mentally ill and/or have a substance abuse program. One goal of the outreach is to secure stable, affordable housing for the homeless individuals.

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.

When encountering homeless individuals and families in La Porte, organizations make referrals to the homeless shelters in Michigan City, specifically Sand Castle Shelter for Families or Nest (formerly the Interfaith Shelter for Men and Women). If a family chooses to remain in La Porte, hotel vouchers are provided by the Center Township Trustee Office for a short period. The trustee's office works with the homeless individual to secure housing before funding for the hotel room expires.

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.

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. Federal funds are diminished on an annual basis and a restricted tax levy on the county level limits on funding made to the City of La Porte. 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 is adjacent to the City.

The Office of Community Development and Planning made 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 is also 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 majority 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 to 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 the 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 2022, three lead-based paint hazard evaluations were conducted on properties in the Home Owner Repair Program. These properties resulted in two positive assessments 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 has been 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 is 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 2022, 12.2% of the families in La Porte County were living in poverty which represents a slight increase of .1% from 2021 ranking La Porte County 35th in poverty rates in Indiana. The median household income for the City of La Porte in 2022 was \$62,620. The rate is 99.8% of the state's poverty rate, ranking 35th highest out of 92 counties in the state. This rate represents a decrease from 104.3% in the previous year. In October 2023, the unemployment rate was 3.8% which is the fifth highest in the state. The annual unemployment rate for La Porte County is 3.7% which is the eighth highest in the state.

According to the U.S. Census Bureau, 18% of families in the City of La Porte are living in poverty. This figure represents a decrease of 1.5% from the previous year.

According to The Self-Sufficiency Standard for Indiana from the Indiana Institute for Working Families published in 2019, 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. This data does not show inflation

costs in 2023. More recent data has not been released.

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 PY 2022, the City of La Porte awarded two grants using CDBG-CV funds to food pantries operated by The Salvation Army of La Porte and State Street Community Church. The Salvation Army of La Porte received \$20,000 and State Street Community Church received \$15,000. Both organizations used 100% of their funding for the purchase of food to be distributed through their respective food pantries.

The Salvation Army of La Porte provided services to 7,134 beneficiaries of which 7,125 were 30% AMI and 9 were 50% AMI.

State Street Community Church provided services to 2,713 beneficiaries of which they were all 50% AMI.

The City of La Porte was unable to locate daycare centers interested in participating in a CDBG-CV daycare subsidy for families affected by COVID. Administrative staffing shortages were the most common reason. Staff were not available to verify income, track service provided, and wait for reimbursement from the City. As a result, this service was not delivered.

In 2023, the City of La Porte attracted 82 new jobs and retained 61 jobs. There were five construction projects underway resulting in \$37,000,000 in new capital investment. Two were commercial developments and three were light industrial developments.

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

The City strives to fill gaps in services for all its citizens. In Program Year 2022, 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 the HOME Team - Continuum of Care.

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.

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 2022, four organizations received grants totaling \$67,500.

The City of La Porte also partnered with La Porte County Habitat for Humanity to increase affordable housing for low and moderate-income persons in La Porte. During PY 2022, Habitat began construction of one new owner-occupied house on land where the Tibma Bakery once stood in Census Tract 421. They expect to have the house completed and occupied in spring 2024. Habitat divided three parcels into five lots. This agency projects to construct five new affordable single-family homes on the parcels beginning in 2023 through 2025. CDBG funds were used to demolish a blighted, vacant bakery building and remediate environmental contamination using a private company.

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

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 following impediments were identified during the analysis of impediments process:

Concentration of Poverty

Growing Affordability Pressure

Growing Segregation

Access to Employment

Lack of Resources for Fair Housing Enforcement

Investment in Neighborhoods

During Program Year 2022, 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.

The CDBG Program Manager also provided information to the City of La Porte Diversity and Inclusion Commission. The information included training opportunities on fair housing.

A lack of affordable housing was included in the Growing Affordability Pressure impediment. Partnering

with La Porte County Habitat for Humanity will provide six additional affordable units by 2025. One house is currently under construction by La Porte County Habitat Humanity. The remaining four houses are scheduled for completion in 2024 and 2025.

Another project included in the Growing Affordability Pressure impediment is one administering by Housing Opportunities, a Valparaiso-based housing development organization. They are in the planning process and funding procurement process to development a vacant bottling facility into an affordable housing development. They will create 16 one and two-bedroom units inside the former Coca-Cola Bottling Plant on the east side of the city. Housing Opportunities is receiving over \$7 million to assist in the redevelopment of the site. Monthly rents will not exceed more than 30% of the tenants' income.

The CDBG program used PY 2021 funding along with PY 2022 funding to replace sidewalks along Harrison Street surrounding Lincoln Elementary School during the summer and fall of 2023. Harrison Street is in a low-income neighborhood adjacent to the downtown of La Porte. It is in Census Tract 423 which is a qualified census tract. Harrison Street is also in one of the oldest sections of town. A total of 54% of the structures are rental properties. The project will complete the work during spring 2024 when a total of 30 trees are planted in the area.

The sidewalk replacement project complies with Investments in the Neighborhoods.

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, Indiana complies with all local, state, and federal regulations when implementing its housing and community development requirements. Staff review the HUD Exchange and the HUD official website to ensure that the most recent notices, final rules, and guidance are followed. Team meetings are held bi-monthly to assess projects, contract compliance, and information-sharing.

Swanson Center had trouble providing monthly payment requests and demographic reports due to staffing vacancies and staff turnover. The financial coordinator and an outreach worker left employment with Swanson Center resulting in a delay in providing services and meeting reporting requirements. These two positions were filled during late summer 2023 and early summer 2023. The City of La Porte, Indiana expects service delivery to improve with the training of the outreach worker. While in La Porte, the outreach workers use an office in the Center Township Trustee's office to meet homeless individuals for scheduled appointments. The outreach workers also provide support services for the trustee when serving homeless individuals. Reviewed new applications for funding in PY 2021.

Catholic Charities had difficulty in providing monthly payment requests and demographic reports also. Their final report and reimbursement request was submitted in November 2023.

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 2022:

- 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 for applicants of the CDBG-funded single-family rehab program using PY 22 funding.
- Conducted a screening committee review of the five applications received for the PY 2022 Home Owner Repair Program. The screening committee consisted of the city planner, building inspector, code enforcement director, and the CDBG program manager. The committee made recommendations as to which houses to admit into the program. Three houses were admitted.
- Performed numerous on-site inspections of rehab in-progress activities for three (3) properties participating in the PY 2020 and PY 2021 single-family rehab program.

During Program Year 2022, the City of La Porte partially completed a sidewalk replacement program within Census Tract 423. A total of 1,430 square yards of sidewalks were replaced and nine accessible

ramps were installed where they previously did not exist.

The only work remaining to complete in this project is the planting of 30 trees to replace the ones that were removed due to disease or outgrowing the space along the sidewalks. The City plans to plant these trees in the spring of 2024. Consultation with the city arborist to select appropriate urban trees is underway.

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.

The comprehensive planning requirements include the community planning and development process of the 5-Year ConPlan, subsequent AAPs, and CAPERs as per 24 CFR 91 Subpart A, C, and F. Citizen participation is a vital part of the consolidated plan process, and the City of La Porte ensures the Citizen Participation Plan is complied with.

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.

The notice of comment was published December 1, 2023, in the La Porte County Herald Dispatch. The comment period began December 4, 2023, and ended December 20, 2023.

A public hearing was held Monday, December 11, 2023.

Responses received from citizens are included in the CAPER.

Disability and Translation Assistance: In accordance with the American with Disabilities Act (ADA), with at least one business day of advance notice, the City of La Porte shall provide assistance and special arrangements for those who are disabled to provide information and services concerning federally funded programs. All visual aids in the City Council chambers are displayed on large screens to help all sighted persons to see them better and all public hearings are held in locations that are accessible to persons with disabilities. Translation services will also be provided for people who need assistance reviewing printed documents and/or other related materials. Citizens may contact the Community Development Block Grant Program Manager at 219/362-8260 at least 24 hours in advance to request such services.

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. Hard copies of the CAPER were also available for review in the Office of Community Development and Planning and at the La Porte County Public Library.

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

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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.

PY 2022 is the fourth planning year of the Five-year Consolidated Plan 2019-2023. There are no changes anticipated to the overall priorities and goals of the Five-year Plan. The priority needs and goals continue to serve as the basis of the Five-year Plan, and the City does not plan any changes to the program goals or target outcomes.

CARES Act Funding

The City has CDBG-CV funding remaining from the original allocation of \$396,268 made by HUD in 2020. The PY 2023 Action Plan does not include activities to expend the remaining funding of \$. In PY 2022, two CDBG-CV grants were awarded to two food pantries in the amount of \$35,000. A total of 9,847 individuals were provided services through these two food pantries.

The City of La Porte planned to help subsidize daycare for families affected by COVID. The City was unable to locate daycare facilities that were interested in funding to help subsidize the provision of childcare to families affected by COVID. As a result, the funds were never used.

The City substantially amended its Five-year Consolidated Plan 2019-2023 to include the additional allocation of CDBG-CV funding through the CARES Act in 2020. CDBG-CV funds were provided for financial assistance for housing payments, utility payments, prescription payments, food pantry purchase of materials and supplies, and the purchase and installation of "hot spots" for the schools within the City of La Porte. During PY 2022, the City continued to monitor the needs of citizens as they relate to the pandemic.

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

No

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

CR-58 – Section 3

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

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

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.	0				
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The City of La Porte, Indiana receives a small allocation of CDBG funds for activities that benefit low and moderate-income activities. The City has only one employee who administers the CDBG program.

None of the activities including the owner-occupied rehab program qualify as Section 3 projects.

Additionally, the City does not have a public housing authority.