



**Executive Summary**

## **Consolidated Plan 2019-2023**

# **CONSOLIDATED PLAN**

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**2019 - 2023**

City of La Porte  
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# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Consolidated Plan (Plan) serves the City of La Porte's Five-Year Plan for the use of Community Development Block Grant (CDBG) funds. The City of La Porte submits the Plan to the U.S. Department of Housing and Urban Development (HUD) as an application for funding for one HUD entitlement program, Community Development Block Grant (CDBG). The City also uses this Plan to coordinate with other federal and state grant programs and local initiatives.

The purpose of the Consolidated Plan is to identify a city's housing and community development needs, priorities, goals, and strategies; and to stipulate how funds will be allocated to housing and community development activities over the next five years. The priorities will direct future investment of HUD resources in the City. The Plan also serves as a guide to allocate resources for specific projects and programs that support stated objectives and advance identified goals. The Consolidated Plan has the following components:

- An assessment of housing and community development needs based on demographic and housing market information.
- Implementation of strategies to address housing and community development needs.
- The Annual Action Plan outlines the City's intended uses of CDBG funds for the upcoming fiscal year.

Programs and activities described in the Plan intend to primarily benefit low and moderate income residents of the City of La Porte, neighborhoods with high concentrations of low and moderate-income residents, and the City as a whole. The City's Office of Community Development and Planning is the lead agency in developing the 2019 - 2023 Consolidated Plan

The development of the 2019-2023 Consolidated Plan is the product of considerable public outreach, multiple public meetings, and consultation with several agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low and moderate income individuals, provision of services to children, elderly persons, individuals with disabilities, persons with HIV/AIDS and their families, and homeless persons. The research process involved the analysis of the following key components: demographic, economic, and housing data; affordable housing market; special needs populations (homeless and non-homeless); and consultation with public and private agencies, as well as citizen participation.

The Consolidated Plan was prepared using the eCon Planning Suite, including the Consolidated Plan template in the IDIS (Integrated Disbursement and Information System). Most of the data tables in the Plan are populated with default data from the U.S. Census Bureau and supplemented where appropriate with 2017 American Community Survey (ACS) data. Other



sources are noted throughout the Plan, including the addition of more recent data where available.

The Plan development process also included the development of the first-year Annual Action Plan based on the goals outlined in the Plan. The Action Plan details activities the City of La Porte will undertake to address the housing and community development needs and local objectives using CDBG funds received during program year 2019.

The Consolidated Plan is divided into six sections with the Needs Assessment, Market Analysis, and Strategic Plan forming the key sections:

- Executive Summary
- Process
- Needs Assessment
- Market Analysis
- Strategic Plan
- Annual Action Plan

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The City of La Porte has extensive housing and community development needs. CDBG funds alone will not be adequate to address the myriad of needs identified by data analysis, public input process or summarized in the Needs Assessment and Market Analysis of this Plan. Recognizing the national objectives of the CDBG and specific program regulations, the City intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low and moderate income households and those with special needs. Use of CDBG will focus on some of most critical needs in La Porte, based on the following goals and priority needs:

### **Goal:           Housing**

#### **Objective:   Expand Homeownership Opportunities and Education**

- Provide assistance to low and moderate income households to achieve homeownership
- Support homeownership education and financial literacy for low and moderate income homebuyers

### **Goal:           Affordable Housing**

#### **Objective:   Maintain availability of decent and affordable housing units**

- Support rehabilitation of owner occupied housing units

- Promote rehabilitation of mixed use affordable housing particularly in Downtown area.

**Goal:**           **Revitalization**

**Objective:**   **Foster neighborhood stability and enrichment**

- Support code enforcement and demolition of substandard structures to ensure neighborhood character and safety.
- Assist homeowners with maintenance of their homes, particularly those very low income and senior homeowners.
- Promote development of infill housing in existing neighborhoods
- Support public facility improvements to maintain neighborhood character and enhance accessibility

**Goal:**           **Economic Development**

**Objective:**   **Expand economic opportunities particularly for those residents with low and moderate income.**

- Support business investment and job creation.
- Support initiatives which enhance employment opportunities for low and moderate income persons

**Goal:**           **Community Services**

**Objective:**   **Increase opportunities for self-sufficiency**

- Provide support services to people with special needs including access to mental health and emergency assistance.
- Support activities that promote self reliance, employment and education.

**Objective:**   **Ensure availability of housing choice for all residents**

- Expand local capacity to promote fair housing outreach and education
- Collaborate with local and regional institutions to ensure availability of home, mortgage and insurance to all residents.

**Goal:**           **Homeless**

**Objective:**   **Improve availability of a shelter facility**

- Collaborate with local organizations to develop a locally based supportive and emergency housing facility.

**Objective:**   **Reduce the risk of homelessness**



- Support Home Team to maintain coordination and adequate safety net for homeless families and individuals in the City.
- Assist local organizations to provide services to remove causes of homelessness.

During the five-year Plan period, the City expects to receive approximately \$440,000 annually in CDBG funding, for a five-year total of \$2.4 million. CDBG funds will primarily be used for housing, public services, revitalization, homeless activities and administrative costs. Specific activities that will be funded are expected to be housing rehabilitation; homeownership assistance; improvement of public facilities and infrastructure; removal of architectural barriers; public services; and assistance to families or businesses for economic development and self-sufficiency. The City of La Porte anticipates to accomplish the following outcomes from implementation of its five year program.

#### Five year Goal - Housing

Activity	Unit	Five Year Goal
Rental Housing Subsidies/Assistance	Housing Units	15
Construction of New Housing	Housing Units	5
Direct Homeownership Assistance	Housing Units	10
Rehab, Single-Unit Residential (Owner)	Housing Units	20
Rehab, Multi-Unit Residential	Housing Units	0
Rehab, Publicly-Owned Residential Buildings	Housing Units	0
Energy Efficiency/weatherization Improvements	Housing Units	10
Lead-Based/Lead Hazard Test/Abatement	Housing Units	20
Homeownership Assistance (not direct)	People Served	120

#### Five year Goal - Homeless

Activity	Unit Served	Five Year Goal
Supply of supportive housing	Housing Units	4
Supportive service to homeless individuals and families	People Served	80
Transitional Housing	Housing Units	0
Chronic Homelessness	People (Served)	20
Homeless Assistance (not direct)	People (Outreach)	100

#### Five Year Goal - Community Development

Activity	Goal					Total
	2019	2020	2021	2022	2023	
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	0	0	0	0	0	0
Production of new owner units	1	1	1	1	1	5
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	3	3	3	3	3	3
Acquisition of existing owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	4	4	4	4	4	20
Homeownership assistance	20	25	25	25	25	120

Activity	Goal					Total
	2019	2020	2021	2022	2023	
Homeless Assistance	10	10	10	10	10	50
Non-Homeless	0	0	0	0	0	0
Special Needs	10	10	10	10	10	50
Infrastructure Improvements (Curbs, Sidewalks, lighting, etc.)	150	150	150	150	150	750
Assistance through Public Services	100	100	100	100	100	500
Economic Development/Jobs	10	10	10	10	10	50
Demolition/ Urban Renewal Completion	2	2	2	2	2	10

### 3. Evaluation of past performance

During the previous Consolidated Plan period, the City has utilized about \$2.4 million CDBG funds for a variety of different housing and community development activities, including:

**Housing:** The City operated an owner occupied housing rehabilitation Program. Approximately 23 homeowners have been assisted through this programs between FY 2014 and FY 2018.

**Housing Counseling:** The City assisted 98 households with pre-purchase home ownership counseling and education.

**Homeless:** The City of LaPorte continues to utilize CDBG funds to support the county-wide continuum of care and homeless prevention efforts. Approximately 329 homeless persons or individuals with the risk of homelessness were assisted between FY 2014 and FY 2018.

**Public Facility Improvements:** In an effort to foster neighborhood revitalization, the City of LaPorte made sidewalk and intersection improvements in several neighborhoods. Most of the public improvements were targeted in areas where the City was involved in housing rehabilitation. These improvements also benefited many residents with disability as sidewalk reconstruction often removed access to barriers. As a whole, more than 3,095 persons are estimated to have benefited from this program.

**Public Services:** The City of LaPorte utilized CDBG funds to provide funding assistance to local agencies or programs which provided a variety of services to low and moderate income persons. The activities funded include day care, homeless prevention, housing counseling, fair housing services, and homeless services and assistance. More than 5,136 persons have received assistance during the last five years. The City also assisted individuals with special needs. In this respect, the City provided assistance to more than 662 individuals.

### 4. Summary of citizen participation process and consultation process

To solicit public input during the development of the Consolidated Plan, the City of La Porte conducted two stakeholder meetings, several one-one interviews, two community meetings, and administered a Needs Survey. The City also posted two legal notices notifying the public of a



public meetings. These notices were placed in local newspaper, Herald Argus on June 5, 2019 for the first meeting and on June 24, 2019 for the public meeting. The same notices were also emailed or posted on other media outlets and City's web site.

The City solicited proposals from interested individuals and agency by directly contacting and placing a notice on the City's web site as well as emailed to various departments, and agencies, media outlets. Outreach activities included the following:

- Technical Assistance Meeting with interested public service agencies. April 4, 2019. Three agencies participated.

**4.1. Community Meetings:** La Porte held two community meetings to solicit input on needs, respond to strategies and funded programs for the first year. The public meetings were held in the evening to accommodate citizens interested to attend the meetings.

- Community Meeting #1: The public needs meeting was held on June 20, 2019 requesting comments from the public on issues related to the development of affordable housing, economic development, infrastructure improvements and social service needs. The public was encouraged to offer input on how the City through the use of block grant funds could address these issues in the upcoming 2019-2023 Consolidated Plan and Program year 2019 Action Plan.
- Community Meeting #2: July 10, 2019, La Porte City Hall, 801 Michigan Avenue, 5:30 PM. The public was invited to review goals, objectives and strategies the City plan to use for the next five years to allocate its CDBG funds. The City also identified activities that it will fund for the first year of the Plan. Summary copies of the 5 Year Consolidated Plan and Action Plan were made available to attendees. The participants were also informed that they can provide input and about the plan until August 10, 2019.

**4.2. Stakeholder Meeting:** La Porte Civic Center Auditorium, 1001 Ridge, June 12, 2019.

More than 10 different agencies attended this meeting and provided input about the community needs. Topics discussed include, housing, community development, social services needs and the homeless. The group also discussed service delivery issues in the City. Activities to engage local Community/Stakeholder includes:

- Posted notice on City's website on the newsflash and CDBG page on March 27, 2019, June 5, 2019, and June 24, 2019.
- Posted Notices on La Porte County Public Library on May 31, 2019.
- Media release was issued electronically to local media outlets, May 31, 2019
- Posted notices at the local news paper, Herald Argus, on June 5, 2019 and June 24, 2019.
- Distributed via Email to all CDBG-funded agencies on March 27, 2019.
- Distributed via Email to members of Home Team, local continuum of care entity (partnership of non-profit and government agencies) on May 23, 2019.



- Distributed via Email to all City agencies on June 3, 2019.

- 4.3. **Meeting with City Agencies:** These meetings were held on June 11, 2019 in three different groups. The primary purpose of these meetings were to collect information and input about different programs or opportunities that may exist throughout the City. Included in these meetings was a meeting with the Mayor Krentz.
- 4.4. **Housing and Community Development Needs Survey:** A short needs questionnaire was developed to identify the housing and community development needs and priorities. All participants in meetings were requested to complete the survey. About 14 responses were received. The results of the survey was tabulated by the Arsh Group and used as a part of needs assessment and establishing strategies. Please see Appendix 1 for the tabulation of the results.
- 4.5. **Applications for Funding:** A “Notice of Funding Availability” was released to different media outlets and interested parties list on March 27, 2019. Application for funding was also made available on the same day. Media release included local newspapers, radio stations, and on line news sites. Media release was also posted on the City’s web site. Availability of funds was also included in the public notices published in Herald Argus on June 5, 2019 and June 24, 2019.
- 4.6. **Public Review of Draft Documents:** A summary of the draft Consolidated Plan and a full listing of the activities proposed for funding were made available at the second public meeting. A 30-day public review was held from July 10, 2019 through August 10, 2019. Copies of the draft Plan were made available for the public review at the following locations:
  - City Hall, Office of Planning and Community Development, 801 Michigan Avenue, La Porte)
  - La Porte County Public Library

The final Consolidated Plan, amendments to the Plan, and annual performance reports will be available for five years at City Hall and the La Porte Library. Residents affected by the Plan’s implementation will be provided with free access to the City’s plans.

## 5. Summary of public comments

The City of La Porte extensive public and community outreach resulted in valuable comments. All comments received during the needs meeting were general or clarification in content with the most important issue expressed were the need for public services and the need for a facility for the homeless in the City. The City did consider these comments in development of plan and formulation of strategies. Comments received during the public meeting include:

**To be completed after the public meeting.**

## 6. Summary of comments or views not accepted and the reasons for not accepting them

No comments opposing the submission of the 2019-2023 Consolidated Plan and Program Year 2019 Annual Action Plan were received from the public.

## II - 2019 ANNUAL ACTION PLAN

The proposed 2019 Annual Action Plan supports priorities described in the 2019-2023 Consolidated Plan. These projects will enhance housing and community development objectives in the City of La Porte.

The priorities that are funded through the Fiscal Year 2019 allocation of \$455,630.

CDBG	\$ 455,630
Prior Year (2017) Funds	\$ 32,578
Program Income, CDBG	\$ 0.00
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<b>Total</b>	<b>\$ 488,208</b>

During Program Year 2019, the City of La Porte will utilize CDBG funds in the following manner:

<u>Activity</u>	<u>Funding</u>
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### Program Administration

- General Administration \$ 84,625  
Overall coordination, monitoring and management of the CDBG program
- Housing Fair \$ 6,500  
Administrative expenses related to City's annual fair housing conference.

### Housing Programs

- Owner Occupied Rehab Program \$ 200,000  
Rehab loan and grants to minimum of five (5) eligible low and moderate-income homeowners in selected neighborhoods.
- Rehabilitation Program Administration \$ 35,479  
Administration of owner occupied residential rehabilitation and affordable housing program including monitoring, management, accounting, and final inspection.

### Revitalization

- Demolition \$ 125,000



Provides funding to demolish three (3) vacant and blighted structures in an L/M area.

### Public Services

6. Healthy Families \$ 12,000

Dunebrook will provided support and case management services to at risk families in need of assistance. Services provided include parenting education, child development education, assessments, prevention of abuse, mental health counseling, referrals to community services, and participation of families in bonding activities. All assisted families will be low and moderate income. The program will assist 50 families.

7. Homeless Case Management \$ 16,454

Swanson Center will provide intensive case management to 40 individuals with serious mental illness or have co-occurring substance use disorders and are experiencing homelessness or are at-risk of becoming homeless. Services include community-based outreach, mental health counseling, substance abuse counseling, case management, and temporary housing.

8. Youth Mentoring \$ 4,500

The Youth Service Bureau will provide services to up to 25 low to moderate-income elementary school students in La Porte with a mentor who provides positive youth development and acts as a proper role model once a week during school hours. Services funded by CDBG are targeted at Riley, Handley, and Hailmann Schools which are all Title I schools and have a high occurrence of free/reduced lunch rates.

9. Minor Home Repair \$ 3,650

Funding will provide administrative assistance to Rebuilding Together of La Porte County to provide free home repairs to low to moderate-income homeowners in La Porte. Home repairs include patching of roofs, painting, landscaping, installation of new furnaces, electrical repairs such as installing working outlets and switches, replacement of lightbulbs, installation of exterior lighting, plumbing repairs such as faucet replacement, new traps, new toilets, and cleaning out of clutter from houses and garages. A total of 6 households are expected to receive assistance.

**Total CDBG \$ 488,208**