

City of Michigan City

Duane Parry, Mayor

Housing and Community Development 2021 Annual Action Plan (Draft)



A component of the 2019-2023 Consolidated Plan
City of Michigan City Housing and Community Development Block Grant Office

July 2021

Prepared By:
Community Development Block Grant Office
100 E. Michigan Blvd.
Michigan City, IN 46360
Phone: (219) 873-1419
Fax: (219) 873-1580
sherryn@emichigancity.com

Executive Summary

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

1. Introduction

The Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990 require jurisdictions receiving assistance under the U.S. Department Housing and Urban Development Community Planning and Development programs to prepare and submit an Annual Action Plan and a Consolidated Annual Performance Evaluation Report (CAPER). The Community Division is the lead agency responsible for the coordination and administration of the City's CDBG program. As an entitlement community, the City of Michigan City receives an annual award through the Community Development Block Grant (CDBG) Program which also requires filings of an Annual Action Plan and a Consolidated Annual Performance Report (CAPER). The Planning and Inspection Department, Community Development Division, is the lead agency for the coordination and administration of the City's CDBG Program.

The 2021 Action Plan describes how Michigan City intends to invest its Community Development Block Grant for the 2021 program year. It also identifies actions that the CDBG program and other local organizations may use to further the strategies in the City of Michigan City Housing and Community Development Consolidated Plan for 2019-2023. In 2019 the City of Michigan city updated its Five-Year Consolidated Plan (Con Plan) for the Community Development Block Grant (CDBG) Program. The Con Plan uses a comprehensive outreach and citizen participation process that describes priority needs facing the community and development strategies to address those needs.

A significant component of each Annual Action Plan is the amount of CDBG funds available to meet Con Plan objectives. Because the City's CDBG annual entitlement (Federal Award) is based upon Congressional appropriation and formula, funding varies from FY to FY. All the activities mentioned in this Action Plan are based on current priorities. All the proposed projects and activities are intended to principally benefit residents of Michigan City (LaPorte County) who have extremely low, low and moderate-incomes, and populations that have special needs, such as the elderly, disabled, and homeless.

2. Summarize the objectives and outcomes identified in the Plan

The 2019-2023 Consolidated Plan and 2021 Annual Action Plan identify several objectives and outcomes in the areas of affordable housing, neighborhood improvement, community development needs within low-moderate income neighborhoods and the provision of public services to low-income households.

The City of Michigan City has five objectives and outcomes that plan to be addressed. These include:

1. To maintain the condition of existing housing stock. In order to meet this objective, CDBG funds will be utilized to assist income eligible homeowners with making improvements.
2. To eliminate blighting influences and the deterioration of property by utilizing CDBG funding for code enforcement, to demolish unsafe structures that are unsuitable for rehabilitation, and provide interim assistance.

3. To create suitable living environments for residents through infrastructure upgrades, public park rehabilitation including ADA compliant upgrades and sidewalks improvements in low to moderate income eligible neighborhoods.
4. To provide decent housing and improve affordability of housing for residents. This objective will be met through rehabilitation of existing units and rental or mortgage payment assistance.
5. To assist homeless persons and/or the chronic homeless and seniors with affordable housing which provides new or improved availability or accessibility.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2021 program year will be the seventeenth year for the City of Michigan City as a participant in the CDBG program. Previous activities implemented have generally met the goals established in the Five-Year Consolidated Plan. Overall, the activities have been successful and, in some cases, have exceeded expectations.

The Owner-Occupied Rehabilitation Program or RECAP program continues to be an extremely popular program that will continue during the 2021 program year. Priority is given to the elderly, disabled and families with children under the age of six; low-moderate income households, whether the home resides in one of the target areas which is identified in the Five-Year Consolidated Plan as Westside or Eastport, disabled, elderly and frail elderly. As a result of multiple requests for emergency repairs the City plans to fund the elderly emergency repair grants for those residents needing such services as air conditioning installation during extreme heat events, furnace installation during extreme cold events, water heater replacement, plumbing that presents a public health threat, severely damaged roof or entrance door failure due to break-ins etc.

4. Summary of Citizen Participation Process and consultation process

The City of Michigan City encourages citizen participation by utilizing several methods including notification via e-mails, advertising public meetings and public hearings in the local newspaper and on the city's website. Notifications for the public hearing was published in the local newspaper, LaPorte Herald-Dispatch, with instructions on when and where the public hearing would be held. E-mail and mail comments are accepted and instructions to do so are included with the notices. All public hearings, as well as, the subrecipient application to request 2021 CDBG Public Service Grant funds, were all included on the City's website at www.emichigancity.com

Citizens are invited to comment on the Annual Action Plan through email, USPS mail, drop box, or by fax via written comments addressed to the Community Development Block Grant Office, Planning & Inspection Department.

The 30-day public comment period for this Action Plan was published in the LaPorte Herald-Dispatch, Michigan City, Indiana.

5. Summary of public comments

Summary of any public comments (if applicable) will be included in the Appendix.

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

Summary of any public comments or views not accepted (if applicable) will be included in the final Action Plan.

7. Summary

The City of Michigan City anticipates receiving \$679,140 in CDBG Program funds for the 2021 program year derived from annual entitlement grant funds and unexpended prior year funds. These funds will be used to address anticipated priority needs identified in the Five-Year Consolidated Plan.

In addition to the activities noted in the tables, during FY 2021, Planning and Grant Administration, Fair Housing activities will be undertaken. The amount of funding allocated for these activities is \$135,828. An outcome of this activity is to meet HUD-established planning and reporting, as well as affirmatively furthering fair housing within the City of Michigan City.

The Community Development Block Grant is currently the only federal formula grant program covered by Michigan City's Consolidated Plan. Activities proposed by the City meets the objectives and eligibility criteria of CDBG and CDBG-CV legislation. The primary objective remains to develop viable urban communities principally for persons of low- and moderate- income.

Challenges faced in achieving underserved needs is a lack of resources to complete or undertake certain development projects. The City is continually exploring new opportunities and strategies to increase economic development through industrial expansion, new business investments and recreational activities as the result of a natural lakefront boundary which offers a variety of amenities.

The City is looking forward to improving homes in neighborhoods by enhancing curb appeal, fostering community pride by improving the physical appearance and safety of neighborhoods, encouraging resident participation, improving infrastructure, removing blighted buildings to create suitable living environments and increasing investment opportunities.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Michigan City, IN	
CDBG Administrator	Michigan City, IN	Planning and Redevelopment Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Michigan City is the lead agency for developing the Annual Action Plan and Five-Year Consolidated Plan. The Community Development Department is part of the City's Planning and Inspection Department. The CDBG Department will also be administering the programs covered by the Con Plan including; Analysis of Impediments to Fair Housing and Consolidated Annual Performance Evaluation Reports. The Community Development Department staff provides administrative and planning support for the use of federal funds and acts as the primary staff support to the Citizens Advisory Committee.

Consolidated Plan Public Contact Information

City of Michigan City, Planning and Inspection Department, Attention: Sherry Wilson, CDBG Program Administrator, 100 E. Michigan Blvd., Michigan City, Indiana 46360. Telephone: 219-873-1419; Fax: 219-873-1580; Email: sherryn@emichigancity.com

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Michigan City Community Development Department coordinates consultation required to complete the 2021 Annual Action Plan and update the Analysis of Impediments to Fair Housing. CDBG department staff reaches out to a wide network of community service providers, stakeholders, housing providers, government officials, business leaders, financial institutions, neighborhood associations, community action agencies, faith-based institutions and residents.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The following actions have been taking place to enhance coordination between public and assisted housing providers, as well as private and governmental health, mental health, and homeless service agencies, which is allowing Michigan City to carry out its strategic plan for addressing community priority needs:

- The La Porte County HOME team promotes and enhances coordination of programs and services in Michigan City. Members of the La Porte County HOME Team include homeless service providers, the Michigan City Housing Authority, health providers, CDBG, Unity Foundation, Salvation Army and a number of other community service providers. HOME Team meetings focus on developing a holistic approach to addressing homelessness, transitional housing, supportive services, and permanent affordable housing needs in Michigan City. The city of La Porte which is also the county seat is actively engaged.
 - The HOME Team provides leadership on the LaPorte County Plan to End Homelessness and also the establishment of the Single Room Occupancy (SRO) and permanent supportive housing for single men and women. Subcommittees of the HOME Team provide the focus and expertise needed to achieve the goals and projects identified by the HOME Team as critical to meeting the needs of low-income persons and families.
1. The Mayor is the appointing official for the Housing Authority's Board of Commissioners.
 2. The Housing Authority has its own personnel policy, contracting procedures, and follows HUD Procurement Policy and Procedures. The Housing Authority does try to keep their personnel policies in line with the city's program.
 3. The City provides garbage collection for the Housing Authority's developments. Other services are provided on an as needed basis (i.e. ice removal and special inspections).
 4. It is the practice of the Housing Authority to work with the Michigan City Zoning and Planning Department when proposing new housing developments for our community.
 5. The Housing Authority submits plans to the City for their approval.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The HOME Team of LaPorte County meets monthly alternating between the City of Michigan City and LaPorte, Indiana locations. The HOME Team consists of many organizations that meet at least 12 times a year (not including special and committee meetings). The collective organizations consist of local units of government, homeless shelters, mental health facilities, health care facilities, housing providers, correction programs, youth service providers, and other community service organizations. The HOME Team has several core functions with efforts consisting of identifying gaps in service, overlapping services and residential needs. Additionally, the team provides focus and direction, system coordination and improvement, strengthening business and community relationships, leveraging resources, networking with service providers and providing objectivity.

The Sandcastle Shelter along with the Keys to Hope Day Resource Center works in coordination with Swanson Center and Grace Learning Center in Michigan City to make the most of limited resources to assist the homeless especially the mentally ill persons who are at risk for becoming chronically homeless. Keys to Hope and the Swanson Center's PATH Program plays an essential role in helping the homeless population to obtain access to available resources for persons who are homeless or at risk for being homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	STEPPING STONES SHELTER FOR WOMEN
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The consultation occurred monthly through the HOME Team meeting.
2	Agency/Group/Organization	Citizens Concerned for the Homeless
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The consultation occurred monthly through home team meetings.

3	Agency/Group/Organization	NORTH CENTRAL COMMUNITY ACTION AGENCIES, INC.
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The consultation occurred monthly through the HOME Team meetings.
4	Agency/Group/Organization	Swanson Center
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The consultations occurred monthly through HOME Team meetings.
5	Agency/Group/Organization	MICHIGAN CITY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The consultation occurred routinely through in person workshops, meetings and round table discussions.

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies were contacted directly if more information was needed. If agencies did not respond, research was completed to establish anticipated outcomes.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Eastport Quality of Life	City of Michigan City	The goal of this plan overlaps directly with the goals of the Con Plan by increasing the quality of life in the target community of Eastport. The Eastport Quality of Life Plan is a resident-driven plan for the Eastport neighborhood of Michigan City.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Eastport Quality of Life (QOL) Plan is a resident-led collective impact approach to comprehensive community development. The QOL is based on a more traditional grassroots neighborhood revitalization process. The plan utilizes SMAART (specific, measurable, aggressive yet achievable, relevant, and timebound) goals and action plans to articulate a common agenda and shared performance measures. Organizations involved in the QOL support open and continuous communication with residents and stakeholders in the Eastport neighborhood which is a local target area. The addition of a community garden helps to provide healthier food choices for residents and is available to individuals or families in the greater Michigan City area. The Eastport neighborhood has also been classified as a “food desert” that is inundated with corner stores housed within gas stations. Residents rely on these type of convenience stores due a lack of full service grocery stores, their close proximity and ready to eat foods as a primary source of nutrition.

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The Citizen Participation Plan process is a vital component in the development of all Annual Action Plans. The 2019-2023 Consolidated Plan includes the Citizen Participation Plan (CPP) that: summarizes outreach efforts to engage the public and provides a list of locations where information and copies of the plan can be obtained; explains the provision of technical assistance, if needed; and the process to submit complaints or grievances. As noted in the Citizen Participation Plan, public input is encouraged through timely public notices, public hearings and publication of information relating to proposed Community Development Block grant activities. Notices are published at least seven days before the date of all public meetings. All meetings are held at City Hall, telephonically or virtually due to the ongoing coronavirus national health emergency social distancing mandate. If special accommodations are necessary for participation of a physically disabled or non-English speaking person during public meeting or public hearing events the city will provide the appropriate accommodations if the request is received at least 48 prior to the meeting/hearing time. The City has an understanding with Citizens Concerned for the Homeless to provide language translation services when needed.

A public hearing will be held prior to the submission of the 2021 Annual Action Plan to HUD to allow for public comment on community development needs, housing priorities, neighborhood revitalization plans, infrastructure projects, public social services, and fair housing needs within the City of Michigan City. The public hearing will be held on July 23rd, 2021 and will provide an opportunity for citizens, community groups and/or agencies to comment on housing and community development needs identified in the Consolidated Plan as well as fair housing issues in the community. A public hearing will be held on July 24th, 2021 before submission of the final Annual Action Plan on or after August 24th, 2021.

The Citizen Participation Plan process impacts goal-setting by helping the City to identify goals, strategies and national objectives that will form detailed local objectives, create a performance measure standard by which those objectives will be measured at the end of the program year and encourage community involvement. The process also helps to develop narratives that responds to HUD regulations and how the Annual Action Plan addresses affordable housing, homelessness, community development, and non-homeless special needs that may otherwise be missed when gathering data to determine community needs. Other impacts include updated reports on homelessness, identifying affordable housing barriers, and the Continuum of Care strategy improvements.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	A public hearing was held on July 23rd, 2021 to allow for public input.	No public comments were received.		

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Michigan City expects to receive resource funding from the Department of Housing and Urban Development for the following allocations: \$679,1401 – FY21 CDBG entitlement amount. These funds will be used to address priority needs identified in the Strategic Plan and a budget has been developed to include any prior year resources available.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	671,311	0	4,172.00		\$700,000	The estimated prior year resources amount from PY2019 will be reallocated to PY2020.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	218,424	0	0	218,424	0	These funds are part of the Community Development Block Grant Coronavirus Response (CDBG-CV) funds. The Coronavirus Aid, Relief, and Economic Security Act (Public Law 116-136) (CARES Act) for grants to prevent, prepare for, and respond to coronavirus.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will look to leverage funds, if available, from State and Federal grants, City departments, public or social service providers, or other sources against CDBG dollars. The City will also look to leverage funds, if available, from Community Housing Development Organizations (CHDO's), Michigan City Public Housing Authority (PHA), or other agencies and programs against CDBG dollars. CDBG funds are used to leverage code enforcement funds for the removal of blighted structures for demolition. Demolition funds are approximately \$100,000. There are no match requirements for CDBG.

While there are no specific matching requirements for the CDBG program, leveraging of private and

public funds with CDBG Program funding will be tracked and reported annually through the Consolidated Annual Performance Evaluation Report (CAPER).

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Michigan City does not intend to use publicly owned land to address priority needs identified in the plan. However, there may be some limited use of CDBG Program funds for small-scale capital improvement projects such as sidewalk repairs and/or neighborhood park improvements within low-moderate income neighborhoods. In such cases, city owned public street right-of-way and parkland may be utilized concurrent with CDBG Program funded activity.

Discussion

The City of Michigan City will use every opportunity to partner with local organizations and agencies to leverage funds in order to carry out activities identified. If the opportunity arises, the City will apply for new grant funding to accomplish high priority needs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2021	2021	Affordable Housing	Westside Eastport Citywide	Removal of barriers to affordable housing Housing acquisition, rehab and construction Rental rehab and assistance	CDBG: \$283,447	Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted Homeowner Housing Rehabilitated: 10 Household Housing Unit Other: 30 Other
2	Reduced Homelessness	2021	2021	Homeless	Westside Citywide	Homeless Self-Sufficiency/Case Management Shelter Facilities or Shelter Beds Transitional or Permanent Supportive Housing Employment and Legal Services	CDBG: \$30,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homeless Person Overnight Shelter: 50 Persons Assisted Homelessness Prevention: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Quality of Life	2021	2021	Non-Housing Community Development	Eastport Citywide	Elimination of Slum and Blight Public Facilities (Parks, Community Centers, etc.) Public Improvements (sidewalks, roads, etc.)	CDBG: \$164,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Buildings Demolished: 5 Buildings
4	Provision of Public Services	2021	2021	Non-Homeless Special Needs	Westside Citywide	Homeowner/Renter Self-Sufficiency Homeless Self-Sufficiency/Case Management Shelter Facilities or Shelter Beds Special Needs Case Management and Counseling Assistance to Persons with Special Needs	CDBG: \$73,372	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
5	Program Administration	2021	2021	N/A	Citywide	Development of quality affordable housing Fair Housing Removal of barriers to affordable housing Housing acquisition, rehab and construction.	CDBG: \$137,829	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CARES Act CDBG-CV	2021	2021	CDBG-CV	Citywide	Rental rehab and assistance Employment and Legal Services	CARES Act CDBG-CV1: \$394,911 CV3: \$218,424 Total: \$613.335	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Jobs created/retained: 10 Jobs Small Business Loans: 10 Businesses Estimated Other: 10 Retained or New Employees

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The City provides rehabilitation assistance to the residents with special emphasis on target areas. This owner-occupied rehabilitation program is for minor exterior repairs that includes roofs, siding insulation, doors, and foundations. The program also corrects any identified building code violations that may be present at the time of rehab work. The City gives priority to the elderly, the disabled and families with children under the age of six (6).
2	Goal Name	Reduced Homelessness
	Goal Description	This goal is to address homelessness through the use of the LaPorte County Plan to End Homelessness.. The organizations involved in the Plan to End Homeless assist homeless persons with connections to vital resources including medical/dental treatment, employment and housing services and other services such as public transportation thereby adding more community services to assist those who need the help in a more efficient and effective programming strategy.

3	Goal Name	Quality of Life
	Goal Description	This goal is to help improve living conditions within a neighborhood to make it a better place to work, play and live. Usually this includes renovation of parks that have fallen into disrepair and neglect, sidewalk and infrastructure improvements including ADA compliance where needed, or to provide new or upgraded public facilities to replace those that have become substandard.
4	Goal Name	Provision of Public Services
	Goal Description	This goal is to provide public services (including labor, supplies, and materials) but is not limited to those concerned with employment, crime prevention, child care, health, substance abuse, fair housing and fair housing counseling, energy conservation and homebuyer down payment assistance, or recreational needs. The City's current public service programs include housing subsidies, rent/mortgage assistance, utility assistance, child abuse and neglect prevention, domestic violence shelter, homeless shelters, job training and public service activities related to coronavirus.
5	Goal Name	Program Administration
	Goal Description	This goal is to provide annual action planning, project development, coordination and compliance oversight of CDBG entitlement grants and CDBG-CV grant administration activities.
6	Goal Name	CARES Act CDBG-CV
	Goal Description	This goal is to assist the City with preventing, preparing for and responding to the coronavirus, a national health emergency.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following specific CDBG projects are proposed for FY 2021 and are intended to support housing and community development for the City's Low/Mod income persons as well as the City's homeless and special needs groups.

Additionally, during FY2021 the City plans to address the novel coronavirus national health crisis through local activities that support the national objectives as well as to prevent, prepare for and respond to the coronavirus.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects were chosen and allocated according to historical need for the programs. The programs allocated this year are ones that have been able to move through funding without back years of funding available. Other programs identified in the Five-Year Consolidated Plan such as demolition, public park improvement, owner-occupied rehabilitation and sidewalks, have a backlog of funding from previous years. These programs will be available but no new funding will be used. Getting those underserved needs to apply for programs has, and will continue to be, one of our biggest priorities. Also, new programs were added in 2020 extending into 2021 with no new funding but will include projects that prevent, prepare for and respond to coronavirus as part of the CARES Act.

The project goals are consistent with the priority needs and goals identified in the Consolidated Plan.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For the 2021 Annual Action Plan, Michigan City will direct assistance to low- and moderate-income areas of the City including, but not limited to, two (2) Target Areas and citywide CDBG- eligible populations. These Target Areas are the Westside and Eastport Neighborhoods respectively. Assistance will also be made available citywide to persons meeting the CDBG eligibility requirements for low- and moderate— income benefit.

Geographic Distribution

Citywide (All eligible areas and populations) 24%

Eastport Neighborhood 36%

Westside Neighborhood 20%

Geographic Distribution

Target Area	Percentage of Funds
Westside	20
Eastport	36
Citywide	24

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All funds are expected to be available from federal resources and will be directed in the areas of priority needs during implementation of the plan. The City does not anticipate there will be any particular obstacles in addressing underserved needs other than lack of resources and possibly staff in order to accomplish all of the goals established.

All other activities will benefit any person meeting the CDBG eligibility requirements for low- and moderate-income benefit, including residents of other neighborhoods not targeted. These other activities include rental assistance/counseling and services for at-risk families, seniors, youth, victims of domestic violence, persons with mental illness or substance abuse challenges, the homeless, persons affected by coronavirus, as well as the City's administration of the CDBG program.

Discussion

Michigan City has identified 20 projects to implement the 5 goals of the Strategic Plan including the CARES Act project during the first year of the 2019-2023 Consolidated Plan. These projects benefit low- and moderate-income persons citywide and within the City's two (2) Target Areas: Westside and Eastport

Neighborhood(s). Projects with citywide benefit such as rental assistance/counseling and service for at-risk families, seniors, youth, victims of domestic violence, persons with mental illness or substance abuse challenges, homeless, abused or neglected children, victims of coronavirus, as well as the City's administration of the CDBG program.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although entitlement dollars are limited, Michigan City does anticipate expending \$1,500 of earmarked funds on the preservation and development of Fair Housing literacy, activism and activities.

The City plans to continue efforts in providing affordable housing through the Public Housing Authority, the North Central Community Action Agency and the Human Rights Department and the CDBG Residential Exterior Community Appeal Program with the actions of rehabilitating dilapidated homes and distressed properties.

The City will continue its commitment to Fair Housing workshops and Analysis of Impediments to Fair Housing Choice as part of its public outreach program efforts.

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	50
Special-Needs	10
Total	160

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	30

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

The CDBG Program will provide funding through housing assistance programs and Public Service Grants to subrecipients that provide homelessness prevention, rapid rehousing and tenant based rental assistance.

These one-year goals are estimates only.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing demand has surpassed units available for tenancy. The units in Michigan City are in overall good condition and are at capacity.

Actions planned during the next year to address the needs to public housing

Public housing is administered by the Michigan City Housing Authority (MCHA) or Public Housing Authority (PHA). The MCHA currently provides affordable rental housing opportunities through an estimated 191 public housing rental units and an estimated 287 Housing Choice Vouchers.

The PHA administers four programs that deliver affordable housing to low- and moderate-income person.

1. Section 8 Choice Voucher rental assistance.
2. Public Housing Rental Assistance (turnkey units).
3. Homeownership (i.e., rent to own) programs
4. Elderly housing a.k.a. Boulevard Gardens

Combined, these programs incorporate approximately 500 housing units in the Michigan City area. According to the Public and Indiana Housing (PIH) Public Information Center (PIC) and HUD's Central Accounting and Program System (HUDCAPS), the following number and type of assisted housing units are available within Michigan City: 191 public housing units and 287 Section 8 choice program housing vouchers (project plus tenant based) as the latest data available.

The City of Michigan City will continue its efforts to consult with the PHA Housing Choice Voucher agents on issues relevant to public housing and decent, affordable housing in general. In addition, the City will continue to actively participate with the Fair Housing collaboration with the Human Rights Department and the PHA.

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

MCHA is tasked with encouraging public housing resident to become more involved in management and participate in homeownership through the following activities:

- Working with Boulevard Garden's Resident Council to develop a productive relationship in changing the community and addressing concerns. The local PHA does have a Resident Council at the Boulevard Garden site. The PHA continues to network with other agencies for assistance in other areas of expertise. The PHA's Annual Plan includes strategies for improvement of resident initiatives.

Due to the coronavirus national health crisis these activities have been significantly limited or delayed as

a direct result of the PHA building closure and significant in-person staff reduction.

The City will actively participate with the Affirmatively Furthering Fair Housing agenda and efforts to promote awareness of any City of Michigan City Home Buyer Assistance programs will be ongoing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is a less than standard performer. The City of Michigan City will continue attempts to work with the PHA to reduce the possibility of net losses to existing public housing and other assisted units.

Discussion

The City of Michigan City will seek opportunities to work with public housing residents to enhance affordable housing opportunities within the city.

The PHA is responsible for the administration of public housing in the greater Michigan City area and is currently under a one-year probationary period with U.S. Department of Housing and Urban Development due to its current status as a troubled housing authority agency.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Michigan City has identified in its Five-Year Consolidated Plan plans to actively participate in the Continuum of Care and its efforts to address homelessness in the community and all actions proposed in the Plan regarding the CoC are to address homelessness during FY 2021 and subsequent years.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Consistent with the Five-Year Consolidated Plan the City will monitor the annual walk audit homeless count and will provide data regarding unsheltered homeless persons documented within the community in the Consolidated Annual Performance Report and the Annual Planning Report. Additionally, as noted in the Five-Year Consolidated Plan, CDBG staff will continue to directly engage with homeless persons service providers and provide information on referral programs, insurance referrals, substance abuse and mental health services that connect people in need with necessary emergency resources. CDBG staff will also continue to work collaboratively with the staff of the service providers to connect homeless families with school-aged children with temporary tenant based rental assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

Public Services grant funds will be used to prevent homelessness through direct assistance for rental assistance, case management, utility assistance, educational assistance, and self-sufficiency classes. Other public services funds directly assist severely mentally ill and homeless persons, case management for single men, homeless families, and single women who are residing in homeless shelters. The funding is being provided as a portal to individualized support services related to homelessness prevention such as eviction prevention and other community-based services to assist persons in need.

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 does not provide direct services through its CDBG program for homelessness but does provide CDBG funds to public service agencies that provide various assistance to homeless persons or persons in imminent risk of becoming homeless. The City engages with the HOME Team, PHA and community action agency in planning and implementation efforts to improve the outcomes of services provided to

homeless persons in the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City continues its efforts in working with other community-based grass roots organizations for reducing homelessness through self-sufficiency training, mental health counseling, case management, and other activities to prevent homelessness.

Due to limited or strained resources, it becomes more difficult to assist all the persons in need of local resources resulting in more homelessness. The Interfaith Men's Shelter is operated by volunteers and rotates from church to church. The LaPorte County HOME Team actively pursues different alternatives to address the evolving crisis. The acquisition of permanent supportive housing for single men and women as well as families with children continues to present challenges for a growing number of persons at imminent risk of becoming homeless or have become homeless due to loss of income. Community homeless service providers are actively involved in developing policies and procedures intended to improve the outcome of persons discharged from various institutions to prevent further homelessness.

Discussion

Homelessness is a growing and persistent priority need effecting the city. CDBG plans to allocate \$50,000 in FY 2021 in the form of public service grant(s) to various homeless prevention organizations towards addressing this issue and improving these outcomes.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City will continue to partner with local agencies to create a platform to foster affordable housing opportunities. Additionally, plans will include exploring homebuyer education programs to assist the general public and residents of public housing. The programs directives will focus on transforming families from “renter to owner” by providing them with the necessary tools such as financial literacy to reduce barriers and increase access to affordable housing.

Actions it planned 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

The City will continue to implement incentives, waive fees (where applicable), pursue in-fill housing programs and consult adjacent communities in an effort to eliminate barriers to affordable housing. Efforts to continue to enforce building codes and update zoning codes (as needed) will be continued during the FY 2021 program year.

CDBG staff will continue to actively learn and participate in local workshops that address affordable housing issues. Staff will also continue to collaborate with local lenders who may offer creative financing options to low-income persons in order to remove the traditional barriers to home ownership.

The following strategies will be undertaken during the plan period to address affordable housing:

1. Continue to collaborate with the Human Rights Department and the PHA partnership and other regional initiatives to address affordable housing issues throughout the City of Michigan City.
2. Pursue opportunities to facilitate affordable rental housing by partnering with housing developers, providing CDBG funding and/or tax abatement through the Economic Development Corporation.
3. Annual reviews of development regulations, fees and other city code requirements that may create barriers to affirmatively furthering fair housing choices.
4. Continue to allocate CDBG Program funding to support the provision of public social services programs that provide public services to very low, low- and moderate-income households.

Discussion:

The City is constantly looking to improve processes in order to remove barriers of affordable housing and affirmatively furthering fair housing choices.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will continue to form partnerships with respect to neighborhood development, institutional structure and sustainability of neighborhoods as well as improving affordable housing. Environmental issues will be addressed with the reduction of lead-based paint hazards in homes. CDBG staff will initiate activities that will enhance coordination between public and private housing, health and social service agencies while attempting to reduce poverty levels.

Actions planned to address obstacles to meeting underserved needs

Some obstacles that are occurring to meet underserved needs would include the availability of resources such as the lack of livable wages. Due to low wage paying jobs, there is upward pressure on employment wages. This affects resident's ability to afford rent and/or the purchase and maintenance of a home in the City. Some plans taking place for the area that will assist in these obstacles includes; new workforce housing development, job creation opportunities and education growth assistance. The downtown area has seen significant improvements through the City's façade program and new business investments, renovation of some vacant buildings transformed into restaurants and boutiques. The City has also seen an expansion in multiple industries including health, dental, hotels and recreation creating construction and trade jobs for area businesses.

Actions planned to foster and maintain affordable housing

The biggest impact will be the continuation of the homeowner rehabilitation program which will assist elderly and low-income persons with minor exterior repairs to increase energy efficiency.

Actions planned to reduce lead-based paint hazards

The City has implemented a lead-based paint remediation program into its owner-occupied rehabilitation program that allows for the testing of all units undergoing home renovation. All applicants receive a copy of the brochure "Protect Your Family From Lead In Your Home" published by the Environmental Protection Agency (EPA), which gives important information to families. Applicants for housing rehabilitation are requested to participate in the process for the testing of their home and elimination of the lead hazards. The homeowner is given a copy of the completed report which identifies the hazards found in the home. The information is incorporated into the work specifications for the home improvements to ensure the lead-based paint hazards are addressed and remedied. Once the home improvements are complete, the home is then tested again and provided a clearance certificate.

Additionally, the Walker Park Community Garden provides a copy of the EPA brochure that accompanies Purdue University's brochure "Well Fed means Less Lead" to garden patrons. The brochure is being supplied as part of the Food Nutrition Program that addresses the prevention of lead-based paint poisoning by utilizing foods grown and harvested from the garden when consumed as part of a regular

diet.

Actions planned to reduce the number of poverty-level families

The City will continue to collaborate with a variety of agencies to reduce the number of households living below the poverty line. These agencies cover a wide range of areas including: public transportation which plays an integral part for people being able to get to and from work in and outside of the area with its Triangle bus service to the adjacent city of LaPorte also the county seat by providing low cost or no cost fares to allow people to get to shopping areas, school, work, doctor's appointments, etc., North Central Community Action Agency which provides tenant based rental assistance and Citizens Concerned for the Homeless which provides job training and resume writing services through its Grace Learning Center. All partnering agencies provide needed services to the community including housing, educating, case management, employment, job skills and insurance referrals.

Actions planned to develop institutional structure

The City will continue to form partnerships with respect to neighborhood development, institutional structure and sustainability of neighborhoods. The CDBG program is very active in housing rehabilitation in the City, demolition of unsafe structures and dilapidated housing.

Discussion:

Overall, the City is always addressing issues in meeting the needs of the underserved. Actions are in place to reduce lead-based paint hazards and the number of poverty-level families. Coordination with local agencies and organizations will continue to also address these issues.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

This section addresses the program specific requirements for the Annual Action Plan.

Michigan City anticipates no program income to be available during the year. The City has not identified funds for urgent need at this time. However, the estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit is based on a consecutive period of five years according to the Consolidated Plan used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. The Consolidated Plan specifies the years that includes this Annual Action Plan.

The annual entitlement for FY 2021 is \$689,148. Furthermore, any unexpended funds available at the end of FY 2021 will also be allocated for expenditures on CDBG projects during the subsequent program year(s).

The total allocated amount for CDBG-CV1: \$394,911

The total allocated amount for CDBG- CV3: \$218,424

Total CARES Act funding allocation(s): \$613,335