

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The city of Michigan City is an entitlement jurisdiction, receiving an annual funding allocation of Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD). The funding allows the municipality to plan for eligible activities that benefit low- and moderate- income wage earners. The city through its CDBG program determines the strategic goals that will address the needs of intended beneficiaries through its Five-Year Consolidated Plan which identifies community needs, local target areas with high concentrations of poverty that suffer a lack of available public and private resources.

\*During the development of Consolidated Plan the city projected 80 homes to receive Lead-Based Paint Hazard Reduction rehabilitation based on a grant received for LBP Risk Inspection Assessments and remediation. The Mayor rescinded the LBP Hazard Reduction and Healthy Homes Supplemental grant immediately following his election. This reduced the amount of funds available for the LBP Hazard Reduction work. The return of the grant funds reduced the number of homes from 80 to be equal with the owner-occupied rehabilitation annual goals of around 5 homes per year. LBP risk assessment and remediation work is included with OOR grants.

### **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 Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration/Planning	Program Administration	CDBG: \$	Other	Other	1	1	100.00%	1	0	0.00%

Affordable Housing	Affordable Housing Fair Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	60	120.00%			
Affordable Housing	Affordable Housing Fair Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	34	68.00%	10	7	70.00%
Provision of Needed Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	425	700	164.71%	0	51	
Provision of Needed Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		10	0	0.00%
Provision of Needed Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	8		0	8	
Quality of Life	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	5500	55.00%	350	4695	1,341.4

Quality of Life	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	12	4	33.33%	0	1	
Reduced Homelessness	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	1000	133.33%	0	348	
Reduced Homelessness	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	100	267	267.00%	0	114	
Reduced Homelessness	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		175	0	0.00%
Reduced Homelessness	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	750	1467	195.60%			
Reduced Lead-Based Paint Hazards	Affordable Housing	CDBG: \$25000 / General Fund: \$ / HUD Healthy Homes Supplemental Grant: \$ / HUD Lead-Based Paint Hazard Control Grant: \$	Rental units rehabilitated	Household Housing Unit	40	0	0.00%			

Reduced Lead-Based Paint Hazards	Affordable Housing	CDBG: \$25000 / General Fund: \$ / HUD Healthy Homes Supplemental Grant: \$ / HUD Lead-Based Paint Hazard Control Grant: \$	Homeowner Housing Rehabilitated	Household Housing Unit	80	34	42.50%	10	0	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 did not rehabilitate any rental units. The stated expected outcomes of 40 rental units to be rehabbed and 80 homeowner housing rehabilitated were based on a Lead-Based Paint Hazard Reduction and Healthy Homes Supplemental Grant that were rescinded by the current Mayor.

## 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	1,067
Black or African American	744
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>1,811</b>
Hispanic	0
Not Hispanic	777

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

It is a priority for Michigan City to reach LMI and minority persons with its community development dollars.

The city and its non-profit organization public service providers are working together to identify essential community needs, evaluate resources and offer community services to eligible persons / households. Table 2 in section CR-10 is reflective of persons/households assisted and is generated by subrecipients and their program beneficiary totals. Program Year 2022 experienced a higher than expected public services request for assistance from residents due to the Coronavirus national health emergency that lingered into 2021 and its impact on local resources.

## 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	661,693	378,550
General Fund	public - local	0	
Other	public - federal	613,335	316,323

**Table 3 - Resources Made Available**

### Narrative

Michigan City directs a percentage of funding to local target areas on an as needed basis. However, during the competitive Request for Proposals (RFP) process, target areas have the opportunity to apply for funding along with low- to moderate- income clientele facilities or organizations. Michigan City has identified two local target areas within the city that have 51% or greater low- to moderate- income population and that have aging infrastructure. These local target areas are priorities for infrastructure and neighborhood facility funding. Michigan City will continue to fund geographic priorities identified in the Consolidated Plan and adjust funding allocations annually to ensure priority goals are met.

Michigan City does not use geographic target areas as a basis for funding but requests that proposals submitted through the Request for Proposals (RFP) process identify geographic boundaries and specific target area each project will serve. Most projects will provide assistance to residents throughout the city's service area.

The Westside and Eastport neighborhoods were identified through (R/ECAP) census data. Each of these areas meet the eligibility requirements for low- and moderate- income benefit. While Local Target Areas allow the City to plan and invest in a coordinated manner, they do not limit the City from expending funds in other areas that also meet eligibility requirements for low- and moderate- income beneficiaries.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	24	20	A modest reallocation was conducted to move funds to another activity.
Eastport	36	75	The funding percentage was increased to cover a budget shortfall for Water Tower Park Renovation.
Westside	20	5	The funding percentage was reduced to allow an increase in another activity.

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

Publicly owned land used during program year 2022:

1. Eastport - Walker Park Community Garden is located at 900 Walker St., Michigan City, Indiana. CDBG provided funding for infrastructure improvement and ADA updates including new play equipment, walk paths, picnic shelter and other amenities. Walker Park is located in the Eastport neighborhood which is a local target area. The garden is a resident led project and is part of the Eastport Quality of Life Plan. The community garden serves what has been identified as a food desert. It's implementation allows the city to provide fresh fruits and vegetables to an area lacking major grocers and inundated by gas station or corner stores. Residents who patronize the garden are comprised primarily of LMI persons.

2. Water Tower Park is located at 301 Broadway St., Michigan City, Indiana and is a proposed infrastructure improvement project scheduled to begin Spring of 2024. Infrastructure improvements that are scheduled for Water Tower Park during the current program year include: ADA walk path, 4 new parking spaces for wheelchair loading and unloading, new play equipment including a toddler play area, drinking fountain, and a community picnic shelter. The Water Tower Park improvement project is part of the 5 Year Master Plan to upgrade Michigan public parks and is being carried out through the Michigan City Parks and Recreation Department. The project experienced construction delays due to higher than anticipated bids. A successful bid has been accepted by the Parks and Recreation Department but is now dependent on an approved Substantial Amendment. Although the bid was accepted the project still lacks funding to complete.

## **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.**

During this program year CDBG funds were used to leverage the following public service providers; Citizens Concerned for the Homeless, Dunebrook, North Central Community Action Agency, Salvation Army and Stepping-Stones Shelter in carrying out their specific program initiatives targeted toward LMI households/persons. Resources from various local agencies enabled CDBG funds to be stretched further to serve low-moderate income persons. Funds were maximized up to the 15% public service cap.



## 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	0	0
Number of Non-Homeless households to be provided affordable housing units	10	8
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>10</b>	<b>8</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	8
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>10</b>	<b>8</b>

Table 6 – Number of Households Supported

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

The CDBG program provides annual public service funding opportunities through competitive Request for Proposals (RFP) application process available to local non-profit organizations. Funds are utilized as direct provision in the form of security deposits, rent assistance, utility disconnection prevention, domestic violence assistance, childhood abuse prevention, homeless day resource center, overnight shelters and mental health services. This year's public service grant awards was the first year of a two

year agreement and funding was allocated based on the City's entitlement amount for FY 2022 and the 15% public service cap.

The determination for allocating CDBG funds is based on the need of extremely low, and low to moderate income households, families with children under the age of six years, seniors, frail elderly, disabled persons and high concentrations of minority population. CDBG also gives special consideration to applicants that reside in one of the locally identified target areas which are Eastport and Westside neighborhoods.

The basis for assigning application priority is based upon LMI status, age of structure, age of applicant and need. Other determining factors are made based on the number of extenuating circumstances and level of requested services that are expressed by individuals seeking CDBG grant assistance. Infrastructure improvement projects use the same consideration when directing federal funds but is available city-wide as part of the overall public works project.

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

The City compiles, documents and stores statistical data regarding demographics, landlord/tenant complaints and other related information that may involve affordable housing issues. This effort is being undertaken to compare strategic goal accomplishments, monitor fiscal expenditures and to identify early concerns that may impact future goals and outcomes.

The City works with the HOME Team and their Plan to End Homelessness. By working with the HOME Team and other non-profit public service providers the city hopes to identify service overlaps, resource gaps and underserved persons through it's Continuum of Care (CoC) program.

The City is working with the Economic Development Corporation, community-based organizations, local health officials, financial institutions and other local businesses to develop solutions in taking the necessary measures that will improve the local economy and livelihood of residents. Economic activities include but are not limited to: emergency housing relief for past due rents and utility service disruption prevention assistance, an increase in funding for emergency shelters as the homeless population continues to grow exponentially. Based on current available data households previously considered moderate incomes or above are now facing income inequities and upward pressure in cost of living expenses.

The City gives precedence to very low- and low income persons. Funds are distributed to local non-profit community organizations to disburse financial relief for eligible beneficiaries. The City continues to develop comprehensive and strategic goals to improve housing stock and provide decent, safe and affordable housing. Programs that assist with fair housing issues or impediments to fair housing choice play a role in helping residents who are experiencing the negative impacts related to income inequality and barriers imposed by discrimination that prevent or deter home ownership. The city is considering efforts to increase funding for home buyer education and down payment assistance.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	8	0
Moderate-income	0	0
<b>Total</b>	<b>8</b>	<b>0</b>

**Table 7 – Number of Households Served**

## **Narrative Information**

During PY2022 twelve (12) households were assisted with public service (rent assistance) funds to prevent homelessness.

Families that earn less than 51% of area median income and are facing hardships making rent payments as the fair market value is not affordable for these persons. Current rental prices due to the current inflationary environments is often times more than half of LMI household incomes. Individuals who are left with options and live in severely substandard housing are considered to be those among the 'worst-case' housing needs. The City works is working to reduce inequities for households with worst-case needs. Such cases are treated with urgency and given precedence on any wait list before others.

The local public housing authority's objective is to provide stability for families who qualify for reduced rents or subsidized housing while assisting the community with implementing long-term goals for securing affordable housing. The City's PHA offers a variety of programs and services to aid families in the area. The PHA's primary objective is to provide public and subsidized housing that is considered safe, affordable and decent for extremely low-, low- moderate income persons.

Habitat for Humanity of LaPorte County addresses the 'worst-case' scenario with the approach that more than twenty percent of LaPorte County (including Michigan City) spend too much for housing and offer in-house, low payment home ownership opportunities through its home sales program.

The city's Residential Exterior Community Appeal Program or owner-occupied rehabilitation program assists residents with non-repayment deferred home rehabilitation grant/loans. Residents who meet income guidelines along with other qualifications and eligibility requirements may receive exterior home rehabilitation including new windows, entrance doors, vinyl siding, roof replacement, furnaces, water heaters, air conditioning, wheel chair ramps and tree removal.

Residents may also receive emergency home repairs in the event of a furnace failure in an extreme cold event, air conditioning in an extreme heat event for senior citizens and sewer repair when sanitation becomes a public health concern.



## **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**

**2022 Homelessness Prevention Goals:** Preventing people from becoming homeless is one of the most effective ways to end homelessness in Michigan City. Through homeless prevention, individuals and families at risk of homelessness are targeted to receive assistance to maintain their housing. The objectives are as follows:

Public Service Activities undertaken in PY2022 to address homeless:

- North Central Community Action Agency – First Month's Rent or Security Deposit (Homelessness Prevention)
- Sandcastle – Overnight Emergency Shelter (Women and Children) Sandcastle Shelter provided services to overnight residents including but not limited to; intensive case management for 67 residents staying at the shelter in the form of education assistance, tutoring for 24 school aged children, housing placement assistance, job training assistance, supportive services/budgeting, food pantry, health and wellness training, smoking cessation, nutrition education, social worker classes and therapy.
- Keys to Hope – Day Resource Center (Homeless Persons Day Facility) Funds for this public service activity were used to assist with operating costs for a day resource center which allows homeless persons to have access to laundry services, showers, computers, connections to other assistance programs for the homeless.
- Salvation Army - Youth Services. The Pathways program provided counseling services for families with children under the age of 18 impacted by school closures, social contract disruptions, loss of a primary care provider or death of a loved one resulting from Coronavirus. The program also assisted with funeral costs for eligible families.
- Grace Learning Center - Job Training and Education. The program provides job training services such as computer literacy, resume building, job skill preparedness and G.E.D. courses and certificates.

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

The city provided public service funds to one local agency that provides overnight, emergency shelter and transitional housing.

Sandcastle Shelter – Overnight Emergency Shelter (Women and Children) Sandcastle Shelter provided services to overnight residents including but not limited to intensive case management, housing

assistance, transportation, daycare, meals and insurance referrals. The program also provided tutoring for school aged children.

**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**

**Housing Goals:** One of the major causes of homelessness is the lack of housing options, mental health concerns and chronic substance abuse among different segments of the population. Citizens Concerned for the Homeless administers a program entitled Homeward Bound. Homeward Bound was established with a focus on creating community through affordable housing. Homeward Bound Villages believes that people succeed together and the program focuses on creating affordable housing in a village setting. The program relies on a proven cooperative housing model where residents are empowered to work toward the common good of their community. Additionally, CDBG through its public service subrecipients seeks to achieve the following goals and outcomes:

- Shelter people during unforeseen emergencies and rapidly re-house them.
- Immediately house people who are being discharged from facilities and stabilize them in the community.
- Help to create successful pathways to home ownership.
- Increase the amount of adequate, affordable, and safe housing stock.
- Increase the amount of permanent supportive housing options available to those individuals who are chronically homeless.

**Income and Services Goals:** The City works toward building partnerships to help facilitate the infrastructure of the local homeless system, such as increasing supportive services, increasing income opportunities and access to income supports for people with low-incomes in the fight against homelessness and prevention. Specific objectives include:

- Increase employment opportunities with job training services
- Increase access to income supports such as medical insurance, housing assistance, food stamps or supplemental income
- Increase quality of client data through HMIS-the integrated client tracking database
- Increase access to transportation through providing bus passes

In the past year, the city worked with:

- Local community and faith-based organizations to address emergency shelter, transitional

housing needs of homeless individuals and very low- low- income families by providing grants through a competitive RFP process.

- Members of the La Porte County HOME Team works toward prevention strategies for LMI persons or households especially families with children and whose incomes fall below the 30 percent AML.
- The Michigan City PHA, Citizens Concerned for the Homeless, Stepping-Stones Women's Shelter and Swanson Center offer programs that provide access to medical services (to improve quality of life) and vouchers whenever possible to help homeless persons make the transition to permanent housing and independent living.

In order to improve the above strategies and seek additional funding, Michigan City service providers are part of the Continuum of Care (CoC). According to HUD a Continuum of Care is an approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons.

Veterans at-risk of being homeless or are homeless may receive help through the Indiana County Veterans Service Officers for LaPorte County. In addition, Citizens Concerned for the Homeless and the LaPorte County Home Team conducts walk audits throughout the year to assess the number of homeless persons and to identify if they qualify for certain Veteran's benefits. The Homeward bound project is part of the coordinated entry for LaPorte County and works with Goodwill Industries on a referral basis to assist Veteran's that are homeless or at-risk of becoming homeless.

**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 CDBG Program provides grant funding for public services to local community-based organizations in implementing the Plan to End Homelessness. Agencies that were awarded subcontracts in the fight to end homelessness were Citizens Concerned for the Homeless, North Central Community Action Agency (homelessness prevention) and Stepping-Stones Shelter emergency housing for victims of domestic violence, rape and stalking.

Citizens Concerned for the Homeless who is the parent organization for both the Grace Learning Center (job training), Keys to Hope (day resource center for the homeless) and Sandcastle Shelter (an emergency overnight shelter for women and children). Combined the programs provided by Citizens Concerned for the Homeless offers free haircuts, laundry services, showers, clothing, hygiene products, daycare services, transportation, insurance referrals, job training, computer literacy, nutrition education, mental health services, smoking cessation, job placement and housing placement.

During PY2022 the city approved a grant application for Interfaith Community Pads which is an emergency overnight (single night) shelter for men and women. The shelter recently completed renovations and was approved late during the program year for a public services grant award. The new beneficiary data is still being compiled as of this report.



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

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

The Michigan City PHA units are in overall good condition with some units undergoing needed updates and repairs. Units are at full occupancy rates and the PHA currently has a closed wait list. The Michigan City PHA offers opportunities for first-time homebuyers in the form of Rent-to-Own programs. The agency provides financial literacy and continued education opportunities for residents who would like to become financially independent and income stable. The activities of the Michigan City PHA are consistent with the objectives and goals of Michigan City's Consolidated Plan.

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

The PHA's Homeownership for Housing Choice Voucher program requires the resident to go thru the FSS program. The PHA plans applied for and received an FSS grant to assist families with self-sufficiency.

During PY2022 the PHA is worked with other organizations to help provide permanent housing for LMI families.

The PHA reported not having an active Resident Council at the time of this report has recently undergone restructuring of staff and services. The current director was recently contracted to continue the day-to-day operations within the last 30 days.

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

The PHA's board of directors is the primary oversight committee for staff and procedure.

The Michigan City Housing Authority is currently not classified as a troubled agency.

## **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 following strategies are proposed to remove or ameliorate the negative effects of public policies that serve as barriers:

- The city should consider initiating or broadening property tax relief provisions as a means of preserving lower-income home-ownership opportunities, especially if such provisions would be beneficial to minority households, elderly households, or households with one or more members who are disabled.
- Governing officials should work to identify specific steps that the City should take based on an examination of sales and rental practices including real estate broker practices such as adoption and dissemination of anti-redlining or anti-providers in the City, establishing a stronger public education effort regarding the protection under fair housing laws, or other actions.
- Create more programs and financial partnerships for first-time homebuyers interested in courses and educational program about home loans, mortgage requirements and budgeting to assist residents with homebuying opportunities.
- Disseminate and make available more information regarding home loans. .
- Continue working with the Parks and Recreation Department as they develop more walkable city plans, park improvements and infrastructure improvement projects that will improve the quality of life for residents.
- Develop new community outreach programs, improved access to continued education, job training programs and homebuying opportunities particularly for persons disadvantaged by the current economic environment.
- The City should evaluate its strategic planning of new affordable housing in relation to scale, population density, and conformity to specific neighborhoods where new homes will be located.
- The City should strive to secure good services and facilities in neighborhoods where economic development efforts for creating jobs and enhancing small business opportunities are under way.
- The City should undertake plans for unanticipated displacement of disabled, mentally challenged, minority and LMI families. Plans should include other housing opportunities for displaced persons/households by giving them a voice and a choice to relocate inside or outside neighborhoods suffering from a lack of available resources such as pharmacies and major grocers.

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

The following actions have taken place to address obstacles to meeting underserved needs:

- **Increased walkable neighborhoods.** This should be an objective when planning future community developments as part of the Quality of Life Plan. Plans should include increased security, safety measures and incentives to reinvest in the community.
- **Increased education/training:** The city through its CDBG Program has awarded more than \$80,000 from 2018 through 2022 in public service grant funds for the purpose of addressing job training, resume building, career readiness tutorials, G.E.D. classes including testing and diplomas, computer literacy training and legal assistance that will help residents prepare for the workforce with skills that will improve tenure post hiring resulting in higher household incomes.
- **La Porte County Plan to End Homelessness (the Plan):** Back Home Again: LaPorte County's Plan to End Homelessness - LaPorte, Indiana is the county seat of Michigan City, Indiana and as CDBG supports local HOME Team efforts in preventing homelessness and reducing "unsheltered person" numbers in the service area. The Home Team completed a comprehensive look at housing and homelessness in La Porte County. The City should continue to support the HOME Team's efforts in conducting walk audits, providing referral services for individuals suffering mental health issues, chronic substance abuse and chronic homelessness.

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

Improve the safety of affordable housing to low- and moderate-income persons through the removal, remediation, abatement and control of lead-based paint hazards found in homes built before 1978.

Lead-Based Paint Risk Assessments are conducted prior to home rehabilitation projects and is included as part of the project for eligible applicants.

Lead-Based Paint nutrition is a part of the Walker Park Community Garden Project and also the Grace Learning Center which now has a full service kitchen to facilitate live cooking demonstrations. The Walker Park Community Garden which has a Master Gardener and is a collaboration with CDBG, Purdue University Food Nutrition Program, North Central Community Action Agency and the Parks and Recreation Department distributes fresh produce to residents along with literature regarding lead-based paint hazards.

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

Michigan City has initiated the following actions to reduce the number of poverty-level families which includes; affordable housing workshops, preserving existing housing stock and low-income housing development projects. Additionally, the city in cooperation with the Human Rights Commission and Economic Development Corporation continues to research opportunities that will encourage new safe, secure, and affordable housing investments.

The city continues to assist LMI households with grant funding for public social service projects through local non-profit organizations, public and private partnerships. Also, the city offers college scholarship programs available through the city's Promise Scholarship with a maximum award of \$20,000 / \$5,000 per tuition year, Joe Hawkins-Williams and Judi Huber Scholarship awards and the Residential Exterior Community Appeal Program (RECAP) also known as owner-occupied rehabilitation.

The city provides further assistance in efforts to reduce poverty-level families by funding public service activities through eligible CDBG projects. Assistance available through CDBG subrecipients include first month's rent, security deposits, job training, resume building, computer literacy training, health insurance referrals, self-sufficiency classes, financial workshops that help to prepare individuals for longer tenured careers and home ownership.

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

Michigan City has taken the following actions to develop institutional structure through collaborating with the following organizations, most of which are members of the La Porte County HOME Team:

- Purdue University
- Michigan City Housing Authority
- North Central Community Action Agency
- Stepping-Stones Shelter
- Michigan City Economic Development Corporation
- HealthLinc – Community Based Health Organization
- Michigan City Redevelopment Commission
- Michigan City Human Rights Commission
- Michigan City Planning Commission
- Salvation Army
- Michigan City Parks and Recreation Department
- Swanson Center
- Citizens Concerned for the Homeless
- NAACP
- Social Status of African American Males

The following actions were taken during program year 2022 to strengthen institutional structure and to address housing and community development:

- CDBG Staff continues its commitment in working with the HOME Team to increase awareness of homelessness in Michigan City (LaPorte County, Indiana).
- The city continues to provide technical assistance (planning, collaborative grant development support and leadership training) necessary to help agencies continue effectively and efficiently in providing much needed public services to residents.

- CDBG will work towards developing community engagement plans with the Michigan City Human Rights Department and Housing Authority on affordable housing programs, initiatives and viable solutions.
- The organizational relationship between Michigan City and the Michigan City Public Housing Authority is as follows:

- a) The Mayor is the appointing official for our Board of Commissioners.
- b) 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.
- c) It is the practice of this agency to work with the Planning Department, City's Zoning Administrator and the Inspection Department when proposing new housing development for our city.
- d) The PHA should submit plans to the City for their approval.
- e) The PHA should work with the city's Planning Department, Zoning Administrator and Inspection Department to review proposed demolition or disposition public housing units.

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

The CDBG Program will continue working with local community-based and faith-based organizations to invite and encourage input from health care providers, mental health service organizations, disability service providers, food banks, local county health officials as it relates to private and public initiatives to end homelessness. The city will work to develop, create and maintain open dialogue with local financial institutions as they develop strategies for instituting measureable and humane approaches in addressing the homeless epidemic, transitional housing, supportive services, and permanent supportive housing needs.

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

The Human Rights Department includes a Commission to address local Fair Housing Choice issues and impediments. The Landlord/Tenant Rights Committee, also under the direction of the Human Rights Commission seeks to educate, advocate, and create legislation that will protect the rights of citizens who may be victims of unlawful fair housing practices.

The Human Rights Executive Director also the fair housing point person participates in various webinars

and workshops focused on Fair Housing Choice(s).

The city is adversely impacted by a shortage of affordable housing units, larger units to adequately accommodate families consisting of four or more family members and accessibility to safe, decent and affordable housing. Due a lack of available housing stock the environment for multi-generation living arrangements is present. The City is also seeing an increased in commercial landlords such as local motels that become semi-permanent housing for disenfranchised persons. Individuals that cannot obtain a permanent apartment or housing rental due to credit, background, income or other disqualifiers utilize motels as a next to last resort. The final resort being car parks or living in vehicles. The concerns have been addressed with both local government officials and business leaders. The city is actively seeking solutions for residents that are considered unsheltered or homeless.

## **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**

CDBG staff performs annual subrecipient monitoring and review of agency activities during the program year. This process begins with an agreement outlining conduct, projects, and reporting requirements. Quarterly and yearly subrecipient beneficiary reports are submitted to the CDBG Program and reviewed to ensure that organizations are on track to achieve their performance outcomes, and that they are serving eligible clients that represent Michigan City's diversity.

CDBG staff follows up with subrecipients and at times beneficiaries to ensure program compliance. Program activities are based on an approved Consolidated Plan that includes priorities for funding and meeting goals and objectives established in that document. The City completed and submitted its Analysis of Impediment (AI) to HUD in September 2019. The AI guides local actions taken to ensure fair housing and equal access to all Michigan City residents. The Plan to End Homelessness in LaPorte County is under the direction of the LaPorte County Home Team comprised of a consortium of local area business leaders. An intricate part of the LaPorte County Home Team and the CoC objective is determining the highest funding priorities for homeless and other populations with special needs.

The city's Annual Action Plans (AP) and Consolidated Annual Performance Evaluation Reports (CAPER) are detailed, timely, and have been accepted by HUD. NEPA Environmental Reviews procedures are followed for every funded activity. Monitoring of subrecipients is conducted on a regular schedule either via desk review or telephonically using standards and procedures that are shared by other members of the Consortium. Finally, the City did experience delays in drawing down federal funds and expediting capital and other projects, and has a higher than ratio of the recommended line of credit. The city has developed a Workout Plan to expedite expenditure of the excess funds. Projects such as home rehab, emergency home repair, spot demolitions are now seeing an increase in requests for drawdowns. The city anticipates reaching or nearing the 1.5 times recommended line of credit requirement by the next scheduled test date expected in August 2024.

## **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 published a 30 Day Public Notice and Public Hearing announcement regarding the 2022 Draft CAPER.

A Notice for Public Hearing was published in the LaPorte-Herald Dispatch informing residents that the City of Michigan City would hold a public hearing regarding the 2021 Draft CAPER on Wednesday, November 22nd, 2023.

The City of Michigan City is required by the U.S. Department of Housing and Urban Development (HUD) to annually submit a Consolidated Annual Performance and Evaluation Report (CAPER). This report provides an assessment of expenditures and accomplishments of the City's progress in carrying out its Five-Year Consolidated Plan 2019-2023, and its one-year Annual Action Plan 2022 for the Community Development Block Grant (CDBG) Program. The report covers community development objectives undertaken during the period of October 1, 2022, through September 30, 2023. The report does not establish any new policy.

The CAPER report contains a summary of programmatic accomplishments including a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, actions taken to Affirmatively Further Fair Housing, and other actions indicated in the Consolidated and Annual Action Plans. The purpose of this notice is to make the CAPER report available to the public for comments prior to its submittal to HUD.

HUD regulations require the submission of the CAPER no later than 90 days after the closing of an entitlement grantee's program year. Before submission to HUD, the draft CAPER must be made available for public review and comment for no fewer than 30 days. The public review and comment period for the FY2022 CAPER was from November 14th, 2023 - December 30th, 2023.

The comment period is planned in accordance to the City's adopted Citizen Participation Plan, a requirement of HUD. After all public comments have been considered, the CAPER will be submitted to HUD on or about December 27th, 2023.

There were no public comments received.

### **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.**

Michigan City will not change its program objectives. The local CDBG program supports efforts made by the City and Economic Development Commission in planning and developing affordable housing opportunities for residents, assisting community-based organizations with financial and technical assistance. CDBG will continue to collaborate with agencies while working to ensure that residents have



increased opportunities to affordable housing units and access to amenities necessary for improving quality of life. CDBG funds non-profit public service providers that provide housing counseling, self-sufficiency training, homebuyer education, and job training. The Michigan City Redevelopment Commission is working towards expanding TIF districts in order to capture more business revenues that will help to develop more affordable housing. The city approved \$500,000 in tax offset resulting from an agreement with a local assisted living facility. In lieu of property taxes the agency agreed to provide \$500,000 towards affordable housing activities in the city.

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

No

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

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**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

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
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**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	4				
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	4				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.	1				
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.					
Assisted residents with finding child care.	1				
Assisted residents to apply for, or attend community college or a four year educational institution.	1				
Assisted residents to apply for, or attend vocational/technical training.	1				
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.	1				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	1				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	4				

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

## Narrative

There were no Section 3 activities reported during the 2022 program year. Projects were home rehab involving contractor, subcontractors or public service providers which are exempt. The city did utilize local media to advertise for responsive bidders and recommended that the successful bidders seek to hire Section 3 workers. The CDBG Project Manager advertised throughout the year for contract employment opportunities.