

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.

Executive Summary

The City of Michigan City is an entitlement a subrecipient of Community Development Block Grant (CDBG) funds and as such is required to submit a report on Block Grant programmatic expenditures and progress, which is the Consolidated Annual Performance Evaluation Report (CAPER). Michigan City receives only one annual allocation of CDBG funds, the CAPER is limited to that program. The CAPER follows a prescribed format suggested by the U.S. Department of Housing and Urban Development (HUD) that helps facilitate the review process and to include specific regulatory language. An additional narrative has been added to the CAPER so that it provides more comprehensive information about projects and activities from the past 2023 program year.

The CAPER is a regulatory report that follows a prescribed format, and although not all of HUD's reporting format requirements necessarily apply to Michigan City, they are included for consistency. The city of Michigan City does not receive, and therefore cannot report on, direct allocations of certain HUD programs such as HOME or Emergency Shelter Grants (ESG) or Housing Opportunities for People with AIDS (HOPWA). The format of the CAPER, however, often requires the City to comment on these programs even though we do not receive funds for these specific activities.

The city may receive other HUD funding for activities such as public park rehabilitation and ADA compliance that is noted in this report for consistency.

Michigan City's owner-occupied housing rehabilitation program also known as Residential Exterior Community Appeal Program (RECAP) approved 31 applications for exterior rehab and emergency home repair. Over 70% of CDBG funds are committed to the Residential Exterior Community Appeal Program. Rehabilitation work included multiple systems within those homes involving one or more of the following: roofing, furnaces, air conditioning, windows, vinyl siding, entrance doors, exterior paint, lead-based paint hazard reduction through remediation or abatement, lead-based paint inspections, plumbing, walkway reconstruction, handrails, handicap ramps and tree overgrowth removal.

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	4	5	125.00%			
Affordable Housing	Affordable Housing Fair Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	8	12	150.00%	8	5	62.50%
Affordable Housing	Affordable Housing Fair Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	18	180.00%	10	31	310.00%
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	672	158.12%	425	5	1.18%
Provision of Needed Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		750	5	0.67%

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				
Provision of Needed Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	18	180.00%			
Quality of Life	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5500	7060	128.36%	10000	21	0.21%
Quality of Life	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	12	1	8.33%			
Reduced Homelessness	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	1190	158.67%	0	61	
Reduced Homelessness	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	100	195	195.00%	150	5	3.33%
Reduced Homelessness	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

Reduced Homelessness	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	750	1224	163.20%			
Reduced Lead-Based Paint Hazards	Affordable Housing	CDBG: \$22000 / 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: \$22000 / General Fund: \$ / HUD Healthy Homes Supplemental Grant: \$ / HUD Lead-Based Paint Hazard Control Grant: \$	Homeowner Housing Rehabilitated	Household Housing Unit	80	18	22.50%	40	18	45.00%

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.

Michigan City used the majority of its CDBG funds in alignment with the priorities identified in the Consolidated Plan and the Annual Action Plan. These included park and infrastructure improvements, housing rehabilitation, emergency home repairs, Fair Housing activity, administration and planning activities for the CDBG funds and public service activities. Funds were used at a rate of 98.93% in these projects to support the city's efforts to meet HUD's mandate to provide safe, decent and affordable housing, Quality of Life for LMI residents and improve housing accessibility as well as community based resources. The city through its CDBG program has worked with other local organizations to help improve the overall quality of life for residents that reside in LMI neighborhoods. These partnerships included Franciscan Healthcare, Purdue University Extension, neighborhood associations, local elected officials, Salvation Army, Citizens Concerned for the Homeless, North Central Community Action Agency and the Michigan City Parks and Recreation Department.

Reduced Homelessness Indicators Explained:

Public service activities other than Low/Moderate Income Housing Benefit - Persons Assisted (Sand Castle Shelter & Keys to Hope Resource Homeless Day Center 1,092; Stepping Stones Shelter 98 for a total of 1,190).

Homelessness Prevention: Sandcastle Shelter and Keys to Hope Homeless Day Resource Center 1,092; Stepping Stones Shelter DV 98; Rental Housing Subsidies 12). Total persons assisted 1,202.

The city did not rehabilitate any rental units. The expected numbers consider numbers that were included in a grant for Lead-Based Paint Hazard Reduction and a supplemental grant for Healthy Homes initiatives. This grant was rescinded by the former Mayor approximately 7 months after the funds were awarded. The city could not meet the expected outcomes due a return of the grant funds.

Michigan City has taken the initiative to utilize funds from its TIF districts, riverboat funds and general budget to develop new housing over the next several years. Major infrastructure improvement projects are underway to accommodate and invite even more development that will provide additional housing stock for the area.

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 2019-2023 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.

12/27/24 Explanation regarding LBP Hazard Reduction Grant data input - During the development of the 2019-2023 Five-Year 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 former Mayor rescinded the LBP Hazard Reduction and Healthy Homes Supplemental grant immediately following the 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.

For this reason expected and actual totals vary from the stated outcomes during the 2019-2023 Five-Year Consolidated Plan. 2024 is the final year for the Consolidated Plan and this information will be removed from reporting for the 2024 CAPER.

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	3,747
Black or African American	3,070
Asian	0
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	0
Total	6,818
Hispanic	6
Not Hispanic	0

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

Narrative

PR03 Report for Races lists these additional ethnic groups that are not provided here. The missing groups of people are White, Black/African American, American Indian/Alaskan Native, Black/African American & White and other multi-racial groups.

CR-10 Racial and Ethnic composition of families assisted - 91.520 (a) is missing the data fields for Black/African American & White and Other multi-racial. Those numbers are being provided in this narrative.

Black/African American & White: 130 persons were assisted with housing and non-housing needs.

Public Services

PY2023 – Michigan City's CDBG program completed activities that provided benefit to over 13,000 LMI individuals and households. These activities are summarized below:

Public services are limited to a 15% cap of the City's annual allocation of CDBG funds and must be spent within the fiscal year of the allocation. Other CDBG funded projects may carry forward for subsequent years such as home rehab, public parks, and infrastructure activities. In FY 2023, the City's formula allocation was \$641,739.00 and the 15% cap was applied to public service projects in the amount of

\$96,000. This amount is \$19,954 less than the 2022 annual award of \$661,693.

During PY2023, the City allocated public service awards through a competitive Request for Proposals to local non-profit activities including homelessness prevention, domestic violence emergency shelter and advocacy, homeless day resource center, first month's rent, youth counseling and child abuse prevention.

Total public service expenditure for PY2023: 14.93%

- Slightly less than the 15% public service cap.

Other multi-racial: 6 persons assisted were assisted with housing and non-housing needs.

American Indian/Alaskan Native: 1 pesons was assisted with housing and non-housing needs.

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	641,739	1,498,074
General Fund	public - local	0	0
Other	public - federal	0	250,000

Table 3 - Resources Made Available

Narrative

Resources and Investments 91.520(a) Summary

The local CDBG program allocates a significant percentage of its entitlement 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 agencies. 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. Eligible 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.

CDBG and CDBG-CV funds are the only federal formula grant programs covered by Michigan City's Consolidated Plan and Substantial Amendment to Annual Action Plan. The CDBG Program provides federal funds to cities to undertake certain kinds of community development and housing activities. Activities proposed by the city must meet the objectives and eligibility criteria of CDBG legislation. The CDBG-CV program is part of the Coronavirus Aid, Relief, and Economic Security Act, also known as the CARES Act stimulus bill.

CDBG’s objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low- and moderate-income.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	20	20	Allocation for this target area remained unchanged.
Eastport	45	70	The percentage allocation was increased in the Eastport neighborhood for Water Tower Park.
Westside	15	10	Around 5% of the Westside's allocation was utilized for the Eastport neighborhood.

Table 4 – Identify the geographic distribution and location of investments

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.

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Michigan City’s primary basis for allocating investments geographically is dependent upon the location

of extremely low and low-income individuals and households. The City's focus remains on areas with a high concentration of extremely low- and low-income individuals, paying specific attention to areas that have high concentrations of minorities. Michigan City's two locally identified target areas are Eastport and Westside neighborhoods.

CDBG Geographic Distribution Allocation of Funds

Westside: 10%

Eastport: 70%

Citywide: 20%

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 PY2023 CDBG leveraged funds with Land & Water Conservation Fund to complete a public park infrastructure improvement project. The park which is located in the Eastport neighborhood and one the city's local target areas received ADA upgrades, new play equipment, walk paths, ADA parking, Autistic friendly specialized play equipment, demolition of dated basketball and tennis courts, replaced water fountains and new basketball courts. Part of the park is being reserved for the future home of a new community garden.

CDBG's allocation: \$775,000; LW&CF allocation: \$250,000

Limited CDBG funds subject to 15% cap were used to leverage local non-profit dollars including Citizens Concerned for the Homeless (CDBG & CDBG/CV), Dunebrook, North Central Community Action Agency (CDBG & CDBG-CV), Salvation Army, and CoAction (CDBG/CV), Stepping-Stones Shelter in carrying out their specific program initiatives targeted toward LMI households/persons and victims of domestic violence emergency shelter with patient advocacy support. Partnering with community based public service agencies allows CDBG dollars to be utilized more broadly while streamlining services to avoid duplication of benefits and service gaps.

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	18	31
Number of Special-Needs households to be provided affordable housing units	0	0
Total	18	31

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	8	10
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	21
Number of households supported through Acquisition of Existing Units	0	0
Total	18	31

Table 6 – Number of Households Supported

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

Due to the below average pay scale for the Michigan City area, the increased cost of living expenses and upward trajectory of housing prices, low available housing stock the city experienced a low increase in home sales. The ability of new home buyers to purchase properties without down payment assistance played a major role in homeownership goals. As a result the majority of new home sales were made by "well qualified buyers" creating a high demand for affordable rental units.

The city also noted that the areas housing stock is aged, poorly maintained or uninhabitable and could not be considered safe, decent or affordable. These units remain on the market or not for sale due to the cost of repair seen as infeasible for rehabilitation both privately and publicly.

Also, the cost to rehab owner-occupied properties were severely restricted due to rising construction costs, available labor and supply disruptions all contributed to slowed rehabilitation application approval process.

Discuss how these outcomes will impact future annual action plans.

Without a significant change in cost of living expenses, a federal reduction in mortgage interest rates, more available affordable housing units the inability to meet goals and achieve desired outcomes will be hampered. The city is actively working to increase infrastructure for future use of housing development and to encourage new development of single-family units and neighborhoods to relieve the housing congestion in Michigan City. Some of the action items already being implemented are expanding TIF districts, land annexation and increased fees for permit fees to aid the city in obtaining funds that will help with development projects.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	5	0
Low-income	4	0
Moderate-income	0	0
Total	9	0

Table 7 – Number of Households Served

Narrative Information

Assessment of Goals and Objectives

The city of Michigan City continued to provide CDBG funds to North Central Community Action Agency for the purpose of providing LMI households with decent housing and affordable housing through the provision of first month's rent or security deposit. The program helped to prevent homelessness for low-income households, disabled persons, frail elderly, and senior citizens.

The North Central Community Action Agency also became a subrecipient of CDBG-CV emergency housing funds that assisted persons that were at-risk of imminent eviction or threat of impending eviction due to late or past due rents and utility payments resulting from income loss resulting from the

Coronavirus. Specifically, these persons were spared homelessness as beneficiaries of CARES Act funding.

RECAP, also the city's owner-occupied rehab program, was implemented to address building code violations, energy efficiency issues, decent and affordable housing as well as potential public health and safety concerns. Priority for this program focuses on the elderly, disabled persons, and families with children under 6 years of age. Homeowners that reside in the City's locally identified target areas receive preference in application

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

Community outreach using data collected from known homeless camp sites and walk audits are a central component of Michigan City's efforts for reducing and ending homelessness. Resource workers perform regular needs assessments by collaborating with other nonprofit agencies which are members of the LaPorte County Home Team and Citizens Concerned for the Homeless that gather data on transient homeless person, new and long term unsheltered persons, homeless veterans and families facing imminent homelessness utilizing local motels as primary last resort residences. The organizations working to reduce and end homelessness provides services including housing placement, crisis intervention, free haircuts, access to showers and laundry, free hygiene products and personal clothing donated from local stores, mental health and chronic substance abuse services, employment training, work skills development and job placement.

Addressing the emergency shelter and transitional housing needs of homeless persons

Michigan City homeless shelters programs provide unsheltered persons who are experiencing temporary, chronic or emergency homelessness safe, decent and secure housing while allowing residents access to counseling, meals, transportation, computer labs, insurance referrals, legal services and continued education including General Equivalency Diploma (G.E.D.) training and certification. These programs are identified by HUD as emergency shelter and transitional housing.

Stepping Stone Shelter is a domestic violence shelter which offers transitional housing to residents that have successfully completed the program. Residents must attend support groups and participate in the following classes entitled, "What are the Myths About Domestic Violence and Sexual Assault", "Self Care", "Anger Management", "Healthy vs. Unhealthy Relationships" and "Life Skills". The children that are age appropriate attend groups on "What is a Stranger Danger" and "The Four Rules of Stranger Danger Safety" and "Safety in the Shelter".

Stepping Stone Shelter had 36 children that participated in group sessions, 1,510 shelter nights, 1,950 served meals, 74 healthy snacks provided for 54 women and 36 children. The shelter also provided crisis intervention and support for 4 non-residential clients, and three (30 community presentations were given during the 2023 program year. The Stepping Stone Shelter Domestic Violence / Sexual Assault local community program provided services to eight (8) victims through CHAT live.

Citizens Concerned for the Homeless - Sand Castle Shelter for Homeless Families "Teach a Man to Fish" program had a total of 34 beneficiaries supported through extended stay emergency shelter nights.

Residents have access to free meals, transportations, housing placement, mental health services, direct case management, insurance referrals, smoking cessation classes, workforce and job skills training, resume building, computer literacy training, nutrition education classes and G.E.D. training and certification.

Citizens Concerned for the Homeless - Keys to Hope Community Resource Center had more than 700 client engagements during program year 2023. The program is open to homeless persons that may be local, transient, veterans, victims displaced by a disaster. Keys to Hope through its community service provides approximately 26 new initial engagement forms completed per month, 19 new Homeless Management Information System (HMIS) enrollments (Category 1 Homeless), 3 non-enrolled participants (Category 2 Homeless), 60 caseloads enrolled in HMIS, 14-16 persons that exit the program, 8 Veteran visits per month, 637 monthly participant visits to the community resource center, 1-3 individuals obtain housing, 1 participant that enters assisted living, 18-20 participant showers, 72-80 clothing items, 130-140 education classes held at Grace Learning Center, 35-50 hygiene products, 90-125 loads of laundry provided, 40-50 participant meals distributed, 20-40 participant phone calls made and 440-500 showers provided.

Keys to Hope also provides case management to chronically homeless or unsheltered persons in-house with 1 full-time Program Coordinator, 1 part-time Case Management Facilitator, 1 full-time FRI Program Coordinator and 1 Weekend Attendant, 1 Goodwill and 1 National Able staff person.

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

Michigan City's homelessness prevention programs are comprised of collaborations with the LaPorte County Home Team, Citizens Concerned for the Homeless, North Central Community Action Agency and Stepping Stone Shelter. The city has approved a new homeless shelter named Nest Community Shelter. The Nest shelter provides accommodations for male and female residents in need of overnight shelter. Homelessness prevention is better addressed with layered community service programs due to the decrease in local funding partnering with other community organizations helps to identify service overlays and service gaps. The city works to concentrate available yet limited public service funding and to prevent persons from entering chronic homeless status by providing access to ongoing support, mental health services, eviction prevention, job skills training, self-sufficiency classes, workforce development and legal services.

Michigan City supports local community organizations that provide assistance to individuals experiencing homelessness or are at imminent risk of becoming homeless through rapid rehousing programs whenever possible, first month's rent and owner-occupied rehabilitation programs such as Residential

Exterior Community Appeal Program, Emergency Home Repair Program available through the Community Development Block Grant and the Weatherization Program provided by North Central Community Action Agency. Person that benefit from these combined programs and efforts are those who have improved access to mental health services, chronic substance abuse service, persons in need of transitional housing or housing placement whether it is with a friend or family member, former victims of sex trafficking, domestic violence or extended job loss. Michigan City also supports efforts directed at youth that may be homeless as part of a family unit or are facing homelessness together or apart from family members. The Salvation Army program Pathways provides youth counseling services for families with children under the age of 18 to cope with income loss, death of a primary caregiver and/or loss of a permanent residence. Together these agencies work to develop treatment plans, access to improved services, improving quality of life and restoring personal well-being.

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

Michigan City along with its community partners has identified 4 strategic areas in 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.

Overnight and Emergency Shelters - Michigan City has 4 primary homeless facilities that provide overnight shelters that include additional services such as meals, hygiene products, computer access, job training and continued education. Those four shelters are Sand Castle Shelter (women and children), Stepping Stone Shelter (domestic violence/sexual assault/stalking), Nest Community Shelter (women and men) and Stepping Stone Transitional Housing. The city has a number of churches that provide emergency overnight shelters. However, these shelters are open for very limited time such as evening until morning.

Michigan City also has several warming centers that provide emergency shelter during inclement weather patterns such as extreme cold or extreme heat. All combined the city recognizes these efforts are not sufficient to address the growing problem with chronic homelessness as new people enter the population count. All of aforementioned efforts combined are not sufficient to assist the growing number of unsheltered persons and those who are at risk of becoming homeless. However, city leaders, administrators, service providers, faith-based organizations and local activists will continue exploring ways to find more resources and access to services for those effected by the homeless crisis.

Transitional Shelters - Michigan City's only transitional shelter at this time is provided by Stepping Stone DV Shelter provides transitional housing to its residents post treatment. The Stepping Stone Shelter

transitional program provides temporary housing for their clients up to 12 months and is referred to as “transitional” or “interim” shelter. Stepping Stone Shelter continues supportive services to transitional housing residents including job training skills, continuing education, childcare, and self-sufficiency to further increase the odds of individuals obtaining permanent housing as soon as possible.

Rapid Re-Housing (RRH) - Michigan City supports rapid rehousing initiatives and provides support to local nonprofits that offer this form of assistance to help individuals and/or families find a home of their own as quickly as possible. Funds have been utilized for rapid re-housing through CARES Act grant funds. North Central Community Action Agency is the only organization at this time which provides a rapid re-housing program when funds are available. RRH is recognized as a housing first solution for non-chronic homelessness where individuals or families rent an apartment, have access to temporary community support services which can include case management.

Permanent Supportive Housing (PSH) - Michigan City supports Permanent Supportive Housing (PSH) is a programs and has supported Housing Opportunities local initiative to develop permanent supportive housing projects through financing the redevelopment of a dilapidated apartment building along the E. 11th Street corridor on the city’s East Side of town. The permanent supportive housing project provided housing and supportive services on a long-term basis to formerly chronically homeless* people. Some of these individuals may have a diagnosis such as physically disabled and have been continuously homeless for one year or more, persons with mental disabilities and Veterans. Long-term homelessness can only be addressed by providing permanent housing combined with intensive supportive services.

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

Actions taken to address the needs of public housing

The Michigan City Housing Authority oversees public housing units and the Section 8 voucher program. Units are at mostly full occupancy with some units in need of maintenance before going back on the active housing list. MCHA currently has a closed wait list as of 12/27/24.

The local PHA also 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 Housing Authority are consistent with the objectives and goals of Michigan City's Consolidated Plan.

MCHA Mission Statement(s) includes affordable housing, public housing program directive, job training and skill classes, General Equivalency Diploma (GED) classes and certification.

"The Michigan City Housing Authority works to provide stability for the families we serve while assisting the community with implementing long-term goals for affordable housing."

"MCHA offers a variety of programs and services to aid families in our community while preserving well maintained multi-family housing and affordably- priced rents. Through our programs and partnerships, children and youth also have access to development and education supports and adults may participate in money management, GED, and job skills assessment classes."

"We also know that when many of our Michigan City families reach their educational, work, and personal goals, they want to stabilize their housing by purchasing a home. With that in mind, we offer Rent-to-Own programs to promote first-time homeownership for moderate-income families."

"Everyday, the Michigan City Housing Authority strives to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination."

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

MCHA or 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.

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 not a troubled agency.

In the event of a troubled agency status, the housing authority director, board of commissioners and mayor would work together with open dialogue to resolve any unsatisfactory issues.

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. Plan should also 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:

- **Community Garden.** The Walker Park Community Garden is part of Eastport's Quality of Life (QOL) Plan and is intended to address food insecurities for the Eastport neighborhood but is open to all residents of Michigan City in need of nutritional support.
- **Lack of education/training.**

The city through its CDBG Program awarded \$30,000 in PY2023 for job training, skill building, computer literacy, youth counseling and tutoring service grant funds for the purpose(s) 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

The Social IMPACT Research Center (IMPACT), a program of Heartland Alliance, worked with leaders in LaPorte County, Indiana to create a Plan to End Homelessness for the county. Plans to End Homelessness help communities determine and implement key system improvements, build community and political will for addressing homelessness, align resources efficiently, and begin the important march toward ending homelessness. LaPorte County's Plan to End Homelessness harnesses best practices, local realities, and community input to solve a problem that affects far too many lives: those who are at risk of homelessness, those who are experiencing homelessness, and their children, neighbors, friends, and family. LaPorte County's Plan includes goals in three areas: prevention, housing, and income/services with a number of action steps established to reach each goal. The Plan is designed to serve those who have been identified as needing services in LaPorte County, to help service providers enhance and streamline services, and help funders of the homeless system target funding and community resources to prevent and end homelessness.

Reference: Social Impact Research Center

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 as part of the environmental Lead Inspection Risk Assessment (LIRA). LBP remediation or abatement work is conducted per rehab project when LBP is detected and included as part of the project for eligible applicants. Homes receive a final clearance certification upon project completion.

A total of 18 homes received Lead Inspection Risk Assessments as part of the owner-occupied rehabilitation environmental process. Per the PR03 report 33 rehab projects were completed. This

number includes 15 projects that completed prior to the 2023 program year but had not been closed in IDIS.

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

The city continued its efforts to increase affordable housing opportunities for LMI residents. The city's Redevelopment Authority (RA) and Planning Commission Director/City Planner, City Council and Mayor along with assistance from the Economic Development Corporation (EDC), worked together toward developing strategic community goals, business tax break incentives and public land use (new zoning opportunities or annexation).

The City's Residential Exterior Community Appeal Program (RECAP) helps LMI homeowners to remain in their homes by rehabilitating homes that have fallen into disrepair due to a combination of an aging housing stock and lack of maintenance. The program provides energy efficiency improvements, fresh curb appeal, and restores exterior integrity. The rehabilitation program is a major component in the fight to reduce local poverty.

In addition, the public service providers funded by the CDBG Program aid LMI households in need of first month's rent assistance, security deposits, utility service disruption prevention, mental health services, emergency homeless shelters, extended stay family shelter, youth counseling services, job training, domestic violence shelter, and child abuse prevention advocacy. By awarding funds to local public service providers that are already administering these needed services the city can more effectively help residents receive necessary community resources.

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

Michigan City continued to develop partnerships with local agencies for the purposes of institutional structure and to enhance organizational coordination. The CDBG program worked closely with the following organizations:

- North Central Community Action Agency
- Stepping-Stones Shelter
- HealthLinc – Community Based Health Organization
- Michigan City Redevelopment Authority
- Michigan City Planning Commission
- Dunebrook, Inc.
- Salvation Army
- Michigan City Parks and Recreation Department
- Citizens Concerned for the Homeless
- CoAction

The following actions continued over the last year to strengthen institutional structure.

- CDBG Staff continued its commitment to work with the HOME Team to increase awareness of homelessness in Michigan City and to promote coordination of services to prevent homelessness and to assist homeless persons.
- The city continued to provide technical assistance (planning, collaborative grant development support and leadership training) necessary to help agencies continue their efforts in providing vital services to LMI residents.
- The City continued its efforts to collaborate with the Human Rights Department and Public Housing Authority (PHA) regarding Fair Housing and affordable housing programs and initiatives.

Due to the dissolution of the Human Rights Department by the Mayor of Michigan City and intermittent operating hours of the Housing Authority the CDBG department absorbed all Fair Housing Activities. The FH activities are incorporated into the owner-occupied rehab program and is stated in all Request for Qualifications as a requirement for contract procurement.

Michigan City manages its CDBG Program through its pass-through agency which is the Redevelopment Authority. During the previous program year CDBG staff met throughout the year to discuss the implementation of new projects for the upcoming 2024 program year that will require creating a broader network both public and private to achieve successful community benefits.

All CDBG activities are located within the City of Michigan City and are designed to benefit LMI residents, meet urgent needs, special needs, and address infrastructure improvements within the service area.

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

CDBG staff continued working with local community-based agencies, local health care providers, mental health service organizations, disability service providers, food banks, affordable housing programs to identify actions and enhance coordination between public and private housing and social service agencies serving the greater Michigan City community. CDBG staff, elected officials, local business leaders, healthcare agencies and housing programs continued to collaborate during the 2023 program year while inviting local financial institutions as the city developed 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)

2023 Actions taken to overcome the effects of any impediments identified:

- Identify the program year(s) of the AI2019-2023

- Identify whether AI is new or updated. The City of Michigan City's current AI was submitted to HUD September 2019. The current report is an update on recent activities. A new AI was submitted to HUD with the 2024-2028 Five-Year Consolidated Plan on August 8, 2024.
- Identify the usage of the AFFH Tool for the AI Fair Housing Priorities and Goals

Metrics and Milestones: The new mayoral administration dissolved the Human Rights Department after taking office in 2024. The Human Rights Board remains the only municipal body that assists with human rights violations. For this reason, CDBG has absorbed Fair Housing activities as part of administrative programming. Going forward in PY2024 CDBG will consider solicitation for Fair Housing activities as part of its public service funded projects. Fair Housing will be subject to the 15% public service cap. The Michigan City PHA underwent major staff changes during 2023. The agency is now on its third Executive Director since the beginning of the program year. CDBG has been unsuccessful in communicating with the latest director in coordinating Fair Housing outreach and educational efforts. Restricted access to PHA staff and office openings coupled with the closure of the Human Rights Department presented significant challenges during 2023. The CDBG program will therefore move to include Fair Housing in its public service Request for Proposals (RFP) process. In response to the aforementioned setbacks CDBG will continue to utilize the owner-occupied rehabilitation program to address Fair Housing goals.

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CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Michigan City CDBG's public service program policy is to monitor CDBG sub-recipients concerning the following categories:

- Financial Management
- On-site inspections
- File compliance
- Desk reviews
- Telephone Conference Call(s)

CDBG recipients are required to submit quarterly progress reports for October – December; January – March; April – July and August – September, in addition to year -end reports.

Subrecipient and contractor monitoring is performed to ensure timely expenditure of CDBG program funds. Subrecipients meet this requirement at a near 100% rate by utilizing drawdown requests either incrementally or one lump sum payment request.

Agreements are drafted with a one year term and a one year Amendment for satisfactory performance. If a subrecipient fails to accurately meet all program goals as stated in their Request for Proposals or if concerns or findings are found discovered during monitoring. Subrecipient agreements are not renewed for an additional year in the event of breach of contract and any unrequested funds are returned to eLOCCS – HUD's line of credit.

Owner-occupied rehabilitation projects are monitored during the work phase for contract compliance, regulatory adherence to the program and affordability.

Housing rehabilitation projects are secured with promissory notes and/or deed restrictions in the form of property liens based on individual grant amounts.

Technical Assistance and Training provided by CDBG include:

- Understanding HUD rules, regulations per the Code of Federal Regulations
- Reviewing and analyzing subrecipient quarterly and year-end reports and issues (if applicable); and
- Obtaining reviewing any relevant information from previous monitoring visits.

CDBG maintains consistent communication with project managers, subrecipients and contractors. These entities are provided guidance, monitoring checklist and technical support in the following areas:

- HUD's National Objectives
- Financial Management
- Record Retention and Storage
- Fair Housing / Equal Opportunity
- Housing Rehabilitation
- Public ServicesDuplication of BenefitsTimely DrawdownsAccurate Beneficiary Data
CollectionClaims and Supporting Documentation

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 Citizen Participation Plan was updated this year during the 2024-2028 Five-Year Consolidated Plan.

The city promotes public involvement in reviewing performance and accomplishments under the CDBG program through a public hearing process and public comment period. Michigan City ensures both public and service provider involvement in program planning include:

- Citizens Advisory Committee meetings
- Consulting with service providers
- Conducting public hearings and community outreach meetings

The City of Michigan City, through its CDBG Program, strongly encourages public involvement in the Consolidated Plan process and use of Community Development Block Grant (CDBG) funds. The Citizen Participation Plan (CPP) outlines the City's policies and procedures regarding public involvement, as required by 24 CFR Part 91.105. Citizen participation is essential in developing the Consolidated Plan. The City of Michigan City encourages all interested parties to participate in the formation of the Five-Year Consolidated Plan, especially those living in low- and moderate- income neighborhoods. To encourage participation public meeting notices are advertised in local media.

The Citizen Participation Plan, together with the Five-Year Consolidated Plan, Analysis of Impediment to Fair Housing Choice, Assessment of Fair Housing, and Annual Action Plan progress reports are available on the city's website www.emichigancity.com.

Citizens are provided opportunities to submit public comment and/or input into CDBG program activities. Meetings are held at least two times per year to invite public dialogue related to local community development needs, impediments to Fair Housing choice, goals and outcomes, allocation of CDBG resources and to help identify service gaps, service overlaps and unidentified infrastructure needs.

During PY2023, the following public meetings were advertised and held:

June 6, 2024: Public Hearing (Shareholders, Stakeholders and Public)

July 31, 2024: Public Hearing

August 6, 2024: Public Hearing

2023 CAPER Public Notice and Public Hearing

Date(s): 12/20/2024 and 02/07/2025

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 does not plan to make any changes to its program objectives. The local CDBG program supports efforts made by the City and Economic Development Commission in economic development initiatives and developing affordable housing opportunities for its LMI persons. CDBG will continue to assist community-based organizations with financial and technical assistance. The goals and objectives submitted in the new 2024-2028 Five-Year Consolidated Plan demonstrate plans to continue working with local social service agencies while which are providing access to opportunities to affordable housing units and amenities for improving quality of life. CDBG funds help to assist public service providers in their efforts to carryout activities such as housing counseling, self-sufficiency training, homebuyer education, and job training. Michigan City's RA has broadened its efforts to capture more business revenues to improve infrastructure, sewer lines, public utility hookup and broadband access to potential new and indiginous residents. The upcoming year will see more than \$4.6 million dollars in infrastructure improvments and another \$1 million in affordable housing activities as part of the city's

intentions to create more affordable housing stock by utilizing revenue in lieu of taxes and CARES Act funds to supplement the CDBG owner-occupied rehabilitation and emergency home repair program(s).

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-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 does not plan to make any changes to its program objectives. The local CDBG program supports efforts made by the City and Economic Development Commission in economic development initiatives and developing affordable housing opportunities for its LMI persons. CDBG will continue to assist community-based organizations with financial and technical assistance. The goals and objectives submitted in the new 2024-2028 Five-Year Consolidated Plan demonstrate plans to continue working with local social service agencies while which are providing access to opportunities to affordable housing units and amenities for improving quality of life. CDBG funds help to assist public service providers in their efforts to carryout activities such as housing counseling, self-sufficiency training, homebuyer education, and job training. Michigan City's RA has broadened its efforts to capture more business revenues to improve infrastructure, sewer lines, public utility hookup and broadband access to potential new and indiginous residents. The upcoming year will see more than \$4.6 million dollars in infrastructure improvments and another \$1 million in affordable housing activities as part of the city's intentions to create more affordable housing stock by utilizing revenue in lieu of taxes and CARES Act funds to supplement the CDBG owner-occupied rehabilitation and emergency home repair program(s).

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

No

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

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	1,959				
Total Section 3 Worker Hours	1,959				
Total Targeted Section 3 Worker Hours	15				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	15				
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.					
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.					
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.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
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.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

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

Narrative

The city received information collected from certified payrolls for Water Tower Park, a public park infrastructure improvement project regarding Section 3 work activities, The contractor for Water Tower Park secured 15 Section 3 workers and tabulated 1,959.50 direct working hours. The project was advertised and flyers were made available in the neighborhood where construction work was conducted. The park is located on the city's eastside (Eastport) neighborhood a locally identified target area. Efforts were made to recruit from the Eastport neighborhood for Section 3 employment.