



**PROGRAM YEAR 2016
CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT**

December 2017

City of La Porte

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CR-05 - Goals and Outcomes

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

91.520(a)

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

During PY 2016, the City of LaPorte conducted activities consistent with the priorities stated in the PY 2016 Annual Action Plan.

Five homeowners participated in the Home Owner Repair Program receiving \$243,070 in repairs. This funding is actually from PY 2015. Since 2005, the Home Owner Repair Program has operated one year behind the plan year. The reason for this is that staff was not hired until midway through the plan year and it took six months to develop the policies and procedures for the Home Owner Repair Program. The CDBG program has one staff member that services all activities including administration.

The City did not demolish any structures using PY 2016 funding. A total of \$10,000 is appropriated for this activity. Delays resulted due to liens existing on two properties that were to have been demolished. The City has taken ownership for the two properties, located at 701 Ohio and 709-711 Maple Avenue, however, the removal of liens on the properties needs to occur before demolition can occur. This activity remains open and plans are to complete the demolishing of the structures in 2018 once title has cleared.

In a low and moderate-income part of town, 830 square yards of sidewalks were replaced and handicapped ramps added to intersections. The section of the city was the 1100 to the 1300 block of Ridge Street. A total of \$115,000 was allocated for this activity. Included in this activity was the replacement of 1,210 linear feet of curb and gutter. The City of LaPorte, through its general fund, replaced and reconstructed the street, sewer pipes, and water pipes. Sixteen trees were planted to replace trees removed that were disrupting the sidewalk.

Public service grants provided eligible activities to seven organizations serving 3,240 beneficiaries. These six organizations used \$45,994 in CDBG funds. Services included homeless prevention through rental/mortgage assistance, financial literacy classes, first-time homebuyer counseling, post-purchasing counseling, credit repair, foreclosure prevention, parenting classes and education, homelessness case management, mental health services for homeless individuals, and youth mentoring in LaPorte schools.

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.

Table 1 – Accomplishments -Program Year 2016

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Goal	Category	Funding	Indicator	Expected	Actual	Unit of Measure	Percent Complete
2016 Goal-Foster Neighborhood preservation/sustainability	Affordable Housing Non-Housing Community Development	CDBG \$115,000	Public facility or infrastructure activities other than low/mod income housing benefits	3750	175	Persons Assisted	100%
Affordable Housing	Affordable Housing	CDBG \$394,499	Homeowner Housing Rehabilitated	5	5	Household Housing Unit	100%
		CDBG \$10,000	Buildings Demolished	2	2	Buildings	0%
Home Ownership	Affordable Housing	CDBG \$4,500	Public service activities for low/mod income housing benefit	30	27	Households Assisted	100%
Neighborhood Preservation	Non-Housing Community Development	CDBG \$0	Public service activities other than low/mod housing benefit	0	0	Persons Assisted	0%
Quality of Life Services	Non-Housing Community Development	CDBG \$29,500	Public services activities other than low/mod income housing benefit	338	1,066	Persons Assisted	100%
Reduce Homelessness	Homeless	CDBG \$19,000	Public service activities for low/mod income	46	46	Households Assisted	100%

			housing benefit				
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Table 2 – Accomplishments – Strategic Plan to Date

Goal	Category	Funding	Indicator	Expected	Actual	Unit of Measure	Percent Complete
Goal-Foster Neighborhood preservation/sustainability	Affordable Housing Non-Housing Community Development	CDBG \$456,627	Public facility or infrastructure activities other than low/mod income housing benefits	11,250	2,920	Persons Assisted	100%
Affordable Housing	Affordable Housing	CDBG \$1,444,046	Homeowner Housing Rehabilitated	18	18	Household Housing Unit	100%
		CDBG \$57,590	Buildings Demolished	12	11	Buildings	100%
Home Ownership	Affordable Housing	CDBG \$11,668	Public service activities for low/mod income housing benefit	60	95	Households Assisted	100%
Quality of Life Services	Non-Housing Community Development	CDBG \$60,446	Public services activities other than low/mod income housing benefit	492	2,177	Persons Assisted	100%
Reduce Homelessness	Homeless	CDBG \$57,550	Public service activities for low/mod income housing benefit	133	253	Households Assisted	100%

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

The City of LaPorte addressed these goals during PY 2016:

- Affordable Housing Opportunities
 1. Conserve and Improve Existing Affordable Housing
 2. Expand Homeownership Opportunities

The City of LaPorte improved five existing homes during PY 2016 through the Home Owner Repair Program. Also, homeownership opportunities were expanded through the first-time home buyer classes provided by Housing Opportunities. A total of 27 individuals attended the classes and received counseling in LaPorte during PY 2016. In addition to the counseling classes, three of the participants who successfully completed the course received \$500 each as an incentive. This incentive was used when purchasing a house to help cover down payment or closing costs.

- Reduce Incidents of Homelessness
 1. Expand availability of services for the homeless
 2. Improve availability of shelter facilities

Through the funding of a grant for homeless case management, the City was able to reduce incidents of homelessness. The case management is provided by Swanson Center, the county-wide comprehensive mental health center. Case management services were provided to 33 individuals. One-fourth of these individuals were able to access mental health services and substance abuse treatment through Swanson Center. However, the City was unable to improve the availability of shelter facilities. A lack of funding prohibited the establishment of shelter facilities in LaPorte. Through HOME Team participation, the City of LaPorte continues to support shelter facilities in the City of Michigan City.

- Neighborhood Preservation
 1. Foster neighborhood preservation and sustainability

The Home Owner Repair Program and Sidewalk Improvement Program completed activities that assisted neighborhood preservation and made home ownership more sustainability. New sidewalks and the installation handicapped ramps assisted in preservation of the infrastructure in a low-mod neighborhood. New sidewalks eliminated deteriorated sidewalks thereby improving “curb appeal” of the houses. The Home Owner Repair Program eliminated deteriorating structures and made houses more sustainable through the installation of new energy-efficient furnaces and water heaters, new windows and insulation. Due to the cost of street paving and a lack of CDBG funds, the Street Improvements were not completed during Program Year 2016.

- Quality of Life Services
 1. Provide support services to maintain safety nets for residents especially those with special needs
 2. Ensure availability of housing choice for all residents

The City of LaPorte assisted six social service agencies that provide services to low mod residents including those with special needs. The Mayor of LaPorte re-activated the Human Relations Commission who made one of their annual goals to be fair housing.

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

Through the partnership between the City of LaPorte and Greater LaPorte Economic Development Corporation, new economic opportunities have been developed during PY 2016. Two manufacturing plants expanded causing an additional 35 new jobs to become available and retained 205 positions. Two new businesses located in LaPorte providing 42 new jobs for LaPorte residents. The total amount of new capital investment for these five firms is \$38,775,000.

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	2795
Black or African American	161
Asian	0
American Indian or American Native	3
Multi-race	288
Total	3247
Hispanic	648
Not Hispanic	2599

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The CAPER includes a description of the race and ethnicity of families and persons assisted. This information, in part, is used as a basis for demonstrating compliance with non-discrimination requirements.

Local jurisdictions must maintain data on the extent to which each racial and ethnic group and single-headed households (by gender of household head) have applied for, participated in, or benefitted from, any program or activity funded in whole or in part with CDBG funds.

The City of LaPorte has a total population of 22,053 as of the 2010 Census. The Hispanic population is the largest minority group in the City at 11.2% of the total population. Black or African American is the second largest minority group at 3.0% of the total population.

Using data from Table 2, 20% of the persons served using CDBG funds were Hispanic; .05 % were Black or African American; the balance of 86% were white/non Hispanic. One of the public service grants focuses on providing outreach to the Hispanic population of LaPorte. As a result, it makes the percentage of beneficiaries of CDBG-funded services higher than other racial groups.

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		1,606,119	316,989

Table 2 – Resources Made Available

Narrative

The City of LaPorte received a PY 2016 CDBG entitlement grant of \$406,119. Only a total of \$109,084 was used for PY 2016 activities. The balance of the funds expended were from Program Year 2015. The Home Owner Repair Program operates one year behind the program year. Recaptured funds from the Home Owner Repair Program resulted in \$2,308 being re-allocated for residential repairs. These funds were a result of previous participants selling their homes during the recapture period and reimbursing the city for a pro-rata amount of investment made in previous years.

The majority of the resources used during PY 2016 were funds received in PY 2015.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 3 – Identify the geographic distribution and location of investments

Narrative

The City of LaPorte is a diverse community with integrated neighborhoods that contain a variety of services, housing stock, races, and income groups. The City's population as a whole consists of 44% low-mod income residents. Three census tracts, 418, 420, and 423 have a majority of low-mod income residents. The census tract of 418 is mostly outside of the City corporate boundaries. Except one block group which consist of a small residential community. The other two tracts are located in the central portion of the City including the downtown area.

The City's largest minority group has become more diverse and assimilated into the community. The concentration of minorities in one census tract has declined and all tracts show a level of minority presence.

The City of LaPorte does not target a particular area or neighborhood for investments of CDBG funds. It can be said that the target area is the City of LaPorte.

The Sidewalk Improvement Program was conducted in an area that was a low-mod area. The majority of residents were below 80% AMI household income.

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Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of LaPorte did not use publicly or privately-owned land to leverage any CDBG resources. Agencies receiving public service grants used the CDBG funds to supplement shortfalls from other service grants.

The LaPorte Urban Enterprise Association provided an additional \$197,110 for sidewalk improvements in a low-mod area of LaPorte. This area was bounded by Tipton on the west, Boston on the east, Brighton on the north, and Grove on the south.

Also, general funds from the City of LaPorte were used to repair/replace sidewalks in the downtown section of LaPorte.

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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	33	0
Number of Non-Homeless households to be provided affordable housing units	48	0
Number of Special-Needs households to be provided affordable housing units	33	0
Total	114	0

Table 4- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	18	13
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	6	5
Number of households supported through Acquisition of Existing Units	0	0
Total	24	13

Table 5 - Number of Households Supported

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

The goals outlined in the PY 2016 CAPER are a five-year representation. The city plans to accomplish the five-year goal by providing services and counting beneficiaries on an annual basis.

The City is not constructing any new housing because LaPorte does not receive any HOME funding; CDBG funding cannot be used for construction of new housing.

In the past, the City provided grants to LaPorte County Habitat for Humanity and PAF to purchase land to construct new housing units both rentals and owner-occupied. These activities have stalled due to a lack of HOME funds and other funding, and changes in their executive administration.

Discuss how these outcomes will impact future annual action plans.

Future annual action plans will not reflect the construction of new housing units. Efforts will continue to focus on the rehab of existing units in the Home Owner Repair Program. Also, future annual action plans will show no purchasing of existing units using CDBG funds because the funding is insufficient to allow the purchase and rehab of units.

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 Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	2648	0
Low-income	508	0
Moderate-income	85	0
Total	3241	0

Table 6 – Number of Persons Served

Narrative Information

CDBG funds facilitated the rehabilitation of five housing units in PY 2016. However, the funding was from PY 2015. All of the housing units were owner-occupied. A total of 5 households were served. Income verifications were completed to ensure proper eligibility for the program.

The sidewalk project had a national objective of low mod area. The area of Ridge Street between the 1100 and 1300 blocks is located in a low-mod area. Using the Census Bureau data, a total of 175 individuals benefitted from the sidewalk replacement project.

The remainder of the persons served include persons enrolled in six social service programs. The agencies administering the programs require income verification as part of the service provision.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of LaPorte currently provides a public service to Swanson Center for the PATH program. The PATH program provides case management services for homeless individuals in the City of LaPorte as well as throughout the county. Case managers visit public places on a regular basis in LaPorte making contact with homeless individuals. These places include food pantries, the Township Trustees offices, health clinics, schools, library, drop-in day centers for the homeless, restaurants and stores, convenient stores, and wooded lots and under bridges. The case managers provide information about services available; conduct assessments; and make referrals to organizations able to provide supportive services. During PY 2016, Swanson Center completed 33 assessments on homeless individuals in LaPorte. Several individuals were able to secure housing, file for disability payments, and participate in counseling and other supportive services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City participates in the LaPorte County HOME Team. It acts as the county's continuum of care association. This group is a partnership of community-based organizations dedicated to the expansion of services targeted to assist the homeless and those residents of the county at-risk of homelessness. An action plan was developed that covered these areas: community education on self-sufficiency standards, expansion of a database listing available rental units in the county, development of a HOME Team resource guide, development of a long-term strategy to address homelessness in LaPorte County, definition of homelessness, development of a central hub for data collection, development of public policies and advocacy towards the topic of homelessness, research on best practices for eliminating homelessness, and research on new funding sources. This group meets monthly and has committees working on the various action steps. The committees are: Housing; Income, Services and Prevention; and Marketing.

Currently, homeless individuals in LaPorte can use the family shelter in Michigan City or the men's interfaith shelter also located in Michigan City. There are no supportive services associated with the men's shelter. There are no shelters located in LaPorte.

An emergency shelter also exists for women and families who are victims of domestic violence. Stepping Stone operates an emergency shelter and transitional housing for victims of domestic violence in Michigan City but it serves the county.

New in October 2017, an interfaith emergency shelter began operating in Michigan City that serves

single women. Volunteers staff the shelter on a nightly basis that rotates from church seven nights a week. The shelter averages 4 women a night. Referrals are made to Sand Castle, Housing Opportunities, and Keys to Hope for supportive and housing services.

The City of La Porte also funded a grant to the Catholic Charities in the amount of \$8,000 to provide financial literacy training and rental/mortgage payments to those who are at risk of homelessness during the past year.

Swanson Center, the county comprehensive mental health center, received a grant in PY 2016 that funds a case manager who works exclusively with homeless residents of LaPorte County who are experiencing a substance abuse addiction and/or mental illnesses. The City of LaPorte is included in the service area. Goals of this grant include bringing stability to the individual's life, providing mental health and physical health services, and securing suitable housing for the individual. A CDBG grant for PY 2016 was made to Swanson Center for \$11,000 to provide a match for this grant.

Due to shortages in funding from private and public sources, there are no emergency or transitional housing shelters operating within the City of LaPorte at this time. Permanent supportive housing exists as a program of PAF, Inc. This program provides housing for mentally disabled clients of PAF.

The township trustees and Salvation Army offer vouchers for hotel rooms for families in need of temporary housing in LaPorte.

Referrals to shelters in Michigan City, South Bend, and Valparaiso are made by law enforcement agencies and hospitals when encountering homeless individuals/families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of LaPorte provided grants to Catholic Charities to provide deposits, rental payments and mortgage payments for individuals in LaPorte at risk of homelessness. The township trustees also provided rental payments once Catholic Charities was tapped out.

Individuals/families receiving financial assistance from these sources were required to participate and successfully complete financial literacy classes presented by Catholic Charities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of LaPorte provided a grant to Swanson Center for the provision of case management for homeless individuals who are mentally ill and/or have a substance abuse program. One goal of case management is to secure stable, affordable housing for the homeless individuals.

Also, a grant to Catholic Charities was used to prevent evictions thereby keeping families housed. Financial literacy services were also used to prevent future occurrences of evictions.

The HOME Team, that acts as the Continuum of Care, meets monthly and supports development of project to minimize homelessness and improve housing in LaPorte County. Current activities include the development of the women's interfaith emergency shelter and fostering a collaborative effort between Homeward Bound and LaPorte County Habitat for Humanity for the construction of a tiny house village that provides rental housing for homeless individuals in LaPorte County. The housing will be a permanent solution for housing and community-building modeled after programs in Austin, Texas and Nashville, Tennessee. Supportive services will be a component of this activity.

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

Actions taken to address the needs of public housing

The City of LaPorte has no public housing authority.

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

The City of LaPorte has no public housing therefore no efforts are made to involve public housing residents in management and participate in homeownership.

Actions taken to provide assistance to troubled PHAs

The City of LaPorte has no public housing authority.

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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 City has created a Human Relations Commission that is under the Human Resources and Community Relations Department. The Human Relations Commission is charged with enforcing fair housing requirements and investigating any complaints of unfair housing practices in the City. The Human Relations Department also is responsible for fair housing activities in regards to education and outreach.

The Office of Community Development and Planning works closely with the Human Relations Department to develop the Analysis of Impediments to Fair Housing and action plan. The following impediments were identified during the analysis of impediments process:

Property Tax Policies -LaPorte County delayed the collection of property taxes due to discrepancies with the reassessment process. Delays in collecting taxes impacted home owners negatively beginning in 2014. The State of Indiana adopted property tax reform in which no residential property will pay in excess of 1% of its assessed value. The delays and the tax cap has significantly impacted the tax levy and has made it difficult for municipalities to fund departments, projects and activities. LaPorte continues to have revenue shortfalls until the full amount of property taxes has been collected and properly distributed.

Code Enforcement - The City of LaPorte identified a shortage of staff and resources for identifying and resolving zoning and building code violations. There is a need to conduct community education for landlords, tenants, and home owners. Until funding shortfalls are addressed by the City, additional staff to conduct the outreach activities are unavailable.

Building Code -The City has worked to promote building standards that allow for access to residential as well as commercial buildings.

Residential Development Opportunities - Long term economic conditions and a slow economic recovery have contributed to the decline in local housing market values. Current tax abatement incentives have not generated new residential development. The City of LaPorte has very limited land available for new residential development. Affordable entry-level housing is in short supply in the City of LaPorte.

Vacant Property - According to the 2010 Census, over 1,000 properties are vacant. LaPorte County conducted its first property tax sale in 12 years in 2016. The LaPorte County Commissioners have

developed the first Hoosier Homestead Initiative in the state. The Commissioners identified over 200 properties made available to Housing Opportunities, under a contract, for purchase by Hoosier Opportunities.

Lack of Available, Affordable, and Adequate Housing -The intent of these projects is to make our low-moderate income neighborhoods more appealing and provide safe, attractive and quality neighborhood. Although this isn't directly an issue of limiting choice to housing, the hope is that by making these neighborhoods more attractive, residents will choose to live in these neighborhoods, not be forced to live there because it is all they can afford.

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

The Office of Community Development and Planning will continue efforts to implement new strategies and strengthen participation of its partners to expand support for affordable housing programs in the City. These programs will include housing and related support services for people transitioning out of homelessness, including implementation of the Ten Year Plan to End Chronic Homelessness, as well as services for seniors and youth. The programs and strategies include:

- **Permanent Supportive Housing Strategy** - The Permanent Supportive Housing Strategy focuses on creation of new efficiency apartments that allow homeless single men and women to reside in a permanent housing location that offers supportive services to maintain residency. A Permanent Supportive Housing Action Plan was developed for 2009 that allows for development of 24 units of housing spread between Michigan City and 8 units in LaPorte, Indiana. The City of LaPorte has partnered with the City of Michigan City, Michigan Township Trustee's Office, Unity Foundation, Housing Opportunities, and Duneland Health Council to develop this action plan. In calendar year 2017, Housing Opportunities opened a six apartment rental unit near downtown LaPorte that provides affordable housing for individuals.
- **Housing Element** - The Housing Element of the Consolidated Plan includes an analysis of existing and projected housing needs; an analysis of potential governmental constraints, residential land inventory, housing policies, programs and quantified objectives to address the City's housing needs.
- **Homeless** - The City of LaPorte, the City of Michigan City and the HOME Team, the county's Continuum of Care organization, completed the development of the Ten-Year Plan to End Chronic Homelessness. Committees meet monthly and are implementing the action steps in the plan.

- The La Porte County HOME Team, is an organized group of housing and supportive service providers, local units of government and funders, and is currently responsible for organizing around the issue of homelessness in La Porte County. The HOME Team was first convened in 2004 by the Unity Foundation and the Duneland Health Council with the purpose of filling a void in planning and strategy for homelessness prevention, sheltering and serving the homeless and affordable housing in La Porte County. As a result, the HOME Team has achieved some milestones including the first-ever homeless count, HMIS support and training, collaborative grant seeking, relationship building, and raising awareness. The Unity Foundation also is a member of the Gather Network, a national movement to end homelessness (formerly the Partnership to End Long Term Homelessness).

Key principles of the Ten-Year Plan are:

- Prevent homelessness before it occurs.
- Move people quickly to stable housing with the necessary supportive services to achieve self-sufficiency.
- Build the public and political will to sustain our efforts and bring an end to homelessness.
- Align resources for success in ending homelessness.

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

National studies estimate that 75% of all residential properties built prior to 1978 contain lead-based paint. As a result, approximately 66% of the housing stock in LaPorte may contain lead-based paint.

The City provides lead-based hazard education in the Home Owner Repair Program and includes lead-based paint testing and abatement as an eligible activity. The homes participating in the Home Owner Repair program are tested and hazard reduction work is completed using the assessment reports. Lead paint reduction and stabilization remains a priority in the Home Owner Repair Program although the stabilization requirements have substantially reduced the number of units that can be completed in a reasonable amount of time.

(LBP) risk assessments are conducted on all Home Owner Repair Program cases in accordance with the HUD Regulation (24CFR35).

During PY 2016, lead-based paint hazard evaluations were conducted on five properties in the Home Owner Repair Program. A company certified and licensed by the State of Indiana completed the risk assessments and provided a written report to this office and to the home

owner. Once the amount of assistance was determined, a work write-up of all the lead-based paint hazards is completed. The manner in which the hazards are to be controlled is specified and the work is bid out to qualified contractors. After the hazard is controlled, a clearance test is completed and lab testing performed to verify that the property is clear of the lead-based paint hazards. All of the houses receiving lead-hazard reduction received successful clearance results from lead hazards.

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

Today in La Porte, poverty rates continue to grow while average household incomes decline. For LaPorte, the 2016 American Community Survey indicates that 21% of the residents live below the poverty level. This percentage is a 3% decrease from 2015. The median household income according to the 2010 Census is \$42,552. The median household income using the 2016 American Community Survey is \$46,872, an increase of \$1,034. Using the 2016 ACS data, an affordable rent or mortgage payment is \$1,171 a month (represents 30% of median family income). Forty-four percent of renting households in La Porte pay in excess of 30% of their income for housing making them at risk of homelessness.

According to The Self-Sufficiency Standard for Indiana published in 2016, the self-sufficiency wage for LaPorte is \$12.32 per hour per person for an two adults with two school age children. The annual wage computes to \$52,038. For a family earning \$52,038 annually, their housing cost cannot exceed \$750/month in this report. There is a discrepancy of \$421 for housing costs which means that other expenses must be cut in order to afford the \$1,171 rental charge.

The City recognizes that poverty is a condition with multiple causes and dimensions. Thus, the City's strategy for reducing the number of residents living in poverty has been and continues to be to conduct, support and coordinate with a broad array of services that address the needs of the community. During the reporting period, the City conducted, supported and coordinated with activities that provided or enhanced:

- financial assistance to individuals and families
- the stock of decent, affordable housing
- development of a rental registry for landlords
- the health, safety and well-being of individuals and families

Several City departments, such as Planning, Engineering and Building Services, as well as the Continuum

of Care and HOME Team, are factors in this strategy. During the reporting period, the City's CDBG funds also supported the efforts of such public and private organizations as:

--Catholic Charities

--Housing Opportunities

--Rebuilding Together

The City also maintains strong ties and coordinates its assistance with that of other funders such as United Way, and the Unity Foundation of LaPorte County. Strong communities are desired for so many reasons. People want to live in communities that offer a superior quality of life. Businesses know they will grow in a thriving community. Governments function well in growing communities.

The Greater LaPorte Economic Development Corporation, Michigan City Economic Development Corporation and LaPorte County Commissioners are collaborating on developing new jobs with increased wages for residents. For the most recent year available which is 2017, the City of LaPorte attracted 42 new jobs and retained 35 jobs with a total investment of \$38,775,000. These figures represent an 85% decrease in the number of new manufacturing jobs from previous year's total of 288 new manufacturing jobs. Retained jobs decreased by 70%.

The expansion of the Alcoa Howmet facilities, capital investment in 2015 contributed to the significant decrease in capital investment and new jobs.

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

The City strives to fill gaps in services for all of its citizens. In Program Year 2016, many gaps were identified in the 2014-2019 Consolidated Plan and also within the LaPorte County Ten-Year Plan to End Homelessness. The City continues to work to enhance coordination with other agencies in the region. The City has become a very active member of the HOME Team - Continuum of Care and continues to work with: the City of Michigan City, LaPorte County, and local non-profit groups through groups participating in the HOME Team.

The CDBG Program Manager continues to serve on the advisory board for the Area 2 Agency on Aging. One of the committees they are assigned to is the planning committee.

The City of LaPorte has assigned a staff person who is active in a county-wide Rebuilding Together program set that began services in May 2015. While not a board member, this staff person assists the board of directors with fund development and site selection.

The Director of Community Development and Planning meets weekly with the Mayor, City Attorney, Director of Engineering and the executive director of the Greater LaPorte Economic Development Corporation to review community and economic development projects and their progress.

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

The City of LaPorte does not have a public housing agency. However, through participation in the HOME Team and staff participation on the Healthy Communities program, the City aims to enhance coordination of service provision between private housing and social service agencies.

Also, the City of LaPorte awards grants to not-for-profit organizations using CDBG funds that provided eligible services for residents of LaPorte. In PY 2016, seven organizations received grants totaling \$53,000.

Beginning in August 2015, the Triangle Transit service began operating between LaPorte, Michigan City and Purdue University-North Central in Westville, Indiana. This service is funded primarily through a transportation grant from the Northwest Indiana Regional Planning Commission. It provides fixed-route transportation to three locations. Residents needing transportation to Michigan City and LaPorte can now access public transportation for a fee of \$1.50 per trip. This service continues to operate.

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

LaPorte's Human Rights Commission meets monthly and is currently working on developing training to build its capacity in handling discrimination complaints, fair housing activities, and education for community residents, employers, and property owners.

The Commission has prioritized complaint intake and investigation activities, general housing counseling, and education outreach as three areas of focus. Using CDBG funds, the City contracts with Housing Opportunities to provide housing counseling for residents of the LaPorte in addition to first-time homebuyer classes. During these classes, housing discrimination is covered.

The City of LaPorte completed an Analysis of Impediment for PY 2015 as part of its consolidated

planning process.

As a result of the 2014-2018 Consolidated Plan, the City of LaPorte identified five impediments to affirmatively further fair housing in LaPorte. These five impediments led to an increase in the severity of shortage of affordable housing in the City. The recession in 2008-2009 and the effects of the adoption of Indiana House Bill 1001 in 2008 had a negative impact on furthering fair housing.

Changes in mortgage lending tightened lending requirements. Strict lending requirements reduced the number of qualified buyers. Also, high unemployment levels of residents and the threat of job loss for those still employed added to the reduction of qualified home buyers in the City.

Property tax assessments that were capped by Indiana House Bill 1001 affected property assessed values. In LaPorte County, this law also exacerbated the delay in issuing accurate property tax bills. The County took nearly nine years to correct the property tax assessment delays and payments. This delay severely hampered the budgeting and service provision of local taxing units including municipalities, libraries and school systems.

During Program Year 2016, the City of LaPorte conducted the following activities to comply with the Fair Housing Action Plan:

1. The Human Rights Commission met on a monthly basis. The director of code enforcement is charged with investigating human rights violation claims.
2. Provided fair housing education during first-time home buyer's classes and post-purchase counseling classes. The education is contracted by the City using CDBG funds with Housing Opportunities, Valparaiso, Indiana. Housing Opportunities has certified housing counselors on staff that provides the education.

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 LaPorte performed the following monitoring functions of CDBG subrecipients in PY 2016:

- Distributed new income limits to subrecipients;
- Conducted a technical assistance meeting with organizations interested in completing grant applications;
- Conducted a second meeting reviewing grant agreements and reporting requirements with organizations receiving CDBG funds for service provision;
- Reviewed monthly beneficiary reports and payment requests to ensure timely reporting and payment;
- Performed desk reviews of six (6) subrecipients and four (4) on-site comprehensive monitoring reviews. No major findings were noted from the on-site monitoring visits. The on-site monitoring visits ensure program compliance and the provision of needed technical assistance to subrecipients.
- Reviewed new applications for funding in PY 2017; and
- Prepared new agreements with the organizations selected for PY 2017 grant awards.

Affordable housing projects supported with federal funds and subject to the Consolidated Plan are monitored on a regular basis to ensure compliance with income eligibility, lead paint rules and quality standards. The City performed the following monitoring functions in PY 2016:

- Prepared and made available information regarding income limits to individuals interested in the single-family rehab program;
- Performed six (6) Housing Quality Standards inspections on housing accepted into the CDBG-funded single-family rehab program; and
- Performed numerous on-site inspections of rehab in-progress activities for five (5) properties participating in the PY 2015 single-family rehab program.

The City provides deferred loans to low and moderate-income homeowners to assist with home repairs. The loans are funded through the CDBG program. The City has provided 110 homeowners with deferred loans over the past 12 years.

The City does not receive HOME, ESG, HOPWA or NSP funding.

Minority business outreach is conducted by using the State of Indiana database of registered MBE business owners. Invitation to quote letters are mailed to the business owners from northern

Indiana. This procedure is also used for WBE business owners.

Activities conducted using CDBG funds are determined using the goals identified for the Consolidated Plan currently in effect and approved by HUD-Indiana Office.

The City of LaPorte participates in the following activities with the main objective of reducing and ending homelessness:

- Monthly attendance and participation on subcommittees for the LaPorte County Home Team. The Home Team is a consortium of social service and housing providers located in LaPorte County. It has been operational for 13 years. The group discusses gaps in housing services and supportive services then develops plans to fill the gaps by creating new services.
- Participation in the PATH program operated by Swanson Center and the funding of a grant used as match in the amount of \$11,000 in PY 2016. The PATH program provides case management for homeless individuals in LaPorte County who have a mental illness or other disability. Case managers frequent public places visited by homeless residents in the community; conduct an assessment; and continue meeting with the individuals assisting with securing housing, a source of income/employment, and the provision of support services.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City advertises public meetings notices in the local newspaper, on City Hall bulletin boards, the City's website, the Mayor's Facebook page, and through media releases. Notices are posted and published at least 10 days prior to the meetings being held. Citizens are given 15 days to comment on the performance reports.

Responses received from citizens are included in the CAPER.

Prior to submission of the CAPER to the U.S. Department of Housing and Urban Development, a draft copy of the CAPER is available for review in the Office of Community Development and Planning, on the City's website, and at the LaPorte County Public Library.

Once the CAPER is approved, the official report is published on the City's website and available for review in the Office of Community Development and Planning.

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.

Because the City receives less than \$500,000 per year in CDBG funds, no changes or expansion of programs are planned over the next year.

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

No

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

Not applicable.

DRAFT

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	LA PORTE
Organizational DUNS Number	074314246
EIN/TIN Number	356001084
Identify the Field Office	INDIANAPOLIS
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date
Program Year End Date

10/01/2015
09/30/2016

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

DRAFT

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 7 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 8 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 9 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 10 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 11 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 12 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 13 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 14 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nighths provided	
Capacity Utilization	

Table 15 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

DRAFT

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 16 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 17 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 18 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

Table 19 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015

Table 20 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 21 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

Table 22 - Total Amount of Funds Expended on ESG Activities