

A scenic sunset over a large body of water, likely a lake or bay. The sun is low on the horizon, creating a bright orange and yellow glow that reflects on the water's surface. The sky is filled with large, dark, textured clouds. In the foreground, several boats are docked, their forms silhouetted against the water. In the distance, a dark treeline marks the horizon. The overall mood is peaceful and serene.

**City of La Porte**

**2024-2028  
Consolidated Plan**

**OFFICE OF COMMUNITY DEVELOPMENT AND PLANNING**

# CONSOLIDATED PLAN

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**2024 - 2028**

City of La Porte  
**Tom Dermody, Mayor**

**Office of Planning and Community Development**

Mary Ann Richards, CDBG Program Manager

July 2024

# Executive Summary

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

### 1. Introduction

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

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

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

Programs and activities described in the Plan intend to primarily benefit low- and moderate-income residents of the City of La Porte, neighborhoods with high concentrations of low and moderate-income residents, and the City as a whole. The City's Office of Community Development and Planning is the lead agency in developing the 2024 - 2028 Consolidated Plan

The development of the 2024-2028 Consolidated Plan is the product of considerable public outreach, multiple public meetings, and consultation with several agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income individuals, provision of services to children, elderly persons, individuals with disabilities, persons with HIV/AIDS and their families, and homeless persons.

The research process for preparation of the plan, involved the analysis of the following key components: demographic, economic, and housing data; affordable housing market; special needs populations (homeless and non-homeless); and consultation with public and private agencies, as well as citizen participation.

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

supplemented where appropriate with 2022 American Community Survey (ACS) data. Other sources are noted throughout the Plan, including the addition of more recent data where available.

The Plan development process also included the development of the first-year Annual Action Plan based on the goals outlined in the Plan. The Action Plan details activities the City of La Porte will undertake to address the housing and community development needs and local objectives using CDBG funds received during program year 2024.

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

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

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

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

### **Priority Areas**

The City has established priority areas within each goal. The priority areas that the City will pursue for the next five years with associated strategies are outlined as follows:

#### **Goal 1: Housing (High Priority)**

Housing goal aim to support opportunities for housing development and preservation which expand diversity of housing choice including those modern homes for middle income households.

- **HS -1 Homeownership** - Support direct and indirect assistance to expand housing choice and to promote homeownership.

- **HS-2 Affordable Housing** - Support development and rehabilitation of affordable housing in the City, particularly in Downtown area.
- **HS-3 Housing Rehabilitation** - Collaborate with other housing providers to rehabilitate the existing residential housing stock for homebuyers and tenants and particularly for those with special needs.
- **HS-4 Housing Opportunity** - Promote fair housing choice in the City through education, outreach, assist people with special needs, and collaborate with local and regional institutions to ensure availability of home, mortgage and insurance to all residents.

### **Goal 2- Homeless (Low Priority)**

Support development of a local emergency shelter and reduce the risk of homelessness in coordination with the Home Team. While the City plans to engage in homeless prevention, such activities will be carried out only using other funds and in collaboration with other agencies.

- **HO-1 Housing** - Support the rehabilitation and construction of emergency shelters, and transitional housing for the homeless by non-profit organizations.
- **HO-2 Prevention and Housing** – In collaboration with other agencies continue to support homeless prevention and rapid re-housing programs.
- **HO-3 Continuum of Care** - Support the Home Team’s efforts to provide housing, outreach, and preventative care services and support.

### **Goal 3 - Other Special Needs (High Priority)**

Ensure availability of safety net for persons with special needs including the elderly, persons with disabilities, victims of domestic violence, and other protected class.

- **SN-1 Social Services** - Support social service programs for the elderly, persons with disabilities, victims of domestic violence, and persons with other special needs.
- **SN-2 Housing** - Increase the supply of affordable, decent, safe, accessible housing for the elderly, persons with disabilities, victims of domestic violence, and persons with other special needs through rehabilitation, new construction, and making reasonable accommodations to existing housing.
- **SN-3 Public Facilities** – Make accessibility improvements to public facilities to ensure compliance with the Americans with Disabilities Act and Section 504 of the Disabilities Act.

### **Goal 4- Community Development - (High Priority)**

Non-housing community development strategies aim to remove influences of blight and promote neighborhood livability. Priorities will be placed on strategies which support preservation,

redevelopment and activities which maintain the fabric of neighborhood and sustainability.

- **CD-1 Community Facilities** - Support public facility improvements to maintain neighborhood character and enhance accessibility.
- **CD -2 Infrastructure** - Improve the City’s infrastructure through rehabilitation, reconstruction, and new construction (Sidewalks, curbs, ADA ramps, sewer, water, storm water management, flood control, green infrastructure, etc.).
- **CD-3 Public Services** - Improve and enhance public services, programs for the youths, the elderly and the disabled, including programs which promote self-reliance, day care, and social/welfare programs throughout the City.
- **CD-4 Revitalization** - Promote neighborhood revitalization activities in strategic areas through housing development, infrastructure improvements, code enforcement, targeted acquisition, demolition and historic preservation.

**Goal 5 - Administration, Planning, and Management - (High Priority)**

Provide funding for planning, administration, management, and oversight of Federal, State, and local funding programs.

- **AM-1 Overall Management/Coordination** - Provide program oversight and management for implementation of Federal, State, and local funding programs, including planning services for special studies, environmental clearance, fair housing, and compliance with Federal, State, and local laws and regulations.

During the 2024-2028 Plan period, the City expects to receive approximately \$440,000 annually in CDBG funding, for a five-year total of \$2.2 million. CDBG funds will primarily be used for affordable housing, public services, revitalization, homeless activities and administrative costs. Specific activities that will be funded are expected to be housing rehabilitation; homeownership assistance; improvement of public facilities and infrastructure; removal of architectural barriers; public services; and assistance to families for self-sufficiency. The City of La Porte anticipates to accomplish the following outcomes from implementation of its five-year program.

**Five-year Goal – Housing Development**

Activity	Unit	Five Year Goal
Rental Housing Subsidies/Assistance	Housing Units	10
Construction of New Housing	Housing Units	5
Direct Homeownership Assistance	Housing Units	5
Rehab, Single-Unit Residential (Owner)	Housing Units	0
Rehab, Multi-Unit Residential	Housing Units	0
Lead-Based/Lead Hazard Test/Abatement	Housing Units	20
Homeownership Assistance (not direct)	People Served	25

### Five-year Goal - Homeless

Activity	Unit Served	Five Year Goal
Supply of Emergency housing	Housing Units	4
Supportive service to homeless individuals and families	People Served	40
Transitional Housing	Housing Units	0
Prevention and Housing	People (Served)	40
Chronic Homelessness	People (Served)	10
Homeless Assistance (not direct)	People (Outreach)	100

### Five-year Goal – Special Needs

Activity	Unit Served	Five Year Goal
Supportive services for elderly, people with disability	People (Served)	100
Housing Support for people with special needs	Housing Units	5
Expand accessibilities for people with disabilities	Housing Units	5
Remove access barriers	People (Served)	150

### Five-Year Goal - Community Development

Activity	Goal					Total
	2024	2025	2026	2027	2028	
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	0	0	0	0	0	0
Production of new owner units	1	1	1	1	1	5
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	3	3	3	3	3	15
Acquisition of existing owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	0	0	0	0	0	0
Homeownership assistance	5	5	5	5	5	25
Homeless Assistance	8	8	8	8	8	40
Non-Homeless	0	0	0	0	0	0
Special Needs	2	3	102	100	103	310
Infrastructure Improvements (Curbs, Sidewalks, lighting, etc.)	150	150	150	150	150	750
Assistance through Public Services	100	100	100	100	100	500
Economic Development/Jobs	0	0	0	0	0	0
Demolition/ Revitalization	1	1	1	1	1	5

### 3. Evaluation of past performance

During the previous Consolidated Plan period, the City has utilized about \$2.2 million CDBG funds for a variety of different housing, homeless and community development activities. During this period the City has continued its efforts to assist homeowners, support individuals and families with housing needs, and ensure availability a safety net for most vulnerable individuals and families in the City. Collectively, the City has assisted about 74,054 individuals over the past

five years. An overwhelming majority of these beneficiaries were persons of low and moderate income. The number of beneficiaries and cost per unit of service is outlined in the following Table.

Program Year	Funding Level	No. Assisted	Cost per Unit
2019	\$ 455,630.00	30,293	\$ 15.04
2020	\$ 468,863.00	41,877	\$ 11.20
2021	\$ 462,211.00	919	\$ 502.95
2022	\$ 452,712.00	965	\$ 469.13
2023	\$ 447,295.00	2,664	\$ 167.90
<b>Total</b>	<b>\$ 2,286,711</b>	<b>76,718</b>	<b>\$ 29.81</b>

During the previous Consolidated Plan period, the City has utilized about \$2.2 million CDBG funds for a variety of different housing and community development activities, including:

**Housing:** The City operated an owner-occupied housing rehabilitation Program. Approximately 9 homeowners have been assisted through this program between FY 2019 and FY 2023.

**Homeless:** The City of LaPorte continues to utilize CDBG funds to support the county-wide continuum of care and homeless prevention efforts. Approximately 134 homeless persons or individuals with the risk of homelessness were assisted between FY 2019 and FY 2023.

**Public Facility Improvements:** In an effort to foster neighborhood revitalization, the City of LaPorte made sidewalk and intersection improvements in several neighborhoods. Most of the public improvements were targeted in areas where the City was involved in housing rehabilitation. These improvements also benefited many residents with disability as sidewalk reconstruction often removed access to barriers. As a whole, more than 350 persons are estimated to have benefited from this program.

**Public Services:** The City of LaPorte utilized CDBG funds to provide funding assistance to local agencies or programs which provided a variety of services to low- and moderate-income persons. The activities funded include day care, homeless prevention, housing counseling, fair housing services, food and meals, and homeless services and assistance. More than 4,089 persons have received assistance during the last five years.

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

To solicit public input during the development of the Consolidated Plan, the City of La Porte conducted several activities to ensure broad participation. The City posted two legal notices notifying the public of a public meetings. These notices were placed in local newspaper, Herald Dispatch on April 23, 2024 for the first meeting and on July 2, 2024 for the public hearing. The same notices were also emailed or posted on other media outlets and City’s web site.

The City solicited proposals from interested individuals and agencies by directly contacting and placing a notice on the City’s web site as well as emailed to various departments, and agencies,



media outlets. Outreach activities included the following:

- Technical Assistance Meeting with interested public service agencies. May 2, 2024. Four (4) agencies participated.

#### **4.1. Community Meetings:**

- Community Meeting #1: The public needs meeting was held at City Hall at 1:15, on May 9, 2024 requesting comments from the public on issues related to the development of housing, affordable housing, economic development, infrastructure improvements and social service needs. One agency attended this meeting.
- Public Hearing: July 11, 2024, La Porte City Hall, 801 Michigan Avenue, 1:15 PM. The City also identified activities that it will fund for the first year of the Plan. Summary copies of the 5 Year Consolidated Plan and Action Plan were made available to attendees. The participants were also informed that they can provide input and about the plan until August 12, 2024 to HUD.

#### **4.2. Stakeholder Meetings:** La Porte Civic Center Auditorium, 1001 Ridge, June 26, 27, and July 8, 2024 and other dates.

More than seven (7) different agencies attended this meeting and provided input about the community needs. Topics discussed include, housing, community development, social services needs and the homeless. The group also discussed service delivery issues in the City.

#### **4.3. Meeting with City Agencies:** This meeting was held on June 26, 2024. The primary purpose of these meetings was to collect information and input about different programs or opportunities that may exist throughout the City.

#### **4.4. Meeting with Home Team:** The City attended the monthly meeting of the Home Team on June 27, 2024. Participant provided information on current homeless conditions as well as the needs for homeless facilities and programs.

#### **4.5. Housing and Community Development Needs Questionnaire:** A short needs and priority questionnaire was developed to identify the housing and community development needs and priorities. A total of 9 of these were received by the City. The comments received through this survey were used to development priorities for the Plan.

#### **4.6. Applications for Funding:** A “Notice of Funding Availability” was released to different media outlets and interested parties list on March 12, 2024.

#### **4.7. Public Review of Draft Documents:** A summary of the draft Consolidated Plan and a full listing of the activities proposed for funding were made available at the second public meeting. A 30-day public review was held from July 11, 2024 through August 12, 2024. Copies of the draft Plan were made available for the public review at the following locations:

- City Hall, Office of Planning and Community Development, 801 Michigan Avenue, La Porte)
- La Porte County Public Library

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

**5. Summary of public comments**

The City of La Porte public and community outreach resulted in valuable comments. Comments received during the needs meeting were general but several valuable comments were offered by the participant that influenced the plan. Some of the need expressed during the first community meeting were the need for public services and the need for a facility for the homeless in the City. The City did consider these comments in development of plan and formulation of strategies.

*Complete this section after the public meeting*

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

*Complete this section after the public meeting*

**II - 2024 ANNUAL ACTION PLAN**

The proposed 2024 Annual Action Plan supports priorities described in the 2024-2028 Consolidated Plan. These projects will enhance housing and community development objectives in the City of La Porte.

The priorities that are funded through the Fiscal Year 2024 allocation of \$442,841.

CDBG	\$ \$442,841
Prior Year (2023) Funds	\$ 0.00
Program Income, CDBG	\$ 0.00
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<b>Total</b>	<b>\$ 442,841</b>

During Program Year 2024, the City of La Porte will utilize CDBG funds for the following programs:

## 2024 CDBG Program

Activity	Funding
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<b>1. General Administration</b>	<b>\$ 88,560</b>
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**Description:** Overall coordination, monitoring and management of the CDBG program for the City of La Porte

<b>2. Sidewalk Replacement Program</b>	<b>\$ 304,281</b>
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**Description:** Replace inaccessible sidewalks and install handicapped curb ramps in low-and-moderate income neighborhoods. The estimated number of individuals to benefit from this program is 1,943. The national objective to be met is the benefit to low-and-moderate income persons. The matrix code is 03L, LMA.

<b>3. CDBG Homeless Prevention-Catholic Charities</b>	<b>\$ 7,500</b>
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**Description:** The grant for this service is to Catholic Charities in the amount of \$7,500. The national objective is to benefit low-and-moderate income persons. Financial assistance for mortgage and rental payments will be made to eligible residents in La Porte. Catholic Charities proposes to service sixteen (16) households. The matrix code is 05Q (LMC).

<b>4. CDBG Healthy Families – Dunebrook</b>	<b>\$ 15,000</b>
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**Description:** A public service grant to Dunebrook in the amount of \$15,000 to serve fifty individuals. This program, Healthy Families, completes assessments of income-eligible children and parents enrolled in the program and residing in La Porte; complete development screenings of the enrolled children; and provide intense parenting support fostering healthy emotional, physical, and mental development for the children. The total number of beneficiaries will be 50 individuals. The national objective is a benefit to low-and-moderate income persons; the matrix code is 5 (LMC).

<b>5. CDBG Homeless Outreach-Swanson Center (PATH)</b>	<b>\$ 15,000</b>
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**Description:** Swanson Center (PATH) is a public service agency that provides outreach services for homeless people in La Porte County. The CDBG funding provided by the City of La Porte includes only homeless people in the City. Swanson Center provides interviews and assessments to homeless persons. Once housing and supportive services are secured, the participant transfers to therapeutic and management services provided Swanson Center, the local mental health center. Participants in the PATH service must be homeless and diagnosed with a mental illness or have a substance abuse problem. The national objective is to benefit low-and-moderate persons; the matrix code is 5 (LMC). Swanson Center (PATH) proposes to provide services to thirty (30) individuals in La Porte. The CDBG funding is used as a match by Swanson Center for a grant from the State of Indiana Division of Mental Health Services.

<b>6. CDBG Food Pantry-The Pax Center</b>	<b>\$ 7,500</b>
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**Description:** The Pax Center, a program of State Street Community Church, will use the grant funds to purchase food through the Northern Indiana Food Bank for distribution during their weekly food bank.

The households receiving the food must be directly impacted through a job loss or reduction in hours. A total of 1,320 individuals are assisted. The matrix code is 5 (LMC 0-80%)

**7. CDBG Youth Mentoring-YSB** **\$ 5,000**

**Description:** The Youth Service Bureau will provide mentoring services to fifty (50) low-and-moderate income children residing within the City of La Porte. The national objective is to benefit low-and-moderate income individuals; the matrix code is 05D (LMC).

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**Total CDBG Funds** **\$ 442,841**